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8 July 2016

**RE: CONSERVATION MANAGEMENT STRATEGY & STATEMENT OF HERITAGE IMPACTS
FOR 3 BILGOLA AVENUE - BILGOLA BEACH 2072**

The following Conservation Management Strategy (CMS) has been prepared by Heritage Advice to provide guidelines for the ongoing conservation of 3 Bilgola Avenue, Bilgola Beach.

"*The Palms*" is listed as a local heritage item and contains an altered single storey Inter-War Bungalow style house with intact main house form and interior main rooms.

The first two parts comprise the CMS for "*The Palms*" (Investigation and Assessment & Conservation Policy and Management). The third part is a Statement of Heritage Impact prepared to address a proposed major addition linked to "*The Palms*". While little alteration to the main house form of "*The Palms*" is proposed, a schedule of conservation works is provided to guide conservation of significant fabric.

"*The Palms*" retains its original main roof and bungalow form but has been substantially altered by 1970's rear additions that are now considered to be intrusive in terms of form and character. "*The Palms*" demonstrates high heritage values as an intact Inter-War bungalow.

It retains its tile roof; brick, stucco and fibro walls; windows, dark wood panelling, floors, battened plaster ceilings and two brick fireplaces and chimneys in the main house form, all close to their original states.

The proposed major addition to the rear of "*The Palms*" is considered to be a sympathetic pavilion that would replace an intrusive 1970's addition and retain the significance of "*The Palms*" original form. The proposal is considered to have fewer impacts than the previously approved DA 0968/03 for a second storey addition.

The proposed link and pavilion addition is a simple contemporary structure that is separated from the main house form to retain the integrity of "*The Palms*" while developing the property as a contemporary residence. This approach provides for upgraded accommodation for the family with least disturbance of residual original fabric.

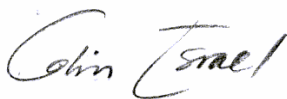
The new works are confined to areas to the rear of "*The Palms*" that have been previously altered. The works are detailed in the DA drawings prepared by The SiteForeman.

Heritage Advice was consulted at the outset and inspected and researched the property to provide a sound basis for conservation of the significance of the item.

The proposed new works and alterations are considered to be acceptable. The CMS includes a Schedule of Conservation Works and Maintenance to guide future conservation.

We support the application and recommend approval.

Yours truly,



B.Sc(Arch), B.Arch, UNSW; M. Herit. Cons. USYD

Principal Heritage Consultant

HERITAGE ADVICE

8 July 2016

Conservation Management Plans
Heritage Impact Statements
Heritage Item Assessment
Conservation Area Assessment
Heritage Listings
D.A. Design Advice
Pre-Auction Inspection
Heritage Advisor Service
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**Conservation Management Strategy &
Statement of Heritage Impacts
3 Bilgola Avenue, Bilgola Beach
NSW 2072**



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Part 3 – Statement of Heritage Impact - Page 51

Colin Israel

B.Sc(Arch), B.Arch, UNSW; M. Herit. Cons. USYD

Principal Heritage Consultant

HERITAGE ADVICE

JULY 2016

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1. INTRODUCTION

1.1 Subject

The subject of this Conservation Management Strategy is No. 3 Bilgola Avenue, Bilgola Beach NSW 2107. This property is a single storey Inter-War Californian Bungalow with previous alterations and rear additions. It is listed as a local heritage item by Pittwater Council.

1.2 Listing Details

SHI Database No:	2270016	LOT 53 DP 517038 & LOT 133 DP 752046		
Name of item:	“The Palms”			
Type of item:	Built			
Group/Collection:	Residential buildings (private)			
Category:	House			
Primary address:	3 Bilgola Avenue, Bilgola Beach, NSW 2107			
Local govt. area:	Pittwater			
Studies - Title	No:	Author		Year
Pittwater Community Based Heritage Study – Review 2015		City Plan Heritage		2015
The Palms. 3 Bilgola Avenue Bilgola - Statement of Heritage Impact		Eric Martin & Associates		2003
“Convict Signatures there on The Palms', p23 March 1998		Sue Hoban		1998
Barrenjoey Peninsula & Pittwater Heritage Study	B.58	Macdonald Mcphee P/L Craig Burton		1989

The LEP Schedule 5 listing for "The Palms" is excerpted below:

Bilgola Beach	"The Palms" (house)	3 Bilgola Avenue	Lot 53, DP 517038; Lot 133, DP 752046	Local	2270016
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1.3 Items "In the Vicinity"

A recent listing has been made of the adjoining property known as "Palm House". This is a Late 20th Century item, the work of Richard LePastrier identified in the recent review of the Pittwater LEP. It is screened from this item by the dense palm grove and is a dominant barrel vault form that would be resilient to changes in scale as proposed to the rear of "The Palms".

No inventory sheet was available for "The Palm House" but a brief Statement of Significance is included for reference.

The LEP Schedule 5 listing for "Palm House and garden" is excerpted below:

Bilgola Beach	Palm House and garden	4 The Serpentine	Lot 52, DP 517038	Local	2270464
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1.4 Items in the surrounding area

Within a wider context Bilgola Beach has several items including built and landscape heritage listings. These are shown on the heritage map at Figure 1 and listed in the Schedule 5 of the LEP as noted in the following table.

Bilgola Beach	Ocean rock pool	Local	2270120
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Bilgola Beach	Street trees—Norfolk Island Pines (<i>Araucaria heterophylla</i>) and Canary Island Date Palms (<i>Phoenix canariensis</i>)	Bilgola Avenue and Allen Avenue	Road reserve	Local	2270030
Bilgola Beach	Grove of Cabbage Tree Palms (<i>Livistona australis</i>)	The Serpentine and Barrenjoey Road (Bilgola Valley)	Lots 139–144, 336–338, 547–557, 566 and 569, DP 16902; Lots 1–4, DP 232164; Lot 2, DP 395158; Lot 3, DP 511677; Lot 4C, DP 413781; Lot 300, DP 1035587; Lot 7328 and part of Lot 7327, DP 1164236	Local	2270031
Bilgola Plateau	House called Trees	36 Plateau Road	Lot 1, DP 1214257	Local	2270497

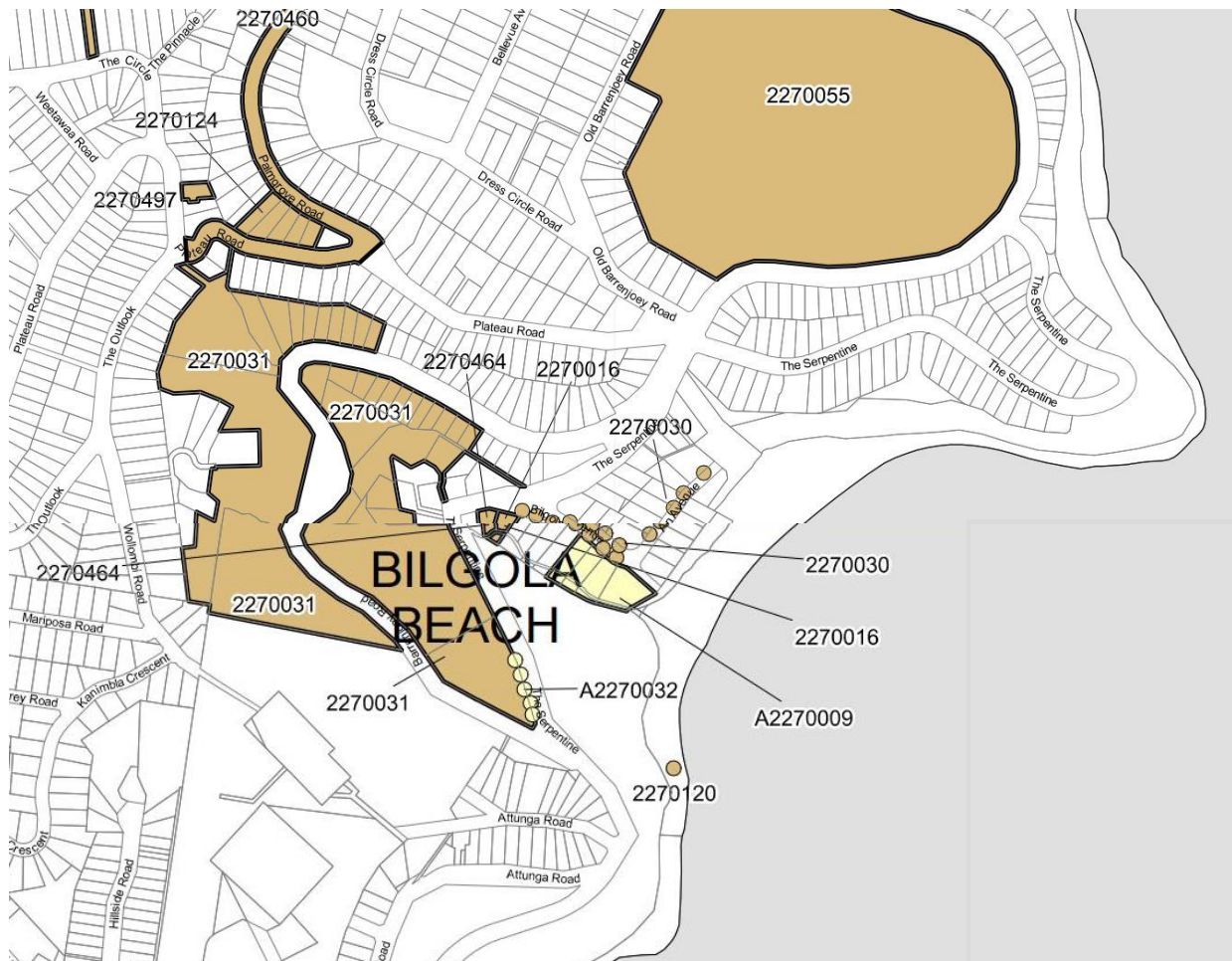


Figure 1: Heritage Map showing “The Palms” (Inventory No 2270016) and other heritage items in the vicinity of “The Palms” .
Source: Parts of Pittwater LEP 2014 Heritage Map Sheets 16 & 17

1.5 Study Objectives

This Conservation Management Strategy is intended to provide sufficient historical background and physical analysis to enable sound judgements of heritage related issues. This report includes policy and management sections to assist in the future maintenance and care of the heritage listed property.

1.6 Methodology

This report generally follows the guideline “*Conservation Management Strategy*” (CMS) published by the NSW Heritage Office.

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

1.7 Purpose and Structure of Report

A Conservation Management Strategy (CMS) is an alternative to a full Conservation Management Plan (CMP). A CMS is a briefer version of a CMP that will provide a broad overview of conservation approaches and management guidance.

A CMS may be useful in the following situations:

- for use with items of local significance;
- for use with items of State significance for which no major changes or interventions are planned in the short to medium term that have the potential to materially affect the item;
- as an interim planning document for SHR items pending the preparation of a standard conservation management plan.

A Conservation Management Strategy (CMS) has 2 sections:

- Part 1: Investigation and Assessment
- Part 2: Conservation Policy and Management sections

Part 3 has been added to this report and presents a Statement of Heritage Impacts for the proposed major additions & Alterations

1.8 Definition of the Study Area

The study area is defined as the lot boundary of No. 3 Bilgola Avenue, Bilgola Beach NSW (Lot 53 DP 517038 & Lot 133 DP 752046).

The study area is identified in Figures 1-4.

1.9 Limitations

Access was provided internally and externally to the subject building. The building was in use as a private residence but visual access was obtained to the interior. Access was sufficient to reliably assess the condition of the existing building. All reasonable and necessary research avenues have been explored. Only non-intrusive methods were used for the investigation of the fabric.

1.10 Identification of Authors

This CMS was researched and prepared at the request of property owners by Colin Israel (Principal, Heritage Advice). “*The Palms*” was inspected by Colin Israel on two occasions and preliminary photo recording made sufficient to inform this CMS and Heritage Impact process.

1.11 Sources

The main documentary sources consulted in the research for this report are listed below:

- NSW Land & Property Information – Land Titles records.

- NSW Register of Births, Deaths & Marriages – BDM Records
- NSW Land and Property Information (aerial photographs and maps)
- National Library of Australia (maps)
- Australia ICOMOS Burra Charter
- *Guidelines Conservation Management Strategy (CMS) Part 1: Investigation and Assessment sections and Part 2: Conservation Policy and Management sections* published by the NSW Heritage Branch.

Further historical sources are also cited in the body of the report.

1.12 Copyright

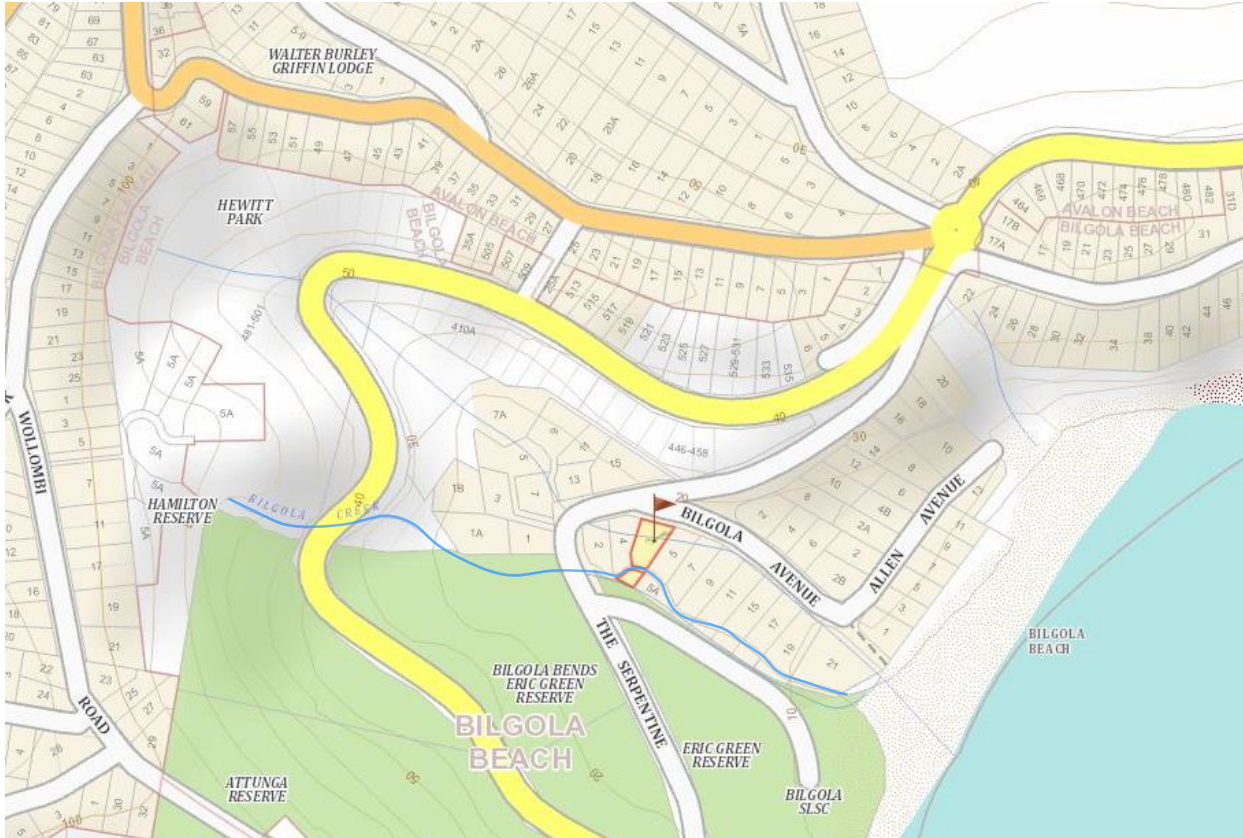
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It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the author.

