

Heritage Referral Response

Application Number:	DA2023/1539
Proposed Development:	Alterations and additions to a dwelling house
Date:	03/11/2023
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 7 DP 229542 , 64 Elimatta Road MONA VALE NSW 2103

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
House - 66 Elimatta Road, Mona Vale		
Details of heritage items affected		
<p><u>Statement of significance:</u></p> <p>The house at 66 Elimatta Road, Mona Vale, built c.1910s, has historic and aesthetic significance as a good example of a Federation House typical of the early 1906 Warriewood Estate/Narrabeen subdivision.</p> <p><u>Physical Description</u></p> <p>The house sits on a large recessed lot on Elimatta Road in Mona Vale. It is a one-storey brick Federation house. Typical features of the style are the use of brickwork, ornamental timber frieze or valance, large simple roof planes extending on the veranda supported by decorated timber posts, timber awning with shaped timber stays and the use of bay windows.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
The proposal seeks consent for the creation of a master suit and enlargement of a balcony on the upper level of the existing dwelling. This will involve extending the upper level out towards the street. The heritage item is located to the south west of the subject site on a battle axe block and only its access handle directed adjoins the site. Given the scale of the proposed works, and the physical separation to the item, the proposal is considered to not impact the heritage item or its significance.		

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.