

Heritage Referral Response

Application Number:	DA2023/1021
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	04/08/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 99 DP 11884 , 19 Selby Avenue DEE WHY NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred as it is within the vicinity of a local heritage item, being Item I51 - House known as "Elouera", 41 Redman Road, Dee Why , listed in Schedule 5 of Warringah LEP 2011.		
Details of heritage items affected		
Details of the heritage item in the vicinity, as contained within the Heritage Inventory, are: Item I51 - House known as "Elouera", 41 Redman Road, Dee Why <u>Statement of Significance</u> A good representative example of a brick federation bungalow. Displays high integrity with much original fabric. Historically provides evidence of the location & character of early development in the area. <u>Physical Description</u> Substantial single storey face brick dwelling. Low pitched multi-gabled roof of terracotta tiles, capping & finials. Timber shingles and half timbering to gable end. Deep verandah at front under tiled skillion roof. brick piers & timber columns. Tall brick chimney. French doors to front verandah. Modifications include timber balustrade to verandah & front fence.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
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		
This application is for alterations and additions to an existing dwelling house, which consist of an inground pool and associated fencing and minor changes to external openings next to the proposed pool. All these works are located adjacent to the existing driveway off Selby Ave, in the north-west corner of the site (cnr Redman Rd). The heritage item is located on the opposite side of Redman Road, separated by the road carriageway. There is approximately 30 metres between these works and the heritage item.		

Additionally, the works will not be visible from the heritage item, being located behind the existing fence fronting Redman Road. No increase in bulk or scale is proposed by this application. Therefore, it is considered that this proposal will have no physical or visual impact upon the heritage item at 41 Redman Road.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of WLEP 2011:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided?

N/A

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.