Part 1 – Investigation and Assessment

2 PHYSICAL EVIDENCE

2.1 Location



Source: Land & Property Information - NSW.

Figure 2: General location of study area indicated by the red outline. Bilgola Creek (including channel) highlighted in blue line.

The suburb of Bilgola Beach is located about 36 km from the Sydney CBD, situated on the within the Northern Beaches Council – Pittwater - Local Government Area.

2.2 Topography

2.2.1 Bilgola Creek Context

“The Palms”, 3 Bilgola Avenue, is situated on the lower slope below The Serpentine which overlooks the Bilgola Creek gully. It straddles the creek in the form of two allotments which are bisected by the sandstone lined watercourse channel. A prominent feature are numerous mature palms including specimens of Cabbage Tree Palms (*Livistona australis*).

2.2.2 Proposed Siting

The proposed area of development is to the rear of “The Palms” and situated lower than “The Palms” but above the watercourse. The fall from north east to south west allows for a split level arrangement for the proposed pavilion addition. The proposal retains the primacy of the original main tiled roof form. This addition replaces the existing 1970’s addition in a similar location but separates it from the original rear of the house with a simple covered link.

2.4 Heritage Status

"The Palms" is listed as a Local Heritage Item in Schedule 5 Part 1 (Heritage Items) of Pittwater Council's LEP 2014. *"The Palms"* is not located within a conservation area, but the surrounding area has items comprising both built and landscape elements. Adjoining is a property known as *"Palm House"*, the work of Richard LePastrier which has been listed in the recent review of the Pittwater LEP. It is screened from this item by the dense palm grove and is a dominant barrel vault form that would be resilient to changes in scale as proposed to the rear of *"The Palms"*. No inventory sheet was available for *"The Palm House"* but a brief Statement of Significance is included for reference.



Source: Land & Property Information Web Site.

Figure 3: Recent aerial photograph of *"The Palms"* (outlined) showing original and annexe allotments resulting from subdivision. Note intersection of the creek separating the two allotments.

The star marks the location of the recently listed 20th Century work of Richard LePastrier *"The Palm House"*.

2.5 Views and Setting

There are oblique views of *"The Palms"* as seen from the Bilgola Avenue frontage, heavily screened by the palm grove front garden. *"The Palms"* is not easily discernible from the lower approach due to the location of the Garage / Loft on the annexe allotment. Direct views of the eastern facade are possible from the neighbouring property to the east. The palm grove and supporting sub-tropical theme garden provides an attractive setting for *"The Palms"* within the wider beach front context along Bilgola Avenue. The front garden is similarly screened with limited glimpses of *"The Palms"* available from the street.

Refer Figures 4 & 5



Source: Colin Israel – Heritage Advice 2015

*Figure 4: The front of “The Palms” (right) with dense palm garden planting from Bilgola Avenue side.
Neighbouring Property No 5 at left.*



Source: Colin Israel – Heritage Advice 2015

*Figure 5: View of rear approach to “The Palms” looking north.
A garage and loft building are accessed off the extended verge as approached from the beach access roadway.
Mature palm trees provide a dense garden setting.*

2.6 Physical Description of the Property

2.6.1 Exterior Description and Condition

This description is based on a visual inspection of the property. The online inventory sheet contained few details. A more recent inventory sheet provided by Council supported by Land Titles searches indicates “*The Palms*” was built as a private residence, most probably a holiday house and has been in continuous use since construction c. 1923. Additional Land Titles research provides further supporting documentation.

The existing residence is a single storey bungalow with a hipped main tiled roof with a projecting gable over the entry steps. It is situated in a raised position overlooking the Bilgola Creek channel and the road access to the Bilgola Beach parking area. “*The Palms*” has a full width verandah facing the road that returns along the eastern side facing No 5.

The verandah roof is integral with the main roof and supported on paired timber posts off brick piers. A gable with shingles defines the main entry steps. There is a second gable on the eastern side of the verandah. This may also have marked a set of steps leading to the garden. The verandah balustrades have infill panels clad with shingles and lined with fibro and battens. The soffit of the verandah is similarly lined but the battens have been painted in with the sheeting in a uniform cream colour which disguises the original treatment of contrasting darker cover battens.

There is a skirt of shingle concealing the verandah beams in a type of valance. This continues around the perimeter of the roof on the north west and south west elevations, excepting only the stuccoed brick chimney wall. The shingles are painted in contrasting hues: infill balustrades a dark red tone and the remainder a deep brown. Shingles have also been used to tie in later additions but while this is successful on the Inter-War additions it appears incongruous on the 1970’s additions due to the difference in structure. The original shingling is of hand split She-Oak (*casuarina sp.*) which has a rougher grain but more evenly laid, while later work is in western red cedar or similar. The fixings of the latter have failed in parts giving an uneven character to the later work.

The front of “*The Palms*” is in generally sound condition but brickwork around the base courses to the front of the verandah requires repointing. This indicates that additional drainage may be warranted to ensure the underfloor area remains dry. Removal of the later path along the western side would also assist in ventilation of the underfloor areas.

The 1970’s addition to the rear most probably replaced previous skillion forms containing kitchen, amenities and a rear porch. The form of the major addition is split level stepping down in to a living area and back up to a kitchen and informal dining area. Two small bedrooms and a bathroom are situated on the western side. All this is roofed with a skillion roof sloping to the rear (south east) and supported with exposed trussed timber rafters, timber posts and framing. A large area of glass roofing supported on the rafters has proved problematic in terms of maintenance and solar comfort, requiring external shading measures.

This addition probably replaced previous service areas with skillion roofs but there is little evidence to indicate the extent or location of these. The southern face of the original house form has also been extensively modified, obscuring evidence of the original configuration, apart from retaining of the original tiled roof.

The 1970’s addition has been clad partly in shingles and has an exposed timber structure internally with an extensive area of glass roof. Timber framed windows generally facing south, have also deteriorated in the environment of the palm grove with its exposure to the offshore

winds. While moderately sympathetic in terms of materials, this structure has not stood the test of time and has several design flaws including leaking glass roof and localised termite damage.

Stairs from the informal living area give access to the lower ground floor. Downstairs, below the rear additions are the laundry and undercroft. A timber balcony around the dining area has been removed due to its deteriorated state. An external entry path leads via the garden, over stone bridges and past the Garage / Loft to the lower road access.

This rear free standing Garage / Loft at the rear to the south west is of indeterminate late 20th Century construction, built in several stages. It is idiosyncratic, having a mansard roof with shingled gables. It is poorly matched to the original house in terms of form and character but has sufficient separation to ensure it does not intrude on the immediate garden setting of “*The Palms*”.



Source: Colin Israel – Heritage Advice 2015

Figure 6: Internal view looking from the informal living area towards the eastern side of the 1970's addition on a raised level. The informal dining area with lattice balustrade.

2.6.2 Original exterior features

The following features are identified as being original and should be retained in order to retain the cultural significance of the place:

- Existing main roof form in terra cotta tile including two gablets denoting steps.
- External Wall of the chimney in roughcast render
- Integral front verandah partially enclosed on the northern and eastern sides.
- Face brick verandah piers and base course
- Paired timber verandah posts and batten decoration
- She-Oak shingle infill to balustrades & darker shingle valence
- Sympathetic later shingled bay with leadlight windows to northern side
- Similar side entry with leadlight glazed door and shingles.
- Sympathetic sandstone paths steps and paving generally leading to the front verandah.
- Battened verandah soffit and external wall linings to verandah.
- Cabbage tree palms and other sub-tropical palm and garden plantings.

3 EVOLUTION OF "THE PALMS" .

3.1 Initial construction & early modifications - 1923-1940

Refer Figure 7

Based on inspections of existing fabric confirmed in part by the historical record, "The Palms" would initially have comprised a simple four room with service areas in a lean to at the back. A small front verandah was extended and additional lean-to added to the rear, together with some sheds.

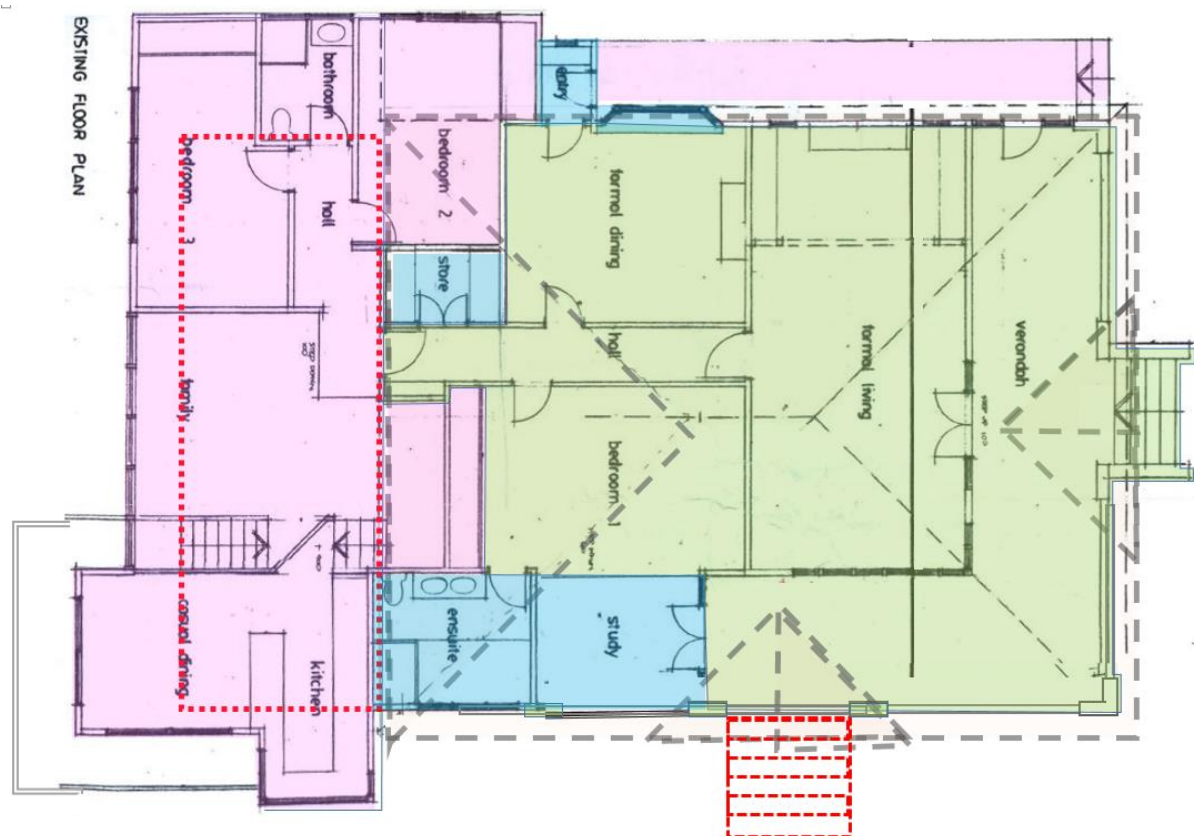


Figure 7: Existing Floor Plan based on previous DA drawings. Summarises grading of significance for the spaces and fabric. Original spaces & features tinted green; sympathetic alterations tinted blue; unsympathetic / intrusive spaces & features tinted pink. Lost parts dotted red – conjectural.

Source: Previous Approved DA set with

Heritage Advice mark-up.

KEY

	High Significance C1923 – Original Bungalow Extant
	Moderate Significance C1930's - Modifications
	Low – Intrusive Significance C1970's – Alterations & Additions
	Removed Fabric – Rear skillion areas & steps (Conjectural)

3.2 Rear Garage / Loft Annexe

A "Garage / Loft" was constructed of masonry and timber frame roof addition following acquisition of the Annexe allotment possibly c 1970's. Likely built initially as a double garage and the loft added later.

The design and standard of construction are moderate and the structure is currently used as studio by the present owners.

It is assessed as being of Low / Intrusive Significance.

Fabric analysis has not been undertaken as the allotment does not historically relate to the original subdivision, nor to the original house.

3.3 Streetscape Setting & Topography

Bilgola Avenue falls markedly from the Pacific Highway to the north down to the Amaroo Gully and Blackbutt Creek valley system. "The Palms" is screened from views from the northern approach along Bilgola Avenue by existing adjoining development and mature gardens. Refer Figures 8 – 10.



Source: Colin Israel – Heritage Advice 2015

Figure 8: Seen from wide verge to Bilgola Beach (access road) looking along the south eastern side of "The Palms" and neighbouring house at No 5.



Figure 9: Limited views into “The Palms” from the lower (Bilgola Beach) access road and from Bilgola Avenue.
(Refer Figures as numbered and arrowed)



(a)



(b)



(c)

Figure 10: 3 Views to “The Palms” from the lower Garden:

(a) Bridge over Bilgola Creek channel. (b) View towards rear of house (c) View along channel

Source All: Colin Israel – Heritage Advice 2015

3.3.1 Extant original features – External



Figure 11: North Eastern Elevation (front) with dark face brick piers, timber twin posts and gablet over brick & stone stairs. Traditional shingle cladding used as balustrade infill, frieze and gable cladding. Sub-tropical garden setting featuring cabbag tree palms.

