

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0577
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	30/05/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 37 DP 14682 , 32 Iluka Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is located opposite a heritage item: <b>I2270166 - Palm Beach Kindergarten</b> - 1053 Barrenjoey Road, Palm Beach.		
Details of heritage items affected		
<u>Physical Description</u> One storey timber and concrete structure with brick cladding and slated sloping roof.		
<u>Statement of Significance</u> Palm Beach Kindergarten was built in 1958 to a design by Sydney architect Peter Muller, and has aesthetic and historic significance as an excellent example of Late Twentieth-Century Organic architecture. The building is an early example of Muller's work and shows the effect of the community on the provision of community facilities. Palm Beach Kindergarten retains a high level of intactness. It is also technically interesting for its attempt to adapt scale to the heights of its inhabitants, in this case children up to 5 years old.		
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	
<p>The proposal seeks consent for alterations and additions to an existing dwelling. The proposed works include the partial demolition of the existing dwelling related primarily to the covered pedestrian way and the primary entrance of the dwelling. Further works include an internal reconfiguration of the ground floor layout and a first floor addition containing a bedroom, bathroom and terrace. The proposal maintains the existing external aesthetic of the dwelling, including the existing appearance of the primary facade. The subject property is located opposite Palm Beach Kindergarten, which is a locally listed heritage item. As the proposal maintains the existing facade of the dwelling, and the proposed works sit within the existing footprint, the proposal is considered acceptable from a heritage perspective, and is not considered to impact upon the significance of the heritage item.</p> <p>Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p>		

Is a Conservation Management Plan (CMP) Required?  
Has a CMP been provided?  
Is a Heritage Impact Statement required?  
Has a Heritage Impact Statement been provided?

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.