

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0426
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	02/05/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 64 DP 14630 , 16 Cynthea Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is located opposite two heritage items</p> <p><b>Cohen House</b> - 19-21 Cynthea Road  <b>Treetops</b> - 23 Cynthea Road</p>		
Details of heritage items affected		
<p><b>Cohen House</b>  <u>Statement of Significance</u>  Cohen House at 19-21 Cynthea Road, Palm Beach, built in 1994 to a design by internationally recognised Sydney architect Harry Seidler, has aesthetic significance as a good example of Australian contemporary residential architecture.</p> <p><b>Treetops</b>  <u>Statement of Significance</u>  'Treetops' at 23 Cynthea Road, Palm Beach, completed in 1952 to a design by internationally recognised Sydney architect, Harry Seidler, has historic and aesthetic significance as an early example of Late Twentieth-Century Sydney Regional architecture demonstrating key modernist features. These include a flat roof, bright coloured panels, exposed concrete structure, horizontal emphasis and open plan.</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	N/A	
Consideration of Application		

The proposal seeks consent for alterations and additions to the existing dwelling. Proposed works include a ground floor extension, a new upper level, decks, balconies and pergolas. The house is set back into its site and has a vegetated front yard that presents to the street. The two heritage items are located on the other side of the street. Given the large setback of the dwelling into its site and the vegetated front yard which is to be retained, the proposal is considered to not impact upon 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.