Source: Colin Israel – Heritage Advice 2014



Figure 12: North Eastern Verandah with dark face brick piers, timber twin posts and tongue & grooved timber flooring. Verandah soffit raked at edge & lined with fibro sheeting and cover battens. Matching balustrade infill.

Source: Colin Israel – Heritage Advice 2014



Figure 13: Detail brick pier, timber post & shingles.



Figure 14: Infill to end of front verandah with half glazed door and sidelights..



Figure 15: Exposed Rafters and boarding at eaves.

Photos 11, 12 & 13 -Colin Israel – Heritage Advice 2015



Figure 16: Side enclosure of front verandah. Multi-pane door and sidelight sashes.



Figure 17: Detail of added bay window and side entry with leadlight panes and shingles.



Figure 18: Original corner window with battened spandrel panel



Figure 19: Side verandah showing raked battened ceiling and cladding. Brick Piers with timber posts and balcony balustrade similar

All Above Photos: Colin Israel – Heritage Advice 2015

3.3.2 Extant original features – Internal



Figure 20: Original 'Inglenook' fireplace off living room with side windows— tiles are a later modification.
Source: Colin Israel – Heritage Advice 2015



Figure 21: View from Living Room along central passage with panelling to both.



Figure 22: Intact corner window to front verandah.



Figure 23: Original light fitting – one of pair in inglenook.
Trowelled repairs to plaster of battened ceiling.

All Above Photos: Colin Israel – Heritage Advice 2015

3.3.3 Interior Description

The house originally consisted of the main roof form, integral verandah and a rear skillion to the east with kitchen and ancillary areas. The plan comprised a main living room with fireplace and “ingle nook” with a short hall and two rooms, one either side. The generous width of the north east and south eastern verandah suggests a secondary use as “sleep-out” area in summer holiday mode. The rear part of the south eastern verandah was enclosed to act as a breakfast room or similar.

The interiors of the front rooms of “*The Palms*” represent its 1923 Inter-War period origins as a holiday house. The panelling may be a later refit contemporary with the addition of the north side bay window and side entry. The purpose of these changes are not documented but may have allowed for use of the present main dining room as a home office / professional consulting room. These changes are nominally dated to the mid 1930’s by the extensive use of figured plywood which was fashionable under the Inter-War Art Deco influences of those times. This may mark changes in the use of the house from primarily a holiday bungalow to a more permanent residence.

The present layout reflects later changes and in particular the demolition of the eastern (rear) skillion and construction of a new split level addition. This has removed most of what previously existed so the rear of the house no longer demonstrates its original form. The main roof and main parts of the housed and wrap around verandah however are largely intact.

The verandah enclosure on the southern side appears to have been altered several times, first to form an initial enclosure and then again to provide a bathroom for the main bedroom adjacent. Despite the many changes, the house retains its principal form and most interior rooms with original Inter-War finishes. The front and side verandahs have also been retained but the contrasting batten effect over sheeting has been obscured by painting in a single colour.

Notably the use of shingles on Inter-War sections provides a unifying treatment. This is misapplied in cedar to the circa 1970’s additions and this compromises interpretation of the original house form as viewed from the east. The impact on streetscapes and surrounding properties is not great due mainly to the very dense cover provided by the palm stands and supporting sub-tropical garden.

The setting is considerably enhanced by the presence of the channelized creek and two small bridges linking the original house with its Garage / Loft annexe. Interpretation is hampered by the loss of wider context and a lack of clarity as to the approach and outlook. The house seems somehow lost and with no principal orientation. The original character may have been more open judging from surviving photos of Bilgola Beach. See Figures

3.3.4 Interior Condition

The interior of “*The Palms*” is generally sound, well maintained and in reasonable condition. At the time of inspection no major structural defects were noted. There was no visible evidence of mould or termite activity in the original portions but some termite activity is evident in the 1970’s additions. Some dampness is evident at the base of the northern walls to the verandah where mortar has been lost and will require repointing.

The inspection was visual only and only non-intrusive methods were used for the investigation of the fabric. “*The Palms*” was in use as a residence and features such as fireplaces and wall panelling, timber windows including some later leadlight, timber battened plaster ceilings and flooring are all present and original or early. Not all of the shingle is original but the earlier work is discernible through observation of the use of split she-oak (*casuarina* species) and this should be retained and repaired. The terra cotta tiled roof is early and showing signs of poor condition. Replacement should consider using a semi-glazed tile of the original Marseille pattern rather than unglazed due to the exposure to salt and tendency to discolouration due to shading under the extensive canopy of palms.

3.3.5 Original interior features and alterations

A summary of the interior rooms including original or significant altered features follows. Some photographs are included for illustrative purposes.



Figure 24: North Eastern Wall of Dining Room with Fireplace. Panelling and joinery with leadlight doors later Inter-War. Ceilings of plaster raked at walls with battens.

Source: Colin Israel – Heritage Advice 2015



Figure 25: Dining – North West wall with panelling and bay leadlight windows & side entry – later Inter-War fitout.
Source: Colin Israel – Heritage Advice 2015



Figure 26: Detail of shallow bay window with leadlight are part of sympathetic later Inter-War fitout.
Source: Colin Israel – Heritage Advice 2015



Figure 27: Main Bedroom with step down to tiled part enclosure of south eastern verandah – part of 1970's alterations.
Source: Colin Israel – Heritage Advice 2015

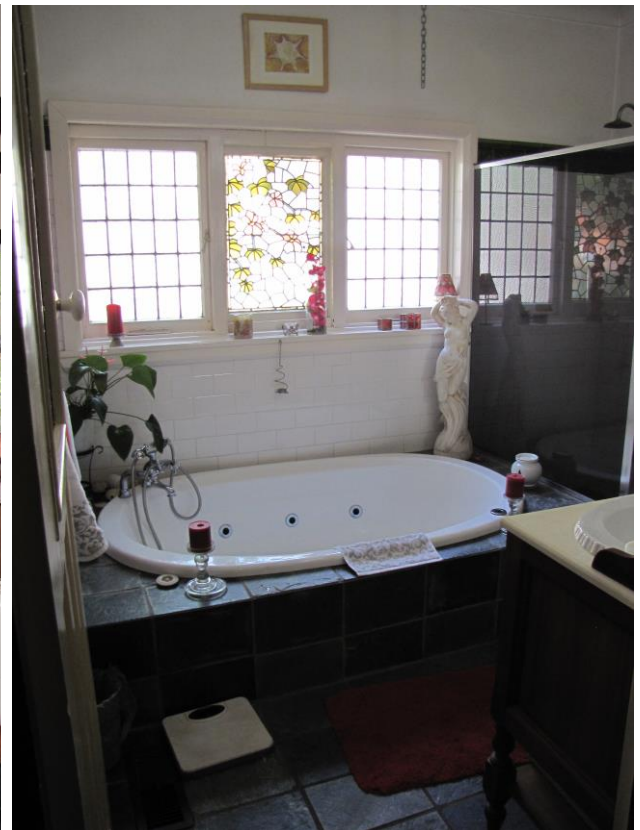


Figure 28: Interior of main bathroom adapting earlier enclosure of part of south eastern verandah. Late 20th century fittings and finishes.

Source: Colin Israel – Heritage Advice 2015



Source: Colin Israel – Heritage Advice 2014

Figure 29: South Western 1970's additions – shingled timber framed split level addition with lattice infill to underfloor areas.



Figure 30: Garage / Loft Annexe – shingled gables to mansard roof addition over earlier brick garage. This building is separated from the main house by the Bilgola Creek channel requiring two stone footbridges for access.

Source: Colin Israel – Heritage Advice 2014



Figure 31: Existing Recent Kitchen Fitout - Cooking Equipment to be removed.

Source: Colin Israel – Heritage Advice 2015

Free Standing Garage / Loft Annexe – Exterior

- No significant original features
- Intrusive mansard roof form with applied shingle cladding.



Figure 32: View of brick Garage and shingled Loft at lower end of the site.
Source: Colin Israel – Heritage Advice 2014



Figure 33: Lower pathway entry past Garage and through lower garden.
Source: Colin Israel – Heritage Advice 2014



Figure 34: View of the 1970's additions from the vicinity of the Creek.
Source: Colin Israel – Heritage Advice 2014.

4 DOCUMENTARY EVIDENCE

4.1 Pre-European History

Italics taken from Pittwater Community Based Heritage Study Review by City Plan Heritage March 2015

Aboriginal people have been living in Pittwater for at least 40,000 years. They belonged to the Darug tribe of which there were a number of extended family groups.

The Garigal band of the Guringai language group are considered to be the traditional owners of the Pittwater and Northern Beaches country.¹ While there is some debate regarding the specifics of band names and territory,² the Aboriginal people of Pittwater were coastal people, whose economy was heavily dependent on the resources of the marine environment. The Garigal were a small band comprised of related families which made up the core social and economic unit, they may have consisted of no more than 50 or 60 people. It has been postulated however, by the eminent historian Noel Butlin among others, that there were many more people in the Sydney region, than is commonly conceded, these numbers therefore may be a gross underestimation.³

The Guringai people fished and hunted in the waters and harvested food from the surrounding bushland. The Guringai people spent much of their time developing a rich and complex culture, including distinctive language, customs, spirituality and law, the heart of which was their connection to the land. They were nomadic within a set area.

Mud oysters, crabs, prawns, squid, fish, sharks, marine turtles, porpoises and whales were abundant. There was a wide variety of water birds, including pelicans, cormorants, terns, herons and ducks. Both men and women fished the water ways from canoes, with men using a 'fish-gig' or spear made from the stalk of the grass tree, while the women fished using hooks manufactured from shells and line from twisted strands of bark.

When fishing was less reliable and in winter when shell fish were unavailable, land based resources assumed a greater importance.

The sandstone heaths near the coast provided a habitat for the New Holland Mouse, the eastern chestnut mouse, the pygmy possum, antechinus, long-nosed bandicoot, and the swamp wallaby. Marsupials were important as a source of protein with fern roots a source of carbohydrate. Other plant foods included burrawang, lilli pilli, native grapes, apple berries, and figs found in steep sandstone gullies. Tubers and rhizomes could be found in swampy areas behind sand dunes. In sandstone country banksia, grevillea and waratah flowers provided a sweet nectar and the fruit from bush cherry and native currants could be harvested. The evidence of shellfish collection is the most tangible and extensive attestation of the Aboriginal occupation of Pittwater.⁴

With the advent of European settlement this way of life was altered. The Aboriginal people were decimated by new diseases and their rights to the land subverted. Settlers claimed the rights to the creeks and altered the landscape with agricultural activity, clearing, planting and grazing.

¹ Also referred to as Caregal or Karegal. For a more detailed discussion refer to Attenbrow, Val. 2002, *Sydney's Aboriginal Past: investigating the archaeological and historical records*, UNSW Press.

² Kohen and Lampert for example, refer to the language group as Kuring-gai, whose country they believe extended across Broken Bay as far as Tuggerah Lake, and included at least six Aboriginal bands in the area bounded by Port Jackson, Broken Bay and the Lane Cove River. J.L. Kohen and Ronald Lampert, 'Hunters and Fishers in the Sydney Region', *Australians 1788*, Fairfax, Syme & Weldon Associates, Broadway, 1987, p.345.

³ Noel Butlin, *Our Original Aggression*, George Allen & Unwin, Sydney, 1983, p.xi

⁴ Kohen and Lampert, pp.353-356; Rosen, pp.1-4.

4.2 European Exploration & Settlement of Pittwater District and Bilgola Beach

(Adapted from Pittwater Community Based Heritage Study Review Edwards & Rowland)

4.2.1 Early development

The first of the large grants in the Pittwater LGA was made in 1816. This grant comprised 400 acres allocated to James Napper, known as 'Larkfield Farm', located on the sand peninsula leading to and including Barrenjoey Headland,⁴⁴ including all of Palm Beach and most of Whale Beach. In 1819, a 700 acre farm was surveyed for Robert Campbell at Mona Vale. James Jenkins was granted the first land grant in Warriewood of 100 acres in 1824 and an additional 250 acres in 1825 that he subsequently called 'Cabbage Tree Hill'.⁵

Between the 1820s and the 1840s this pattern of settlement and development continued in the study area. The remainder of viable land was parcelled out during this time. In 1821 grants of land were made at Careel Bay and Bayview varying between 50 and 80 acres.⁶

Daniel Foley occupied the land around the site of the later Rock Lily Inn in Mona Vale from 1821. In 1822 Robert Henderson advertised his farm at Bilgola, inferring that he had established it before that date.⁷ Further land was parcelled out at Mona Vale in 1824.⁸

In 1861 Mona Vale Farm was described as a long, low slab building faced with weatherboards and fronted by a veranda supported on rough bush posts.⁹ By the 1870s a new generation of houses had begun construction, for example Bilgola House built in c.1870.¹⁰ During 1922 land was sold at Bilgola and Careel Bay, described as "virgin bush with the hillsides covered with Christmas Bush and flannel flowers"¹¹

4.2.2 Pittwater Council

The first local government of the Northern Beaches came under the jurisdiction of Manly in 1877, which included Warringah and Pittwater. Then in 1906 the separate Shire of Warringah, inclusive of Pittwater was formed. The idea of to become an independent Shire had been first mooted as early as 1928, and energetically resurrected in 1966. Pittwater Council, after nearly thirty years of controversies finally became a reality on 1 May 1992 when a simple 'Constitution Day' ceremony was held and a 'Welcome to Pittwater' sign was unveiled just north of Narrabeen Lagoon. In 2005, Pittwater Council chambers moved from Warriewood to Mona Vale, making it the administrative centre of Pittwater Council.

⁵ Swancott, p. 100.

⁶ Gledhill, p.148 and Swancott, p. 9.

⁷ Swancott, p.101.

⁸ State Library of NSW: Palm Beach Subdivision Boxes.

⁹ 'My Holiday', SMH 5 August 1861, p.2.

¹⁰ 'My Holiday', SMH 2 September 1861, p.3.

¹¹ Swancott, p. 126.



