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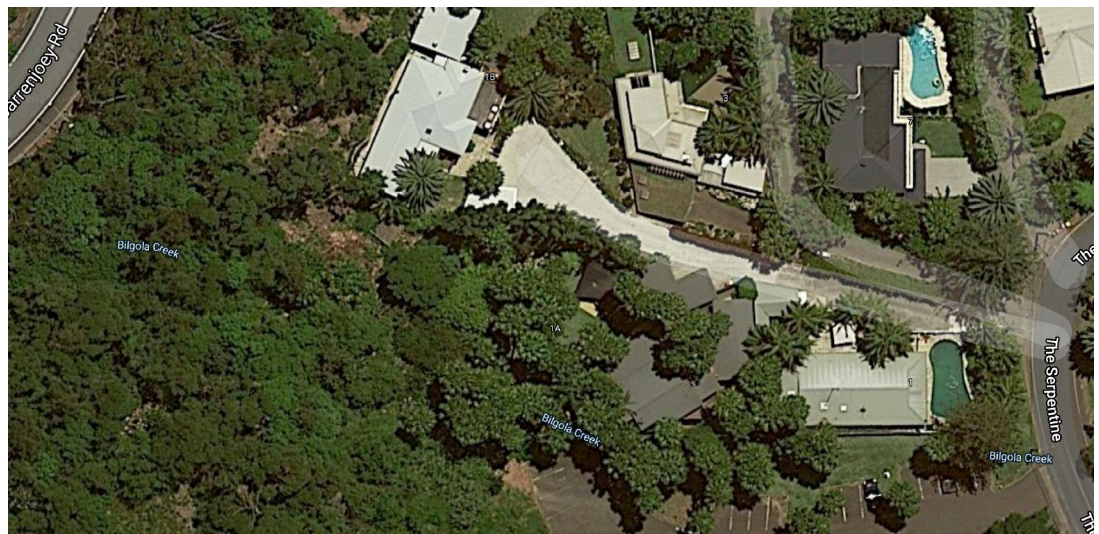
**Re**                    **Heritage Impact Statement (HIS)**  
**Renovations to existing house**  
**1A The Serpentine, Bilgola Beach**

This statement is in support of alterations and additions to an existing house.

**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.

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 site is located on flat land at the end of the valley.  
To the west of the site the land slopes steeply up to forested hillside.  
To the south of the site is a public carpark.  
To the east is neighbouring dwelling and a short walk to Bilgola Beach.

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

**2**                    **Description of Proposal**

Improvements are proposed to the existing house.  
New work is predominantly internal; some work is to the wall (doors, windows and cladding); a small amount external of work is proposed but it is very close to the existing fabric.

No work is proposed to existing trees or landscape.  
All Cabbage Tree Palms will be retained, and not affected by this renovation work.

**3 Relevant Background**

Previous approvals include:

- **2002**  
DA362/02 - alterations & additions.  
Approved new bedrooms and garage.
- **2010**  
BC 0117/10 - building certificate.  
To formalise areas of building.

**4 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)

In summary, the heritage significance relates to the palm trees, not the built form.

**5 Assessment of Impact**

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

**Minimising impact**

All palms will be retained in their current state.

The proposed work will be modest, mostly internal or very close to the face of the existing building.

The work will not have any negative impact on the relationship between building and trees.

**Proximity to items**

The house is surrounded by about 50 Cabbage Tree Palms, most of which are within the site boundary and some are in the adjacent public carpark.

The house is an existing structure so the proximity of new work 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 clear space around palms will not be compromised by the new work, so the significance will not be impacted.

**Views to and from the heritage item**

New work will not affect views to the palms from the public carpark or garden areas.

New skylights will allow occupants to better appreciate the distinctive palm canopy from inside the house.

**Efforts to mitigate effects**

The proposed work will be modest, mostly internal or very close to the face of the existing building.

The proposed work will not encroach upon the canopy, trunk or roots.

**Archaeology**

An investigation into the archaeological potential of the site has not been undertaken.

However, ground disruption will be very minor so any possible archaeology is unlikely to be disturbed.

**New work sympathetic**

The proposed work will be modest, mostly internal or very close to the face of the existing building. Colours, materials and forms will be in keeping with the existing building.

**Visual dominance**

Currently, the grove of palm dominates the site. The building will not become more dominant as a result of this work.

**Appreciation of significance**

Palms will remain visible from the public carpark and garden areas. New skylights will allow occupants to see the palm canopy from inside the house.

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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. All Cabbage Tree Palms will be retained, and not affected by this renovation work.

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Prepared on behalf of owner by:  
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