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Re **Heritage Impact Statement (HIS)**  
**Modification to DA DA-2021-0148**  
**1A The Serpentine, Bilgola Beach**

This statement is in support of an application to modify an approved DA.

# 1 **Existing Site & Context**

- . Site: 1A The Serpentine, Bilgola Beach
- . Property: Lot 3, DP 511677.
- . LGA: Northern Beaches Council.
- . Site Area: 1328 sqm
- . Lot size: about 40m x 30m, battle-axe.
- . DA approval: DA-2021-0148, determined 24/06/21.
- . CC approval: CC-21-145, issued 07/04/22

Refer also:

- . **Arborist report**, prepared by Growing My Way.
- . **Structural opinion**, prepared by Edge Consulting Engineers

The existing building is a two storey weatherboard house in a garden setting, with garage and carport. The house opens directly on to a lawn and decks, with numerous palms which dominate the site.



Air view. Source: Google Maps.

The flat land is populated by Cabbage Tree Palms, which are the dominant landscape elements.

### Description of Changes & Reason for Modification

Construction work has commenced on site as part of the approved CC. The work has revealed deficiencies in the existing construction, water damage and damage caused by nearby trees.

The modification includes **removal of two cabbage tree palms**. The two palms are located very close to the western face of the existing house and within a cluster of other trees.

Two new trees of same species will be planted in a location away from the house.

Reason for change:

Construction work has revealed substantial damage to the existing structure caused by trees, and related water and damp issues. The trees are growing very close to the house, located about 300mm from the existing wall. Tree trunk and roots have damaged the footings and allowed water to penetrate. Roots have grown into the wall framing. Damage will continue to occur if trees remain in place.

Note that tree removal is proposed because of the existing threat to structure. There is no effect on trees because of the proposed design.



The two Cabbage Tree Palms are within a cluster of palms.

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**Relevant Background**

Previous approvals include:

- **2002**  
DA362/02  
Alterations & additions, new bedrooms and garage.
- **2010**  
BC 0117/10  
Building certificate.
- **2021**  
DA-2021-0148, determined 24/06/21.  
Alterations & minor additions.  
Subsequent CC approval with building work currently underway.

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**Heritage Significance**

The site is not within a conservation area. (LEP Map HER-016 & 017).

The site does have a heritage item on the land (LEP Map HER-016 & 017).

The heritage item is #22703, and defined as the Grove of Cabbage Tree Palms (*Livistona australis*). (LEP Schedule 5)

The two trees form part of a grove of palms, which are collectively identified as a heritage item.

The two trees will be replaced by with the same species trees in locations not near the house. (The two trees might be relocated, if viable, although this options seems unlikely to be successful.)

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**Assessment of Impact**

Key objectives of the LEP are to conserve the character of conservation areas and prevent removal of significant character.

**Minimising impact**

Two palms are proposed to be removed only because they have an observable threat to the existing structure.

The two trees contribute a minor part to the larger group of about 50 palms on and around the site. While the canopy will be thinner at that point, the cluster of trees means the collective canopy will be remain continuous.

**Proximity to items**

The two palms are in close proximity to other palms within the site boundary and the adjacent public carpark.

The house is an existing structure so its proximity to items is already established.

**Curtilage**

The palms are tall, thin trunks with distinctive fan-shaped fronds making up their canopy.

Clear space around the trunks and below their canopy contributes to their significance.

The canopy will be thinned at that point but the group will continue to be read as a continuous grove.

**Views to and from the heritage item**

The two palms to be removed have low visibility from the public carpark or garden area, and they are within a group, so it is not expected their removal will have significant visual impact.

Changes to roof and eaves will not effect views to or from items.

#### **Efforts to mitigate effects**

Structural and pruning options were considered but none were viable. No option solved the current or ongoing threat.

The two trees will be replaced by with the same species trees in locations on the property, but not near the house.

Relocation of the trees is considered but the options seems unlikely to be successful.

#### **Archaeology**

An investigation into the archaeological potential of the site has not been undertaken. Ground disruption will be minor so any possible archaeology is unlikely to be disturbed.

#### **New work sympathetic**

The tree removal will leave the remaining group intact.  
Changes to roof and eaves will follow materials and forms used elsewhere.

#### **Visual dominance**

The grove of palm will continue to dominates the site.

#### **Appreciation of significance**

Palms will remain visible from the public carpark and garden areas.  
Removal of the two trees will not effect the appreciation of the grove.

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### **Conclusion**

The items of heritage significance rely on space between trees, buildings to be below palm canopies, and not be diminished in quantity.

The proposed work will be sympathetic in scale, and allows the character of the grove to be conserved.

Removal of two Cabbage Tree Palms will not diminish the appreciation of the grove.

Removal of trees is only proposed because they present an observable threat to the existing structure.

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Prepared on behalf of owner by:  
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