Figure 35: Detail of the Parish Map C 1860-1886 showing original grants in the Bilgola Beach area.
 Approximate location of "The Palms" is shown - part the Grant originally to Robert Campbell of 700 acres
 Source: NSW Land and Property Information AO Map 337

The property was first acquired by grant to Robert Campbell and the later subdivision includes part of John Joseph Therry's 1200 acre grant. This was presumably the result of acquisition by Therry although the date has not been researched. The property was subdivided and part of the properties offered to auction in the subdivision of 1923 of land known as the "Bilgola Estate".

See Figure 38: Deposited Plan 11978

Prior development of the area was by way of subdivision that had created a property centred on "Bilgola House". The earliest building in the area appears to have been a timber cottage which may have developed as a guest house and tea room to cater for holiday guests and with the advent of the motor car for well to do day trippers prepared to brave the poor roads from Sydney. There is a pictorial record of this period contained in albums of the Allen family and some postcards all held in the State Library of NSW pictorial collections.

See Figures 40; 41 & 42

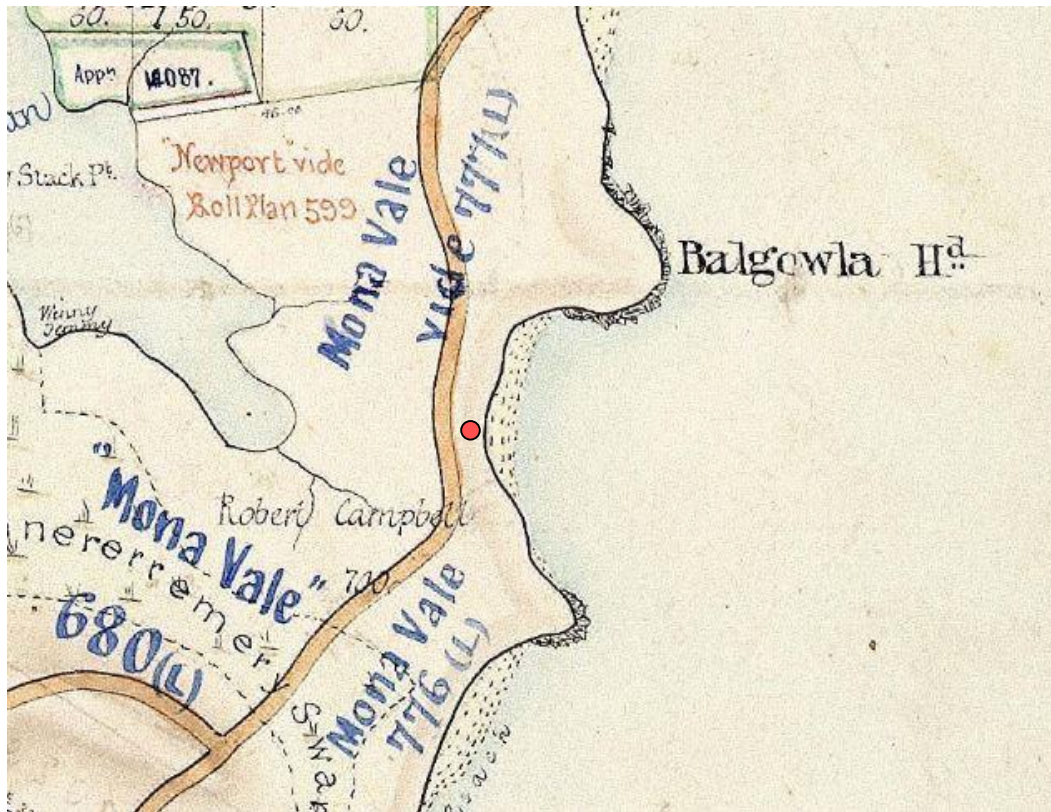


Figure 36: Detail of the Parish Map C 1883 showing re- grants to J T Hughes of Bean's 200 acres (outlined). Approximate location of "The Palms" indicated with red circle
Source: NSW Land and Property Information Parish Map Detail.



Figure 37: Detail of the Parish Map C 1965 showing development of roads & subdivision. Location of “The Palms” is outlined in red (see earlier subdivision from Land Titles following).
Source: NSW Land and Property Information Parish Map

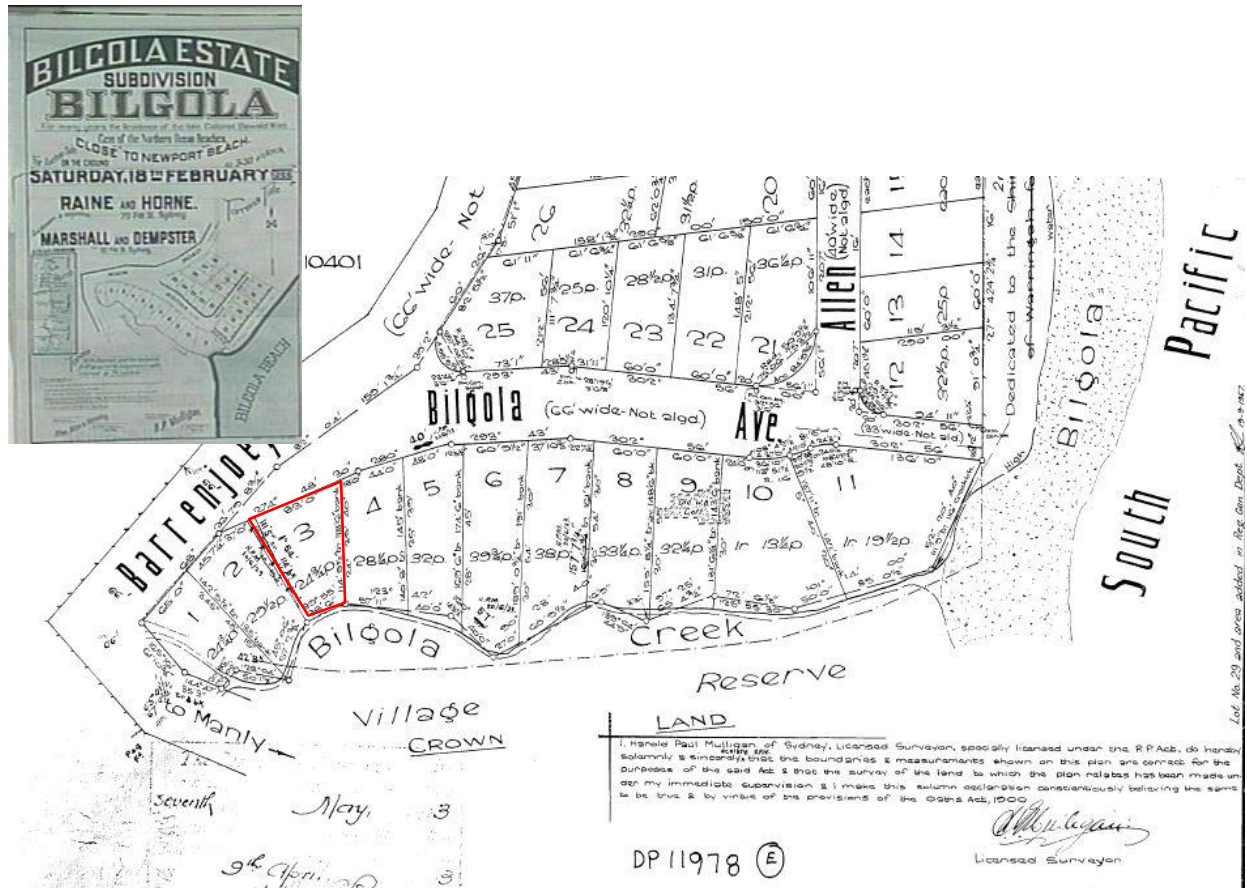


Figure 38: Deposited Plan 11978 showing subdivision of 1923 of land known as the “Bilgola Estate” part of 1833 Crown Grant to Robert Campbell Jun. of 700 acres & part John Joseph Therry of 1200 acres. Inset: Auction notice dated 18th February 1923.

Source: NSW Land & Property Information

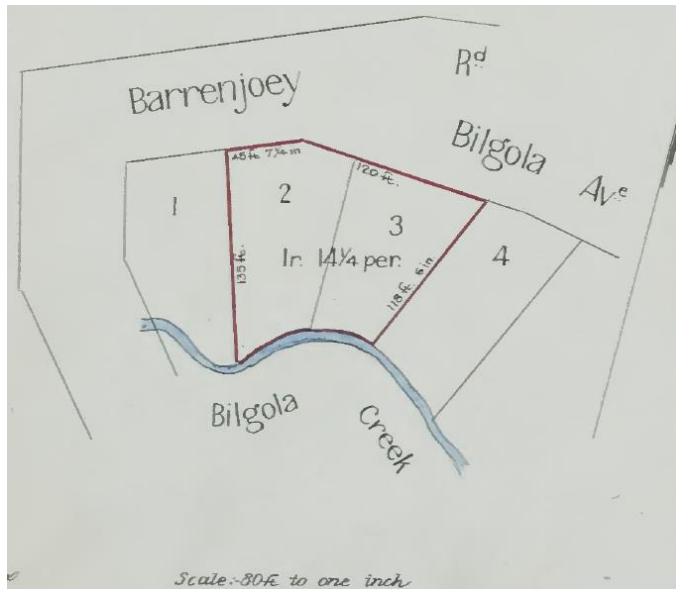


Figure 39: Detail Land Titles Volume 3504 Folio 91 showing Lots 2 & 3 purchased by Vere Harry Evans from Harry James Brigien 17th September 1923.

Source: NSW Land & Property Information



*Figure 40: "Bilgola Cottage"
C 1913*

Built about 1870 by William Bede Dalley it was later used as a guest house and tea room until replaced in 1919 by the building shown in Figure 35 below.

Source: SLNSW

*Caption notes from
"Pictorial Memories Manly to
Palm Beach" by Alan Sharpe.*



*Figure 41: Sunday 3rd
August 1913 "*

*....This Photograph was taken
on the hill above Bilgola
where we had tea"*

Source:

Allen Family Albums SLNSW



Figure 42: Bilgola Beach – Looking South – Postcard C 1928 – Samuel Wood

Source: SLNSW Picman

4.3 History – 3 Bilgola Avenue

No 3 Bilgola Avenue was originally subdivided as Lot 3 of in Deposited Plan 11978 in the Bilgola Estate subdivision offered by auction on the 18th February 1923. Two of the allotments (Lots 2 & 3) with frontage to the Bilgola Creek were purchased by Harry James Brigrien. A caveat on the title ensured that stone or brick and tile were used. Although much of the external walling is in timber framed construction, brick, tile and shingles feature on the main elevations. Brigrien built a small house speculatively on Lot 3 as a holiday retreat, similar to many others on the northern beaches¹². It was certainly completed by October of 1923 as explained below.

The house was purchased on 7th September 1923 by Vere Evans a “Motor Importer”. Tragically Evans was killed in a motoring accident just days before the deed was registered.¹³ He was a man in his early 30’s with no dependants. In these circumstances, the property was on the market soon afterwards described as:

“BRICK and WOOD BUNGALOW, tile roof, new, situate on Lots 2 and 3, Bilgola Estate, 165ft to Barrenjoey road x 118ft, fully furnished. A choice secluded spot, situate between Newport and Palm Beach, being portion of the late Colonel Oswald Watt’s property, situate right at the surf beach. EASY TERMS will be given. .¹⁴

Despite the advertisement, the property was not sold until the following year, this time to Albert Ernest Laurence, a Sydney Solicitor and friend of Evans.¹⁵

The house was next transferred to Ernest William Watts. Mr Watts was a Chemist who had established a pharmacy at Epping in 1913, close to the School of Arts.¹⁶ As his business was based in Epping, it is likely that the house functioned as a holiday bungalow for his family and may also have been let for holidays. Watts owned the house until 1940 when he sold it to Sydney George Jones described on the title certificate as “Retired”.¹⁷



Source: Provided by Owners as obtained from previous owner.

Figure 43: “The Palms” – photo dating from c 1940’s showing Bilgola Avenue frontage with pipe and wire fencing.

¹² Attributed to a Mr Powell (builder) by Eric Martins & Associates 2003

¹³ SMH 17-09-1923 - Funeral Notices p10.

¹⁴ SMH 27-10-1923 – Advertising p5.

¹⁵ SMH 17-09-1923 – p10 – A E Laurence is noted as one of the mourners attending Evan’s funeral.

¹⁶ The Cumberland Argus and Fruitgrowers Advocate – Sat Nov 1913 – P8

¹⁷ NOT George Sydney Jones the prominent Sydney Architect who had died in 1929.

The next owner in 1966 was Robert Gordon Fillingham, Anglican Archdeacon of the North Sydney Diocese. It is not clear that the Archdeacon owned the property in his own right as the land title included first V C Hughesdon and later K C Hughesdon as joint tenants. Both were solicitors in a Sydney Law firm, suggesting a possible trust arrangement was in operation. Ownership may well have been on behalf of the Anglican Church given the responsibilities of an Archdeacon within the Anglican Church.

In any event the house may have seen visits from prominent Anglican Clergy, given its ownership by the Venerable R G Fillingham. He was awarded an M.B.E. in the New Year Honours List of 1980. His passing was noted in the proceedings of the Anglican Synod of 1997.¹⁸

Although Fillingham was notable within the Anglican Church in Northern Sydney, it is unlikely that this confers great associational significance given the relatively short period of ownership which lasted about seven years in a career of more than 60. Further research may yield additional information but there is no evidence identifiable in the extant fabric to demonstrate this association.

In 1973 ownership was transferred to a company, Gregell Pty Ltd and subsequently mortgaged twice. This provides a reasonable basis for identifying Gregell Pty Ltd as being responsible for the major rear additions and, of course, any collateral losses of fabric.

The next owners were Norma Keegan and David Livingston with subsequent transfer to David Livingston & Nola Livingston as joint tenants, bringing us to the late 20th Century and more contemporary owners.

