

Heritage Referral Response

Application Number:	DA2025/0196
Proposed Development:	Construction of a secondary dwelling
Date:	11/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot G DP 396772 , 19 Waterview Street MONA VALE NSW 2103

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property is located within the vicinity of a heritage item: 12270470 Andriesse House - 25 Waterview Street, Mona Vale		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>Andriesse House at 25 Waterview Road, Mona Vale, was designed in 1947 and built in 1950 for the photographer James Andriesse. It has historic and aesthetic significance as a good example of Late Twentieth-Century Sydney Regional architecture presenting the key modernist features of the style including free asymmetrical massing, low pitched roof, exposed structure, open plan layout, horizontal structural emphasis, retention and adaptation to the natural setting and use of natural materials. The residence portrays the early stages of a significant movement by Sydney architects to adapt the International Style and design theory to a local, regional language. It is a good example of Arthur Baldwinson's work and is associated with the development of the Northern Beaches as a popular holiday destination. It also reflects the difficulty of gaining an approval to build a house with a modernist design that resulted in the architects departing from their original design intent, including replacing a flat roof with pitched roof. Baldwinson who is recognised as one of the key practitioners of the Modern Movement had to partially modify his design to obtain consent. However, the house still features a relatively flat roof. The listing includes the interiors of the house, however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</p> <p><u>Physical Description</u></p> <p>The house is formed of stone at the west end, white-painted bagged brick to the south and timber-framed weatherboard is used elsewhere. Like aspects of the Kingsford-Smith roof plan of 1938, the Andriesse House was initially designed with a flat roof. Baldwinson's job files show that his formula for a flat roof consisted of hardwood beams, covered with Woodtex, and then three layers of bituminous felt laid in hot bitumes. This felt was then to be covered with protective gravel. The Andriesse House was turned away from the road axis and used a monumental stonework wall for an elevation that shielded the house from the street. The massive stonework has affinities with the Dobell project. Unlike the houses of earlier artists, this design used a retaining wall to form the footings for much of the ground level of the house and suspends approximately 20 percent or more of the concrete slab on steel piers overlooking bushland with a studio underneath. The northern elevation is formed almost entirely of glass panes, some fixed into French doors. The partial aerial suspension of the house and the contrast between white-painted bagged brick, weatherboard and sandstone is important design element to note.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	

Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
<p>The proposal seeks consent for the construction of a new secondary dwelling. The proposed secondary dwelling is located to the north-west corner of the subject property and is set back from the rear boundary line. The proposal consists of a single-storey dwelling with a flat roof containing a bedroom, living room, kitchen and bathroom. The proposal includes the retention of the existing landscaping. The heritage item is located to the north-west of the subject site and consists of a post-war modernist house that is set back from Waterview Street and contains a large rear backyard. A small portion of the rear south-east boundary of the heritage item adjoins the north-west rear boundary of the subject site. The area of the heritage item which comprises this shared section of the boundary line consists mainly of vegetation and trees and is physically separated from the main house. As the proposed secondary dwelling is single-storey and maintains an appropriate bulk and scale for its surrounding context, the impact of the proposal on the nearby heritage item is considered tolerable. Heritage notes that the shared section of the boundary line is relatively minor and is considerably separated from the primary dwelling of the heritage item.</p> <p>Therefore, Heritage raises no concerns and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>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</p>		

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.