

Heritage Referral Response

Application Number:	DA2021/0124
Date:	11/03/2021
To:	Phil Lane
Land to be developed (Address):	Lot 138 DP 16902 , 35 A Plateau Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
Grove of Cabbage Tree Palms (Livistona Australis)		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<u>Statement of significance:</u>		
The Grove of Cabbage Tree Palms (<i>Livistona australis</i>) 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.		
<u>Physical description:</u>		
The Grove of Cabbage Tree Palms in the Bilgola Valley covers several properties to the east and west of Barrenjoey Road in Bilgola.		
Livistona australis (Cabbage Palm) is a tall erect indigenous member of the palm family (Arecaceae) very widely distributed throughout lowland forest and swamps of eastern Australia, occurring in QLD, NSW and VIC. The stems are mostly about 10 metres tall but can grow up to 30 metres. The leaves, borne at the top of the stems, are palmately divided, fan shaped and plicate (folded longitudinally).		
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	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 the existing dwelling. The heritage listed grove of cabbage tree palms is located on the lots immediately to the west of the property, as well as to the south of the property across Barrenjoey Road. The proposed works to the dwelling are considered to not impact upon the heritage item or its significance. The proposal does include the removal of palm trees from the subject lot, however they are not cabbage tree palms and Heritage raises no objections to their removal. Additionally, the arborist report indicates there is only a minor encroachment into the tree protection zone of a heritage listed cabbage tree palm on the adjoining lot which will not impact upon the tree.

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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 11 March 2021

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.