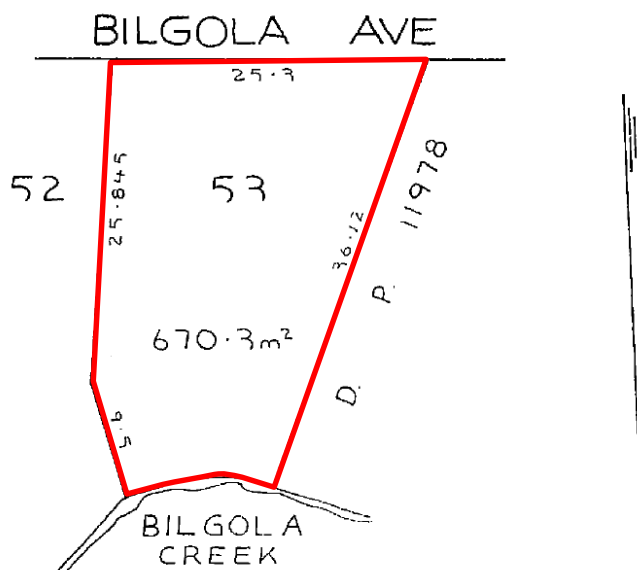


Figure 44: Subdivision in 1973 into 3 portions. Land Titles Volume 10193 Folio 194.

1. Summary History – 3 Bilgola Avenue

The Bilgola Estate subdivision dates from 1922. The house was built by the first owner Harry James Brigien as a speculative holiday house on two allotments. It was complete by September of 1923 when it was transferred to Vere Evans. He died in a motoring accident near Tenterfield and the house was acquired by owner Ernest Laurence as a holiday bungalow.

Ernest Watts, a pharmacist, owned it between 1926 and 1940 and it is likely that he was responsible for modifications to the North West side adding a bay window and side entry. The

¹⁸ <http://www.sds.asn.au/site/101418.asp?ph=sy> (proceedings of Anglican Synod of 1997)

extensive panelling is also likely to have been added internally and is stylistically consistent with the Inter-War period.

From 1940 to 1966 it was the retirement home of Sydney Jones and between 1966 and 1973 it was in the care of R. G. Fillingham, Anglican Archdeacon of North Sydney. It is unlikely that there were many major changes from 1940 to 1973 when new owners Gregell Pty Ltd developed the split level rear additions replacing earlier service areas.

The relatively small numbers of owners and the possible use for many years as a holiday house rather than as a residence have contributed to the highly intact interior of the *main house form*.

5 ASSESSMENT OF SIGNIFICANCE

5.1 Assessment against NSW Heritage Branch guidelines

Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. The following assessment is based on the Documentary & Physical evidence. The assessments contained in the current Inventory Sheet (tinted) are provided with suggested amendments arising from the additional research and fabric analysis.

The following table shows assessment against the criteria as listed in the current Inventory sheet (tinted & italic) and the suggested wording based on the research and analysis of fabric contained in this CMS Report.

CRITERION	SIGNIFICANCE
Assessment Criteria	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
SHR Criteria a) [Historical Significance] PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p>No 3 Bilgola Avenue is part of the 1920's Bilgola Estate subdivision. The irregular shaped block was developed with a modest bungalow around 1923. This was used as a holiday retreat and then as a residence.</p> <p>A second allotment was acquired during the late 20th Century and a Garage / Loft built.</p> <p>The original bungalow is one of a handful of surviving houses from initial development in the Bilgola Estate in the 1920's.</p>
<i>Pittwater Heritage Inventory text.</i>	<i>Criteria a) The lot was created in the Bilgola Estate Subdivision in 1922 and is therefore associated with early development of the area. The house was constructed after the 1922 subdivision and has remained an integral part of the history of the area since.</i>
SHR Criteria b) [Association Significance] PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p>Its owners and occupants were not prominent but were members of the wider community in Northern Sydney.</p> <p>The property is not regarded as having significant associations.</p>
SHR Criteria c) [Aesthetic Significance] PROPOSED TEXT BASED ON ADDITIONAL ASSESSMENT Colin Israel – Heritage Advice	<p>3 Bilgola Avenue is significant for retaining its form as a brick, tile and shingle bungalow with a wide integral verandah on two sides.</p> <p>Later sympathetic alterations add to its appeal as an Inter-War bungalow.</p> <p>Additions at the rear in the 1970's are unsympathetic in form but use sympathetic materials.</p> <p>Its interior demonstrates Inter-War windows and joinery, dark timber panelling and plaster with cover battens that demonstrate tastes prevalent in the Inter-War period.</p> <p>The sparing use of dark brickwork, shingles and tiled roof externally is characteristic of the period and an appropriate expression for a bungalow in a coastal dune setting.</p> <p>Later structures associated with "The Palms" include substantial 1970's additions and the Garage / Loft building located on a separate land parcel. These contribute little to its significance and would not need to be</p>

	<p>conserved. The added allotment is not considered significant in its own right.</p> <p>The sandstone lined watercourse that bisects these allotment, together with a garden surround of remnant cabbage tree palm, other sub-tropical palm, fern and ornamental plantings provides a secluded and charming setting for the House.</p>
Pittwater Heritage Inventory text.	<p><i>Criteria c) The setting of the house among the palms and the sandstone drainage channel with stone bridges create a high aesthetic appeal and greatly enhance the setting, while reflecting the history of the area and the subdivision (Eric Martins & Associated 2003).</i></p> <p><i>The Palms is also architecturally significant due to the retained 1920's features. The house is an excellent example of a 1920s bungalow with unusual features such as the extensive use of timber shingles externally and the fine dark timber detailing internally.</i></p> <p><i>The 1920's architectural features and the formal planting of palm trees in rows in the garden are important elements of the aesthetic appeal.</i></p>
NOTE:	<p>Data from a recent detail survey and arborists report do not support the assertion that the palm trees follow a formal planting layout. Formal planting did occur elsewhere in Bilgola based on extant photos but gardens on this site appear to have evolved from original vegetation and informal plantings.</p> <p>It is recommended that this statement be amended to reflect the natural values of the planting as opposed to formal garden values.</p>
	<i>Criteria d) Social significance of the place requires a more detailed study to ascertain its value for the local community. However, it could be anticipated that the house's early construction would provide a historical connection to the local community.</i>
SHR Criteria d) [Social Significance] PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p>Research has not demonstrated that the house has “strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons”.</p> <p>Its origins as a holiday house are counter to the assertion that the house has “a historical connection to the local community”.</p> <p>The house does not meet inclusion guidelines for listing for Social Significance.</p>
	<i>Criteria e) The house has potential to provide evidence on the construction system of 1920s cottages.</i>
SHR Criteria e) [Technical Significance] PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p>The construction methods used are not innovative and potential for new information is low. The house was speculative in design and construction rather than bespoke.</p> <p>The house does not meet inclusion guidelines for listing for Technical Significance.</p>
SHR Criteria g) [Representativeness]	<i>Criteria g) The house is representative of and an excellent example of a 1920s style cottage.</i>

SHR Criteria g) [Representative Significance] PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p>The original <i>main house form</i> is substantially intact and a representative example of an Inter-War bungalow initially intended as a holiday cottage.</p>
Integrity/Intactness:	<p><i>Integrity / Intactness: The c.1975 extensions to the south are not assessed as having any heritage significance as they are out of character and inconsistent with the original house.</i></p>
Integrity/Intactness: PROPOSED TEXT BASED ON ADDITIONAL RESEARCH Colin Israel – Heritage Advice	<p><i>“The Palms” retains its brickwork, tiled roof, verandah details, windows and doors, verandah flooring, shingled cladding, verandah soffits externally.</i></p> <p><i>Its interior joinery including dark stained panelling and ceiling battens, dark stained doors and windows and its fireplace surround remain highly intact. The original rear (possibly skillion) ancillary rooms including the original kitchen have been lost.</i></p> <p><i>The verandah is capable of interpretation in its present form without removing later partial enclosures. This would be permissible but not mandatory as the present verandah is sympathetic in character and generous in extent.</i></p>
Management	<p><i>A second storey addition was approved in 2005 (OA No. N0968/03) after extensive negotiations with the owner/applicant.</i></p> <p><i>The house should be retained and conserved. A Heritage Impact Statement should be prepared for the house prior to any major works being undertaken. Archival photographic recording, in accordance with Heritage Council guidelines, should be undertaken before major changes. Further conservation or adaptive works should be guided by a Conservation Management Strategy.</i></p>
	<p>REFER FURTHER MANAGEMENT TABLES IN THIS CMS</p>
Statement of Significance	<p><i>The Palms is one of the first houses after the subdivision and with the older section of the house, to the north, an excellent example of a 1920s bungalow externally and internally this house is architecturally significant. It is culturally important as it associated with the early subdivision of Bilgola and its relatively intact condition. The formal planting of palms and the sandstone drainage channel with stone bridges creates a setting of high aesthetic significance which enhances the architectural significance of the house.</i></p> <p><i>The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</i></p> <p><i>The lot was created in the Bilgola Estate Subdivision in 1922 and is therefore associated with early development of the area. The house was constructed shortly after the 1922 subdivision, as a holiday house by Mr Powell, possibly a local stonemason. It has remained an integral part of the history of the area since.(Eric Martins & Associated 2003)</i></p>

<p>Statement of Significance</p> <p>PROPOSED TEXT BASED ON ADDITIONAL RESEARCH</p> <p>Colin Israel – Heritage Advice</p>	<p>The Palms is one of the first houses after the subdivision and with the older section of the house, to the north, an excellent example of a 1920s bungalow externally and internally. This house is architecturally significant as a representative Inter-War bungalow.</p> <p>It is culturally important for its association with the 1920's Bilgola Estate subdivision and for the intact condition of its main house form and interiors.</p> <p>The sub-tropical gardens include native cabbage tree palms that create a setting of high aesthetic significance which enhance the architectural significance of the house.</p> <p>The setting is further enhanced by its relationship to the sandstone lined Bilgola Creek channel with stone bridges providing foot access. The channel is not part of the listing but would justify listing in its own right.</p> <p>The later inclusion of a separate allotment containing the Garage / Loft building provides a buffer to the setting but is not itself significant.</p> <p>The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</p> <p>Historical Notes:</p> <p>The Palms is part of the Bilgola Estate Subdivision of 1922 and was developed soon after its purchase in early 1923.</p> <p>By September of 1923 a small bungalow had been built as a holiday house possibly by Mr Powell a local stonemason.</p> <p>Subsequent owners included Ernest Watts, a pharmacist from Epping and Sydney Jones who live in retirement here from 1940 to 1966. The Palms was then owned in the name of Archdeacon Fillingham for several years.</p> <p>In the 1970's the rear of the bungalow was altered with addition of a split level glass and timber structure. The main house form was retained largely intact and retains significance as a representative Inter-War bungalow.</p>
<p>Level of Significance</p>	<p>Local</p>

Part 2 – Conservation Policy and Management

6 ASSESSMENT OF SITE

6.1 Gradings of significance

From the publication *Assessing Heritage Significance* produced by NSW Heritage Branch:

“Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components. While it is useful to refer to the following table when assessing this aspect of significance it may need to be modified to suit its application to each specific item.”

GRADING	JUSTIFICATION	STATUS
EXCEPTIONAL	Rare or outstanding element directly contributing to an item’s local and State significance.	Fulfil criteria for local or State listing.
HIGH	High degree of original fabric. Demonstrates a key element of the item’s significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
LOW	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
INTRUSIVE	Damaging to the item’s heritage significance.	Does not fulfil criteria for local or State listing.

“The Palms” and secondary structures have been assessed in this section to identify areas of differing levels of significance.

Generally speaking areas of Exceptional and High significance should not be altered.

Areas of Low significance or Intrusive elements can be demolished or altered providing new elements are sympathetic.

Spaces identified as being of Moderate significance may be altered in a sympathetic manner if necessary. Alteration of such spaces should be confined to modified or new fabric with any remaining original fabric retained.

6.2 Grading of Significance – House

ELEMENT	GRADING OF SIGNIFICANCE	RECOMMENDED MANAGEMENT (All subject to heritage impact statement and Council's LEP and DCP heritage controls & DA process)
"Main House Form" = Areas covered by main tiled roof including verandah	High	Retain main roof form and Marseille Pattern terra cotta tiling as main roof material. Retain original hand split casuarina species shingles to main house form.
Verandah	Exceptional	Retain & Conserve - (Retain / only repair "like for like"): Integral verandahs including: <ul style="list-style-type: none"> • front steps • brick base courses and piers, • paired timber stub posts, • timber flooring, • shingled valence and balustrades, • battened sheet linings, soffit and cladding Note: Retain original shingles and repair only to replace any damage or deteriorated shingles.
Living Room & Hallway	Exceptional	Retain & Conserve - (Retain / only repair "like for like"): <ul style="list-style-type: none"> • dark stained timber windows & doors • dark stained multi-pane windows sashes • dark stained timber panelling • dark stained battens and sheeted ceilings • original ceiling mounted light fittings • dark stained timber fireplace surround • "Ingle Nook" form with lowered ceiling • timber flooring Note: Do not paint dark stained timber – use only traditional materials in repairs and restoration.
Dining Room Including side entry & bay window	Exceptional	Retain & Conserve - (Retain / only repair "like for like"): <ul style="list-style-type: none"> • dark stained timber windows & doors • leadlight sashes and leadlight glazed doors • dark stained timber panelling • original part-raked plaster ceiling with battens and brackets • dark stained timber fireplace surround • timber flooring
Main Bedroom & Enclosed verandah off Main Bedroom	High	Retain & Conserve - (Retain / only repair "like for like"): <ul style="list-style-type: none"> • dark stained timber doors & joinery • multi-pane windows sashes • dark stained timber panelling • dark stained battens and sheeted ceilings Ceramic tiling to verandah enclosure may be removed if timber floor is reinstated OR if replacement flooring is more sympathetic to Inter-War values based on HIS assessment at the time.
Bathroom enclosed off verandah	Moderate	Retain & Conserve - (Retain / only repair "like for like"): <ul style="list-style-type: none"> • leadlight sashes and leadlight glazed doors • original part-raked plaster ceiling with battens Fittings, fixtures, tiling may be upgraded in future subject to HIS assessment at the time.

6.3 Grading of Significance – Setting

Front garden & side garden & Rear Garden setting.	High	Retain and enhance sub-tropical palm grove character in accordance with specialist advice. Arborist's report necessary for removal of trees, subject to Council requirements. (see also In this document)
Rear 1970's split level additions	Low / Intrusive	Demolish / Replace as necessary subject to HIS assessment and policies in this CMS Report.
Rear Freestanding Garage / Loft	Low / Intrusive	Demolish / Replace as necessary in future. Replacement structure to be subject to HIS assessment. Any replacement must be designed to be more sympathetic and retain qualities of the setting of The Palms.

