

## Heritage Referral Response

<b>Application Number:</b>	DA2023/0643
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	02/06/2023
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 505171 , 44 Sunrise Road PALM BEACH NSW 2108 Lot 334 DP 734511 , 44 Sunrise Road PALM BEACH NSW 2108

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is within proximity to heritage items		
<p><b>Sunrise Hill Heritage Conservation Area</b> - 50-60 and 35 Sunrise Road</p> <p><b>'Windyridge' (house)</b> - 50 and 50B Sunrise Road</p>		
Details of heritage items affected		
<p><b>Sunrise Hill Heritage Conservation Area</b></p> <p><u>Statement of Significance</u></p> <p>The Sunrise Hill Heritage Conservation Area includes the curtilage of a number of historic properties representing the earliest phase of residential development at Palm Beach.</p>		
<p><b>Windyridge</b></p> <p><u>Statement of Significance</u></p> <p>"Windyridge", built in 1919 to the design of Wilshire and Day and built by Charles Verrills as a holiday house and modified by his son Frederick Verrills, has historic and aesthetic significance as a good example of vernacular weekender typical of the early Pittwater subdivisions.</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 a dwelling. This includes a new rear pergola, kitchen extension, entrance hall, pool fence, internal layout reconfiguration and changes to windows and doors as well as solar panels. The conservation area is located directly adjoining the property on Sunrise Road. Windyridge is located to the west of the property but adjoins the larger site due to the subdivision pattern of Lot 334.		

Changes to the appearance of the dwelling from Sunrise Road are considered to not impact upon the conservation area or its significance due to the change in elevation and their relatively minor increase in the dwelling's built form. The proposal is also considered to not impact upon Windyridge as works are restricted to the dwelling on Lot 1 and no works are proposed to Lot 334 which adjoins this item.

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.