

Heritage Referral Response

Application Number:	DA2021/0407
Date:	26/04/2021
To:	Dean Pattalis
Land to be developed (Address):	Lot 76 DP 14630 , 25 Cynthea Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
'Treetops' - 23 Cynthea Road, Palm Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<p><u>Statement of significance:</u></p> <p>'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> <p><u>Physical description:</u></p> <p>This house is totally screened from the road by a long row of trees. The only visible element is the carport that is a recent addition to the house. This two-storey, L-shaped house displays recognisable Seidler characteristics including the cubiform shapes, the emphasis on large glassed areas and uninterrupted surfaces, an emphasis on functionalism and the use of brightly coloured panels painted in primary colours that mark early Seidler works.</p> <p>This small one-bedroom holiday house is above the ocean beach next to another example of Harry Seidler's work designed in the 1980s. Cavity brick construction was used for all walls, which resulted in a house mainly composed of planes or slabs standing freely on the ground with timber floors and glass walls. The house does not have the floating or suspended character of a steel or timber structure, but achieves lightness and avoids the preponderance of a brick house through the use of open planning and ample use of glass. The sloping ground suggested the separation of the carport on a higher level than the house, connected by a ramp and steps.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	Yes	Treetop is on the register as 'Waterman House'
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing dwelling. The majority of the proposed works are at the rear of the property within the existing undercroft area. The heritage item is located on the immediately adjoining property to the north. The existing dwelling is located deeper into its site, in contrast to the heritage item which is located towards the front of its site.</p> <p>As the proposed works will be created from within an existing undercroft area, located at ground level and mostly under the existing dwelling, the proposal is considered to not impact upon the adjoining heritage item or its significance. Where new work not within the undercroft are proposed, they are located to the south and will be mostly screened from the item via the existing form of the dwelling's dining and living rooms.</p> <p>There Heritage raises no objections 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>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 26 April 2021</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.