7 STRENGTHS, WEAKNESSES, OPPORTUNITIES & CONSTRAINTS

7.1 Strengths

The strengths of “*The Palms*” are outlined in the following points:

- “*The Palms*” is relatively intact within the main house form.
- “*The Palms*” is in relatively good condition apart from 1970’s additions
- Garden settings around “*The Palms*” have retained the sub-topical palm grove character.
- Past intrusive additions of the Garage / Loft Annexe does not detract from Bilgola Avenue streetscape presentation as it is located to the rear

7.2 Weaknesses

The weaknesses of “*The Palms*” are outlined in the following points:

- Increasing maintenance costs & limited accommodation.
- Requirement for continual maintenance in the form of pest control, minor repairs & damage from rising damp.
- Continuing progressive repairs to tile roofing, brick base walls and timberwork

7.3 Opportunities

The opportunities present in “*The Palms*” are outlined in the following points:

- “*The Palms*” site is sufficient to allow a major addition by means of an attached pavilion to rear of “*The Palms*” with minimal interference to existing bungalow form and fabric.
- Preferred Option for additional accommodation would be to build a separate pavilion connected to the rear of “*The Palms*” . This would need to maintain sufficient separation and adopt a subservient scale using contemporary materials.
- Large garden areas provides opportunity for major extension with sufficient gardens retained to ensure retention of the existing sub-tropical palm grove setting.

7.4 Constraints

The constraints present in “*The Palms*” are outlined in the following points:

- Requirement to retain front setting immediately in front of “*The Palms*” .
- Compliance with the curtilage in future adaptation and development.
- Cost of maintenance particularly to brick, tile, shingle and other timber - current and continuing

8 CONSERVATION APPROACH SUMMARY

The following summary is based on the document *Conservation Management Strategy (CMS) Part 2: Conservation Policy and Management sections* published by the NSW Heritage Office.

8.1 General Statement of Conservation Approach

The present and previous owners have maintained the residence to a good standard of repairs and maintenance.

The recommended conservation approach for this local heritage item is to continue with the existing approaches to fabric maintenance. A schedule of works has been prepared which comprises three sections:

1. Works Required with proposed Additions & Alterations DA.
2. Progressive Repairs
3. Ongoing Maintenance

These works are intended to reinstate missing components and landscape elements, allow for repair of previously altered or damaged internal and external fabric, and allow planning for continuing maintenance and expected long term expenses which will arise as part of the long term care of the item.

8.2 Owner's or steward's requirements

The owner of the property wishes to redevelop the property retaining the “*The Palms*” as an integral part of the new family residence. The heritage impacts of this proposal are assessed in Part 3 of this report. “*The Palms*” is to be linked to the major addition.

The present owner has maintained “*The Palms*” to a high standard and attended to all necessary repairs and maintenance of original fabric.

Works in Section 1 of the Schedule of works are required to be carried out in conjunction with the major Additions DA.

8.3 What are the items/fabric that must be conserved?

“*The Palms*” is altered in parts but is capable of demonstrating the general lifestyle and early 20th Century development in Bilgola Beach. Features from the initial period of use of “*The Palms*” are regarded as worthy of retention. (C 1923 – C 1940)

All elements identified of being of Exceptional or High significance are to be conserved. Elements of Moderate significance should be conserved as much as possible. Generally speaking no changes (except for maintenance, repair and conservation works) should be conducted on the facades apart from the south western facade other than as indicated in the attached schedule of conservation and maintenance works. The garden immediately in front of “*The Palms*” is to be retained but may be modified to enhance the setting as part of the evolving character of the garden setting.

8.4 What are the elements / fabric that can be altered?

See also Gradings of Significance

Areas that have been previous altered (generally those identified as being intrusive or of low significance, and some areas of moderate significance) may be altered if required in a sympathetic way. These areas include previous additions, bathrooms, kitchen and sunroom enclosure to the south eastern side verandah.

Large alterations, additions or additional structures should be located to the rear of *“The Palms”* and have minimal impacts on views of *“The Palms”* from the Bilgola Avenue streetscape:

- The original house form including integral verandah, main tiled roof, original rooms within the envelope of the original house, interior joinery, multi-pane windows, leadlight windows, original hardware, doors including part glazed doors, dark stained timber panelling including architraves & skirting, dark stained timber fireplace surrounds, dark painted battened ceilings and contrasting plaster and details are of heritage significance and are to be conserved.
- Repairs to heritage fabric should be on the basis of “like for like” in terms of materials and traditional workmanship.
- Replacement of the Marseille pattern terra cotta roof tiles to the main roof should be in tiles of identical pattern and similar finish. Either unglazed or semi glazed terra cotta tiles of Marseille Pattern should be permissible.

The Garage / Loft structures may be retained, modified, demolished or replaced as necessary providing there are minimal additional impacts on views of *“The Palms”* from the Bilgola Beach Access Road.

Although not located on land that forms part of the heritage item, the sandstone channel of Bilgola Creek and the two stone bridges that provide pathway access between the lower and upper allotments should be retained and conserved as part of the extended visual curtilage of *“The Palms”*.

8.5 Archaeological material

“The Palms” is not identified or listed as a known or potential archaeological site in Pittwater Draft LEP 2014. The conservation works proposed will not require excavation of *“The Palms”*.

8.6 Who should receive copies of this document?

Copies of this document and all attachments are to be retained by the owner, Pittwater Council and Heritage Advice. Council may, at its discretion issue a copy to the Heritage Branch of the NSW Department of Planning & Environment.

8.7 Review

This plan should be reviewed every ten years, in consultation with the local Heritage Adviser or when any DA affecting the item is proposed.

9 CONSERVATION POLICIES

9.1 Policies for the Curtilage and Setting

Retain and enhance the immediate front garden setting of “The Palms”.

The Palm and sub-tropical gardens of “The Palms” both in front and along the watercourse to the rear of “The Palms” are essential features of the setting. The effect of the gardens can be maintained by retention of principal plantings informed by arborist’s advice, together with Inter War sandstone features, garden forms and plants.

The emphasis should be on an informal sub-tropical garden effect with free form paths, borders and beds, rather than a highly manicured and formal garden treatment.

Burra Charter Article 8: Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

9.2 Policies for the Fabric

Conserve significant original and / or 1930’s fabric

Identified sympathetic features of the setting should be conserved. These include:

Setting:

- Existing gravel and concrete pathways may be retained, replaced or removed.
- Sandstone garden steps to be retained where required.
- Retain & conserve Cabbage Tree Palms to arborists recommendations.
- Retain sub-tropical character of garden setting.
- Reinforce garden setting with additional compatible planting to owner / occupants requirements.

The original beach house character including original C. 1923 fabric or sympathetic Inter-War alterations should be conserved and sympathetic or original materials maintained and repaired. For purposes of this schedule reference to the “*main house form*” includes all rooms, verandah under the original main tiled roof and north western side bay window.

Exterior *main house form*:

- Roof form of main bungalow is to be maintained including integral front verandah in its current configuration.
- Roof features including retained rough stuccoed chimneys.
- Retain & repair original shingle and batten & sheet linings to verandahs.
- Inter-War timber windows & doors to be retained and conserved.
- Later Inter-War leadlight windows including dining room bay to be retained and conserved.

Interior *main house form*:

- Retain & conserve Inter-War windows, doors, glass, joinery and associated original hardware.
- Retain both fireplaces together with expressed brick, joinery fire place surrounds
- Retain and conserve dark stained timber panelling, skirtings, architraves, doors, mouldings and other components of wall linings.
- Retain existing plaster and cover batten ceilings

- Retain existing timber floorboards to living room, hallway, main bedroom and dining room.

Policies for Fabric identified as Intrusive

Fabric identified as intrusive can be further altered or removed.

- Subject to input from a heritage specialist, existing non Inter-War intrusive finishes and fittings may be removed and replaced with more sympathetic finishes and fittings.

These include:

- non Inter-War tiling to the Living Room fire place,
- non-original ceiling mounted and wall mounted light fittings
- non-original floor tiling to enclosed area of verandah off Main Bedroom.

Alterations and new work should be sympathetic to the character and significance of *"The Palms"*

Intrusive 1970's Additions & Secondary structures

- Existing 1970's rear additions and alterations to rear of *"The Palms"* are in poor condition and not of the period 1923 – 1940's.
- These additions may be demolished subject to Heritage Impact Statement that ensures changes are permissible under heritage provisions of Council's LEP and DCP provisions

AND:

- Any replacement building forms should be subservient to the *main house form* in scale and character.
- Such additions should not dominate the *main house form* or create a contrast with it that detracts or distracts from its qualities as a representative Inter-War Bungalow.
- Colours and materials should distinguish new work from the *main house form*
- Colours and materials may be contemporary but should be recessive relative to the treatment of the *main house form*
- The Garage / Loft building structure is not significant and moderately intrusive. This structure may be demolished, altered or replaced to more sympathetic forms or retained.

9.3 Policies for future development

Development Potential of site

Potential exists for major additions or alterations to the rear of the property as identified in the Opportunities for *"The Palms"*. Any new additions to the rear of *"The Palms"* should be lightly attached or separate and are to be designed to be subservient in scale and character to the original bungalow and should not be highly visible in public views of the item from Bilgola Avenue.

10 SCHEDULE OF WORKS

Proposed works are divided into three time periods:

1. **Works Required with Proposed DA**
2. **Ongoing Maintenance**

These works are intended to reinstate missing components and landscape elements, allow for repair of damaged internal and external fabric, and allow planning for continuing maintenance and expected long term expenses which will arise as part of the long term care of the item.

The Burra Charter definitions of the following words apply throughout this report and are used here to distinguish between the different types of work proposed.¹⁹

1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

1.3 Fabric means all the physical material of the place including components, fixtures, contents, and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

1.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

1.7 Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

1.9 Adaptation means modifying a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 Setting means the area around a place, which may include the visual catchment.

1.13 Related place means a place that contributes to the cultural significance of another place.

¹⁹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999

10.1 Works Required in conjunction with & Alterations DA

These works are to take place in conjunction with the subdivision and development of the backyard. These works relate mainly to enhancing the heritage value of the existing bungalow and are mostly external. They include repair of damage, removal of additions and reinstatement of missing elements as well as landscaping.

10.1.1 Schedule of Works – Exterior & Grounds

Table 1: Schedule of External Works – Including those recommended in conjunction with Proposed DA.

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	NEW WORK	WORK	PERIOD
Gardens						X			Remove weeds, grasses or self seeded plants growing in close proximity to “The Palms” or Garage / Loft to arrest / prevent damage to footings or brickwork.	Ongoing Maintenance
Front Garden				X					Maintain front garden zone with planted beds to suit taste of owner & character of sub-tropical setting. Avoid planting of new major trees or shrubs that might further obscure glimpses of “The Palms” as seen from the approach along Bilgola Avenue.	Ongoing Maintenance
Paths and Paving				X				X	Maintain front garden zone with natural paving materials including gravel, sandstone, brick edging, sandstone steps to front verandah.	Ongoing Maintenance
Verandah Brick Base			X						Repoint lost or friable brick joints using compatible lime mortar to traditional mixes, matching the colour & strength of existing mortar to suit brickwork. Joints should be struck to match existing jointing.	Recommended in conjunction with proposed DA alterations & additions.
Drainage		X						X	Assess and provide remedial drainage adjacent to brick base to front verandah. Replace stormwater lines if missing to direct roofwater away from foundations.	Recommended in conjunction with proposed DA alterations & additions.

10.1.2 Schedule of Works – Building Fabric, Structure, Fittings

Table 2: Schedule of Building Works - Works Required with Alterations DA – Building, Fabric, Structure, Fittings – “The Palms”

ELEMENT DESCRIP-TION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	NEW WORK	WORK	PERIOD
Paint Schedule							X	X	Maintain external paint scheme as per based on existing sympathetic colours. Investigate any proposed changes to colour schemes before adopting.	Where Required in conjunction with new construction; then every 10 Years.
Roof Tiling								X	Existing tiles have been subject to exposure to coastal conditions. Retile with Marseille Pattern unglazed or semi-glazed terra cotta tiles.	Recommended in conjunction with proposed DA alterations & additions.
Roof								X	Repair/Replace any deteriorated elements such as valleys, flashing, gutters, downpipes or other roof elements.	Recommended in conjunction with proposed DA alterations & additions.
Roof	X			X					Clean & Inspect gutters & downpipes. Repair/Replace any deteriorated components.	Recommended in conjunction with proposed DA alterations & additions.
Perimeter drainage to base of verandah walls								X	Assess and provide remedial drainage adjacent to brick base to front verandah. Replace stormwater lines if missing; attach downpipes; direct roof & groundwater away from foundations.	Recommended in conjunction with proposed DA alterations & additions.
Perimeter Sub-Floor Ventilation								X	Remove North West Side brick path to reinstate sub-floor ventilation.	Recommended in conjunction with proposed DA alterations & additions.
Chimney & Fireplace							X		Retain existing roughcast stucco chimney. Check for loose or drummy sections. Repair / Patch with compatible materials and traditional methods. Sweep Chimney flues to reduce build-up of flammable waste internally.	Ongoing Maintenance Sweep annually (minimum).
Verandah				X				X	Inspect & Repair any damaged timber verandah framing with matching timbers & profiles.	In conjunction with proposed DA additions.
External Timber Shingle Cladding			X				X		Replace any damaged shingles boarding that cannot be patched or refixed with matching shingles. Paint to match existing.	In conjunction with proposed DA additions.

10.2 Schedule of Works – Grounds

No grounds or landscaping works scheduled in progressive repairs.

10.2.1 Schedule of Maintenance Works – Building Fabric, Structure, Fittings

These maintenance works are ongoing and need to be carried out regularly to ensure the long lifespan of the building. This section also includes major repairs or replacement works such as replacement of the roof, allowing planning and allocation of funds for large expenses in the future.

