

Heritage Referral Response

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| Application Number: | DA2023/1747 |
| Proposed Development: | Alterations and additions to a dwelling house including a swimming pool |
| Date: | 01/12/2023 |
| To: | Anaiis Sarkissian |
| Land to be developed (Address): | Lot 42 DP 228171 , 3 Arrabri Place WARRIEWOOD NSW 2102 |

Officer comments

| HERITAGE COMMENTS | | |
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| Discussion of reason for referral | | |
| <p>The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item</p> <p>House - 66 Elimatta Road, Mona Vale</p> | | |
| 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 | | |
| <p>The proposal seeks consent for alterations and additions. The works include a new carport, landscaping, pool, internal reconfiguration and a roof over the patio at the rear. The heritage item is located to the north of the subject site, on the other side of 4 Arrabri Place. Given the physical separation, and the change in elevation between the subject site and the heritage item, the proposal is considered to not impact upon the heritage item or its significance.</p> | | |

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.