

Heritage Referral Response

Application Number:	DA2021/1164
Date:	30/08/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 129 DP 16902 , 521 Barrenjoey Road BILGOLA BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is within the vicinity of a heritage item		
Grove of Cabbage Tree Palms (Livonstona Australis) - Numerous lots within Bilgola Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<u>Statement of Significance</u>		
<p>The Grove of Cabbage Tree Palms (Livistona australis) is a landscape heritage item of local significance with natural, aesthetic, scientific, historic and social significance for the Pittwater local government area. Strong and densely established, this grove is emblematic of Bilgola as a locality within the larger peninsula and municipality. The occurrence of cabbage tree palms, said to be the best remaining stand in the Sydney area, add to the natural beauty of the area. The area is an important recreational resource for the people of Sydney.</p>		
<u>Physical Description</u>		
<p>The Grove of Cabbage Tree Palms in the Bilgola Valley covers several properties to the east and west of Barrenjoey Road in Bilgola. The general area is within the Watagan Soil Landscape grouping, a colluvial landscape characterised by rolling to very steep hills on fine-grained Narrabeen Group sediments. Local relief is 60-120 metres with slopes exceeding 25%. The area is typical of the soil landscape grouping, with narrow convex crests and ridges, steep colluvial slopes, occasional sandstone boulders and benches. Vegetation grades from open forest of eucalypts and Angophora costata (Smooth-barked Apple) on the ridges down to closed forest of Livistona australis (Cabbage Palm) with associated rainforest species in the sheltered gullies on the mid and lower slopes. The disturbed margins of the remnant bushland are heavily infested with Lantana camara (Lantana). The major stands of Cabbage Palm are within Attunga Reserve, although scattered individuals and small groups of mixed ages are also found near the edges of the remnant bushland areas.</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		
RAIA Register of 20th	No	

Century Buildings of Significance		
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for a new dwelling, garage, significant excavation and vegetation removal on the subject land. Immediately adjacent to the east and west of the property are undeveloped lands. To the south and south west is the heritage listed strand of Cabbage Tree Palms. These palm trees benefit from being located mostly within densely vegetated lands which contribute to the character of the item and its aesthetic significance, as well as the landscape character of Bilgola Beach. This heritage item has not been addressed by the proposal.</p> <p>The proposal is not supported by Heritage as it is inconsistent with control B1.2 of the Pittwater 21 DCP, Development in the vicinity of heritage items. While the item is located opposite the site and separated via Barrenjoey Road, there is extensive works for the garage and storeroom proposed with a tall retaining wall and fence that is inconsistent with the character of this heritage item and area. This treatment extends beyond the front of this property into the road reserve in front of adjacent properties which increases the impact. Overall the proposal (including the garage and dwelling) is not considered to be designed in a way that respects and compliments the heritage item and its aesthetic character, nor does it provide an adequate buffer zone to allow for a transition in character to occur.</p> <p>In addition there is tree removal proposed without much opportunity for replacement planting to soften the proposal. It is noted that there is otherwise a strongly defined densely landscaped character (including the heritage palms) in this area which this proposal runs counter to.</p> <p>Therefore Heritage recommends amended plans which better respond to the heritage item and character of the area. Based on the current plans Heritage cannot support the proposal.</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? Has a Heritage Impact Statement been provided?</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 30 August 2021</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.