Table 3: Schedule of works - Progressive Repairs & Maintenance Schedule – “The Palms”

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	NEW WORK	WORK	PERIOD
Metal Roofing		X	X						Check for loose, broken, or corroded sheets. Repair/replace to ensure roof is watertight.	Annual / Following severe weather
Roof Elements	X	X		X					Inspect gutters & downpipes, clear out. Repair/Replace any deteriorated elements such as capping, valleys, flashing, gutters, downpipes or other roof elements.	Every 12 months
Interior timber floors – Main the bungalow (Front Rooms)			X						Timber floorboards worn. Sand and refinish where necessary. Treat wear patterns with stain. Protect with mats areas subject to wear. Where carpet is required use nail battens NOT Glued on systems.	5 Years or if worn.
Internal Painting							X		Protect stained timber finishes with compatible traditional coatings and finishes.	AS / IF REQUIRED
Plaster / Sheet Wall linings			X						Repair any minor cracks using plaster fillers to match existing - Patch Paint.	AS / IF REQUIRED
Fibrous Plaster & Battened ceilings		X	X						Inspect and repair if necessary. Check for any signs of sagging, deterioration and/or leaks and address issues.	AS / IF REQUIRED
(Altered) Fireplace - lounge			X						Replace late ceramic tiles with more sympathetic tile or stone finish. Clean & reinstate. Retain dark stained timber fire surround in present form.	Generally
Bathroom				X					New bathroom fit out to replace 2000's As / If Required to HIS and Council DA	Generally

10.2.2 Schedule of Works – Building Systems and Pest Control

Table 4: Schedule of works - Ongoing Maintenance – Building Systems and Pest Control – “The Palms”

ELEMENT DESCRIPTION	CLEAN	INSPECT / REPORT	REPAIR / TREAT	MAINTAIN / REPLACE	TEST / CERTIFY	ATTEND	CONSERVE / INTERPRET	NEW WORK	WORK	PERIOD
Electrical					X				Test all electrical systems, switchboards, earth leakage breakers.	Annual / after any upgrade
Fire Safety					X				Audit & implement	To Regs & Standards
Smoke Alarms					X				Test	AS Required by Regs & Standards
Lights	X			X					Relamp & Clean all light fittings with appropriate cleaner/polish	6 months / as required
Drains and Sewers	X		X						Maintain drains and sewers in good order. Clear promptly and remedy cause.	ASAP
Site Drainage	X			X					Clear Drains, pits, sumps and grates.	6 monthly
Taps & Cisterns		X		X					Replace Washers - Attend to dripping taps and leaking cisterns promptly	ASAP / Annual
Hot Water Systems		X		X					Check Pressure relief valve, anodes, Thermostatic Valves,	As per Manufacturer's Instructions
Mechanical*		X			X				Inspect, clean filters, grilles & vents & A/C Equipment – as per manufacturers maintenance manual.	not less than Quarterly.
Termite Control		X	X		X				Check for termite infestation & implement eradication program. Provide Inspection certificate.	12 Months
Insects & Spiders			X						Professional check for activity - Spider barrier treatments refreshed.	As Recommended by Licenced Applicator
Vermin		X	X						Professional check for activity	Annual
Birds				X					Check for soiling, nests or ineffective deterrents.	Annual

Part 3.....

11 STATEMENT OF HERITAGE IMPACT**3 BILGOLA AVENUE****BILGOLA BEACH NSW 2219****11.1 Statement of heritage impact for:**

[Name of heritage item, item within a conservation area or site in the vicinity of a heritage item.]

3 Bilgola Avenue Bilgola Beach, a single storey Inter-War bungalow with rear additions

"The Palms" is listed as a local heritage item in Schedule 5 of Pittwater LEP 2014.*"The Palms"* is not located within a conservation area but adjoins a 1970's house recently listed as a heritage item *"Palm House"* and its garden.**11.2 This statement forms part of the statement of environmental effects for:**

[A brief description of proposal.]

major addition to rear of *"The Palms"*, linked to form single residential dwelling.

Includes Repairs & Conservation as required.

11.3 Reference:

[Reference number/s for the heritage item and/or conservation area (name the area), taken from LEP or REP schedule, or heritage study inventory.]

Pittwater LEP 2014 Schedule 5 Part 1 - Heritage Items

Bilgola Beach	"The Palms" (house)	3 Bilgola Avenue	Lot 53, DP 517038; Lot 133, DP 752046	Local	2270016
Suburb	Item name	Address	Property description	Significance	Item No.
Bilgola Beach	Cottage	3 Bilgola Avenue	Lot 3 DP 153150	Local	I 203

11.4 Address and property description:

[of heritage item, item within a conservation area or site in the vicinity of a heritage item.]

Lot 53, DP 517038; Lot 133, DP 752046

11.5 For:

[Name of client or owner, where manager or owner]

11.6 Prepared by:


Colin Israel,
Principal Heritage Consultant – Heritage Advice
Date: 8 July 2016

12 SUMMARY STATEMENT OF HERITAGE IMPACTS

12.1 The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The construction of a new split level rear addition linked to the original bungalow will allow the residence to be used as a contemporary family home. At present its use is constrained by the limited size of its rooms and an awkward split level arrangement for the rear 1970's addition.

The property lacks the accommodation necessary to satisfy the needs of the owners and is constrained by the deficiencies in design and construction of the past 1970's additions.

The new alterations and additions are sympathetic to the heritage item as they are outside and separate from the original *main house form* of "*The Palms*" and located to the rear.

The proposal allows for some conservation work to the brick base of the front verandah and drainage around "*The Palms*". The open area of pier footings at the rear would also be screened by lattice similar to present treatment along the sides. On removal of the 1970's additions some remedial work would be required to the rear of the house to reinstate its form with external rear walls. This would occur in areas previously altered and would be based on the construction of similar existing elements on the *main house form*.

In other respects, "*The Palms*" is quarantined from the proposed major addition and connected with a light glazed link situated to the rear of "*The Palms*".

The proposed alterations and additions will replace the rear 1970's split level additions that are poorly suited to contemporary living. These areas are identified as being of Low or Intrusive significance and the proposed works would not detract from significant heritage features or remove any significant heritage fabric.

Detailing is contemporary and contained within a footprint similar to the existing additions. The existing addition would be replaced with a more sympathetic contemporary flat roofed form that removes the intrusive form & detail of the 1970's rear additions. Shingle and sheet claddings similar to the original house would be used to close off the rear of the original house form to match in with the Inter-War character of the main part of "*The Palms*" in line with its traditional hipped tiled roof.

The generally intact Bilgola Avenue front elevation and original south east and north western side elevations of the item are to be retained virtually unaltered along with "*The Palms*" expansive front and rear sub-tropical gardens. This will retain existing significant views of the property as seen from the upper approach along Bilgola Avenue.

The development will assist the current property owners to continue to maintain their heritage listed property to the current high standard by reducing the intensity of occupation for family members into the future.

A schedule of works has been prepared as part of the Conservation Management Strategy for "*The Palms*", with works mainly comprising minor brick repointing and perimeter drainage. The existing rear 1970's additions are proposed for demolition.

12.2 The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

There are no impacts to public views to or from the heritage bungalow. Views of the new development to the rear are restricted by existing tree and shrub plantings, and the side fencing. The principal views of the item from the street are not obstructed in any way by the proposed development.

The dense screening provided by the palm gardens of both *"The Palms"* and *Palm House* effectively maintain the separate visual curtilages of each of these items.

Subdivision is not envisaged now or in the future. *"The Palms"* and the Garage / Loft would remain on a separate title. The existing visual curtilage defined in the Conservation Management Strategy should be adopted as a sound basis for future management of *"The Palms"* and its setting.

Based on the assessment as conducted in the Conservation Management Strategy for *"The Palms"*, the proposed additions and alterations entailed in this development are acceptable in term of their minimal impacts on significant fabric.

12.3 The following sympathetic solutions have been considered and discounted for the following reasons:

Further extension or additions to the existing heritage item were not considered as the most desirable form of development *"The Palms"* and would tend to obscure its simple Inter-War character. A previous approved DA involved substantially more alterations to *"The Palms"* including adaptation of the roof space for an attic room. While this may be revisited by some future owner, the extent of the alterations now proposed would obviate the need for further intervention with original fabric for the foreseeable future.

There would be some potential for alterations to the Garage / Loft building should this require replacement at some future time, particularly as the Garage is understood to be within designated flood zone. Any such proposal would be subject to separate heritage impact statement assessment, noting that this building and the additional Lot are historically separate from the development of *"The Palms"*. While part of the *"Extended Visual Curtilage"* of *"The Palms"* they do not form a part of its *"Lot Boundary Curtilage"*.

Any such future development should take the form of a single storey *"Attached Pavilion"* connected with a light link. This future option would be subject to Development Application supported by a Statement of Heritage Impacts. There is no intention on the part of the present owners to pursue this option however it should be open to any future owners to do so on the basis of the Conservation Management Strategy, given the mixed values of the *"The Palms"*.

The Change of Use proposed is assessed as sympathetic to the heritage item and beneficial in terms of its ability to contribute future funds towards the ongoing maintenance and care of the item.

13 HERITAGE IMPACT ANALYSIS

13.1 Statement of Heritage Significance for 3 Bilgola Avenue, Bilgola Beach

The following information shown in *italics* follows from the Assessment of Significance in Section 5 Above.

Summary Statement of Significance:

The Palms is one of the first houses after the subdivision and with the older section of the house, to the north, an excellent example of a 1920s bungalow externally and internally. This house is architecturally significant as a representative Inter-War bungalow.

It is culturally important for its association with the 1920's Bilgola Estate subdivision and for the intact condition of its main house form and interiors.

The sub-tropical gardens include native cabbage tree palms that create a setting of high aesthetic significance which enhance the architectural significance of the house.

The setting is further enhanced by its relationship to the sandstone lined Bilgola Creek channel with stone bridges providing foot access. The channel is not part of the listing but would justify listing in its own right.

The later inclusion of a separate allotment containing the Garage / Loft building provides a buffer to the setting but is not itself significant.

The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.

Historical Notes:

The Palms is part of the Bilgola Estate Subdivision of 1922 and was developed soon after its purchase in early 1923.

By September of 1923 a small bungalow had been built as a holiday house possibly by Mr Powell a local stonemason.

Subsequent owners included Ernest Watts, a pharmacist from Epping and Sydney Jones who live in retirement here from 1940 to 1966. The Palms was then owned in the name of Archdeacon Fillingham for several years.

In the 1970's the rear of the bungalow was altered with addition of a split level glass and timber structure. The main house form was retained largely intact and retains significance as a representative Inter-War bungalow

13.2 Proposed major addition

The proposed development is for a major addition to the rear of “The Palms” .

The addition is linked to the rear of the existing bungalow. It is set back behind the line of the main building form of “The Palms” and is secondary in scale being well below the existing ridge line of “The Palms” .

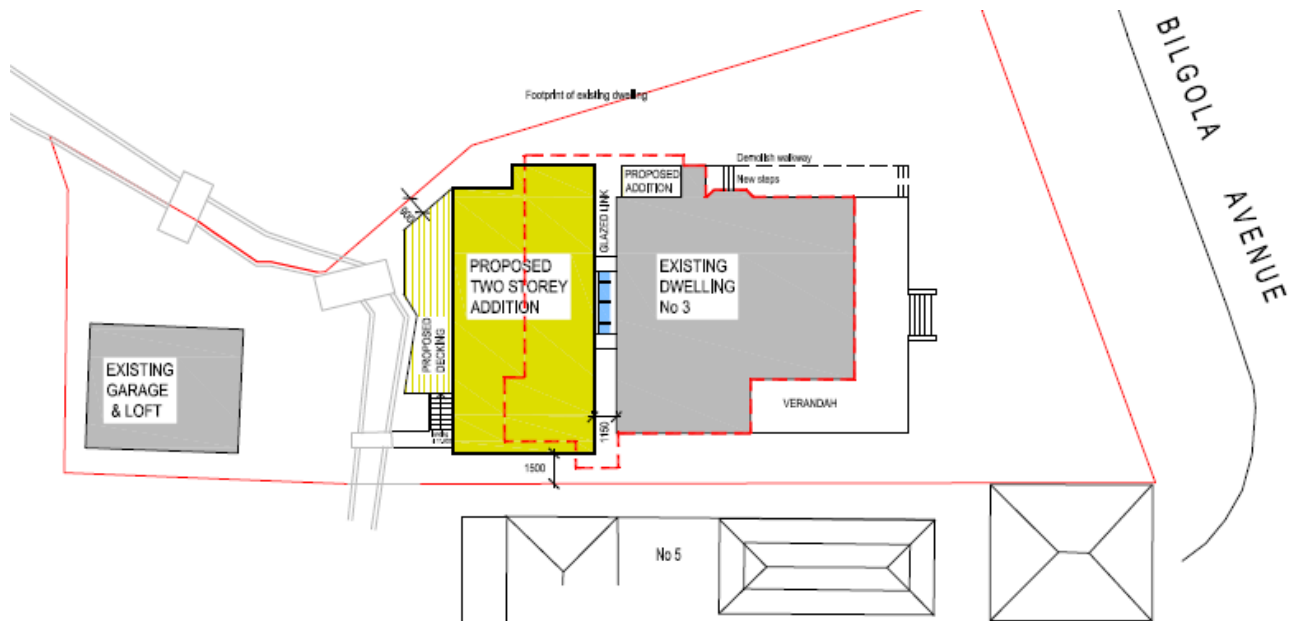


Figure 45: Site Plan based on Site Survey included in the DA drawings. Shows proposed major addition separated from the rear of the existing Bungalow. The red dotted line represents the existing rear 1970's additions proposed for demolition.

Source: The Site Foreman DA 2016 set.

14 REQUIRED QUESTIONS FOR A STATEMENT OF HERITAGE IMPACTS

14.1 New development adjacent to a heritage item (including additional and dual occupancies)

14.1.1 How is the impact of the new development on the heritage significance of the item or area to be minimised?

The new development will be located to the rear of the heritage item achieved within the existing footprint. The scale of the new development is identical to the existing and appropriate to that of the heritage item and surrounding development. Detailing is simple and sympathetic to the character of the item.

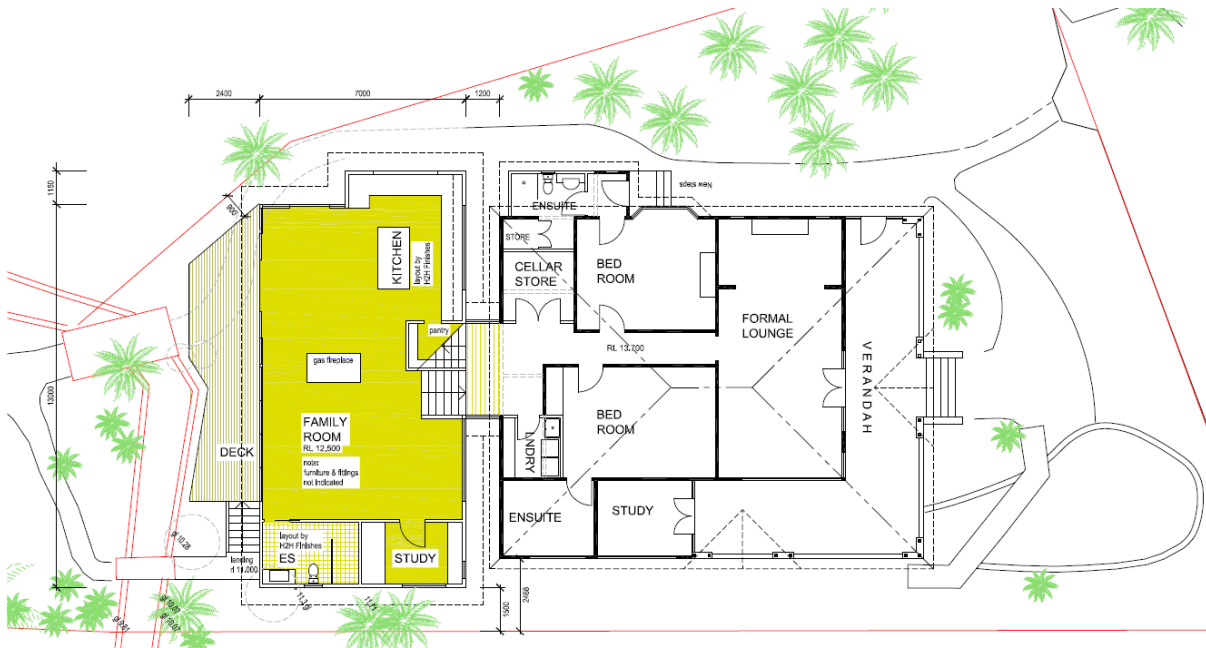


Figure 46: Ground Floor Plan showing split level pavilion addition connected to the main house form by a light link.

Source: The Site Foreman DA 2016 set.

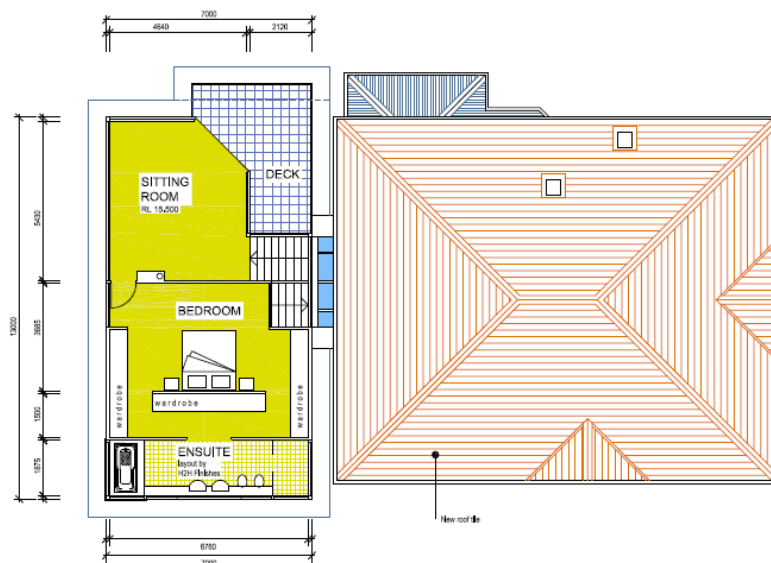


Figure 47: First Floor Plan showing upper split level of pavilion addition with original roof form of "The Palms" retained.

Source: The Site Foreman DA 2016 set.

14.1.2 Why is the new development required to be adjacent to a heritage item?

The development will assist the property owner to continue to maintain his heritage listed property to the current standard by ensuring continuity of occupation by tenants or family members into the future to assist with maintenance and management of the heritage item.

14.1.3 Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

"The Palms" is not identified as being of known or potential archaeological significance by Pittwater Council. Should any artefacts be uncovered during the course of the works, work should cease and the Heritage Branch be notified as required under the Heritage Act 1977.

14.1.4 How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The proposal will retain the existing fenced front garden of *"The Palms"* and the same rear garden as a reduced plot boundary curtilage. Most change to the item has taken place to the rear. The Porter Road frontage of the dwelling is largely unaffected by the proposal.

The retention of the front yard of the Main Residence without change will retain significant views of the property.

A schedule of works has been prepared as part of the Conservation Management Strategy for *"The Palms"*. Included in this schedule is the requirement to enhance the setting of the item by upgrading and improving the garden spaces to be more in character with Federation period gardens.

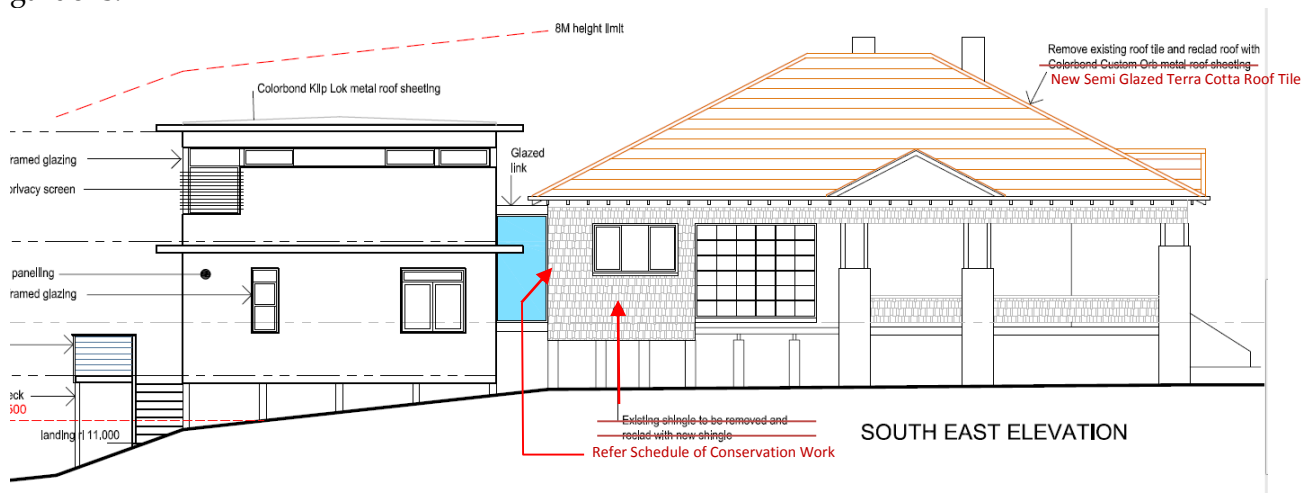


Figure 48: South East side elevation showing the relative scale of the major addition relative to *"The Palms"*

The major addition is split level and separated from the original house form with a light link. Materials and colours have been selected to tone with the existing house and its palm garden setting.

Source: The Site Foreman DA 2016 set.

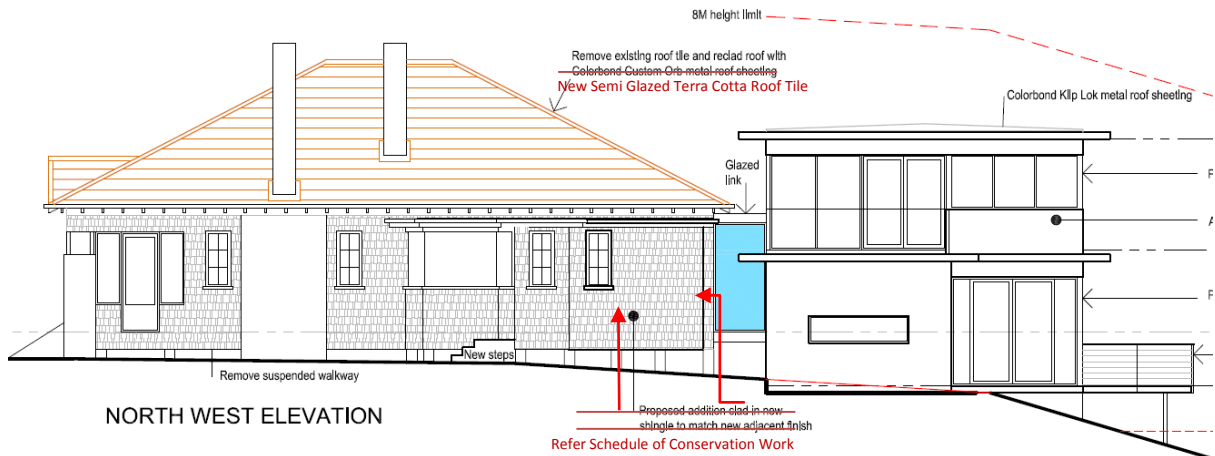


Figure 49: North West side elevation showing the relative scale of the major addition relative to “The Palms”
The major addition is split level and separated from the original house form with a light link. Materials and colours have been selected to tone with the existing house and its palm garden setting
Source: The Site Foreman DA 2016 set.

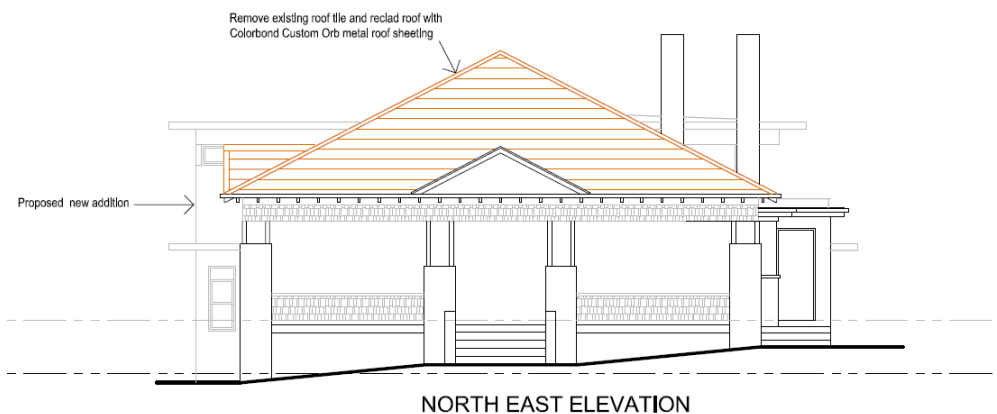


Figure 50: North East front elevation showing the relative scale of the major addition in background relative to “The Palms” in foreground. “The Palms” retains its original materials, colours and details and its front palm garden setting.

Source: The Site Foreman DA 2016 set.

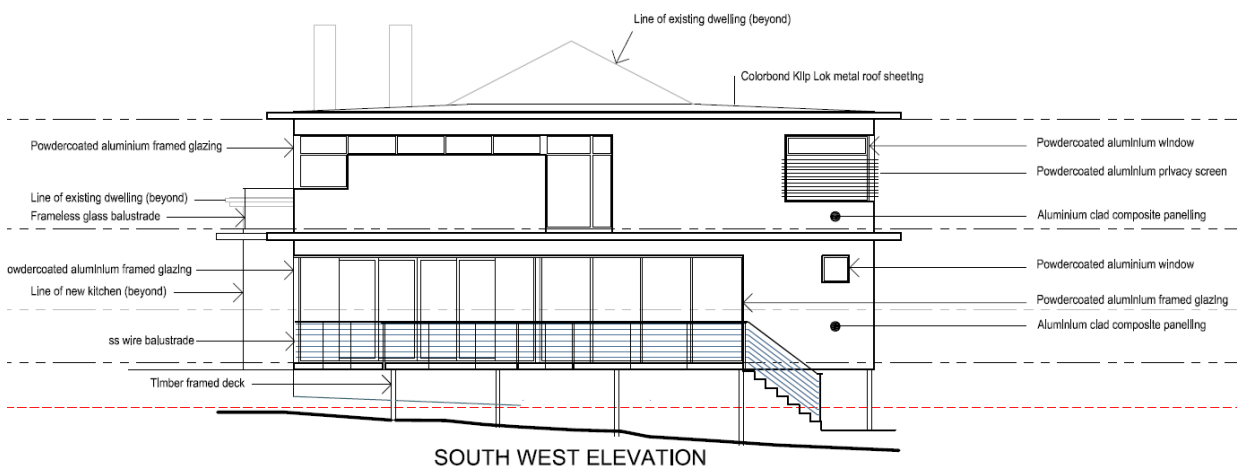


Figure 51: South East rear elevation showing the relative scale of the major addition in foreground relative to “The Palms” in background. The siting in terms of levels restricted by the expected flood level shown dotted red.

Source: The Site Foreman DA 2016 set.

14.1.5 How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

Principal views of the heritage item are from the western approach along Bilgola Avenue. Secondary private views are available from the neighbouring property at No 5 Bilgola Avenue. Neither principal nor secondary views of the item are obstructed in any way by the proposed development. The new development would provide a more sympathetic relationship with *"The Palms"* compared with the intrusion posed by the present rear addition.

In relation to the adjoining 20th Century Item *"Palm House"* by Richard LePastrier, the two items are visually separated by the siting of *"Palm House"* on its southern boundary, set at an angle from *"The Palms"* and screened by the sub-tropical gardens of both. The two items can be considered to have sufficient separation so that development such as proposed would have no detrimental impacts on the neighbouring Palm House item (No 4 The Serpentine).

Impacts to views are assessed as minor and acceptable.

14.1.6 Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The new development is sympathetic to the significance of the heritage item.

The scale is appropriate being contained within a similar envelope to *"The Palms"* and its present 1970's addition.

14.1.7 Will the additions visually dominate the heritage item? How has this been minimised?

The proposed major additions are substantial in extent.

To mitigate potential impacts the potential of *"The Palms"* has been exploited as followings:

- The proposed major addition is situated to the rear of *"The Palms"*.
- The proposal has been designed to be subservient in scale relative to the heritage item.
- This is achieved by use of complementary materials, forms and a low pitched roof that is secondary in scale compared to the more prominent higher pitched roof form of *"The Palms"*.
- All redevelopment is located on the lower level and set back behind the rear of the existing bungalow.
- The majority of the major addition is screened from direct view from Bilgola Avenue by *"The Palms"* itself and from the lower beach road by the existing Garage/Loft building which would remain.

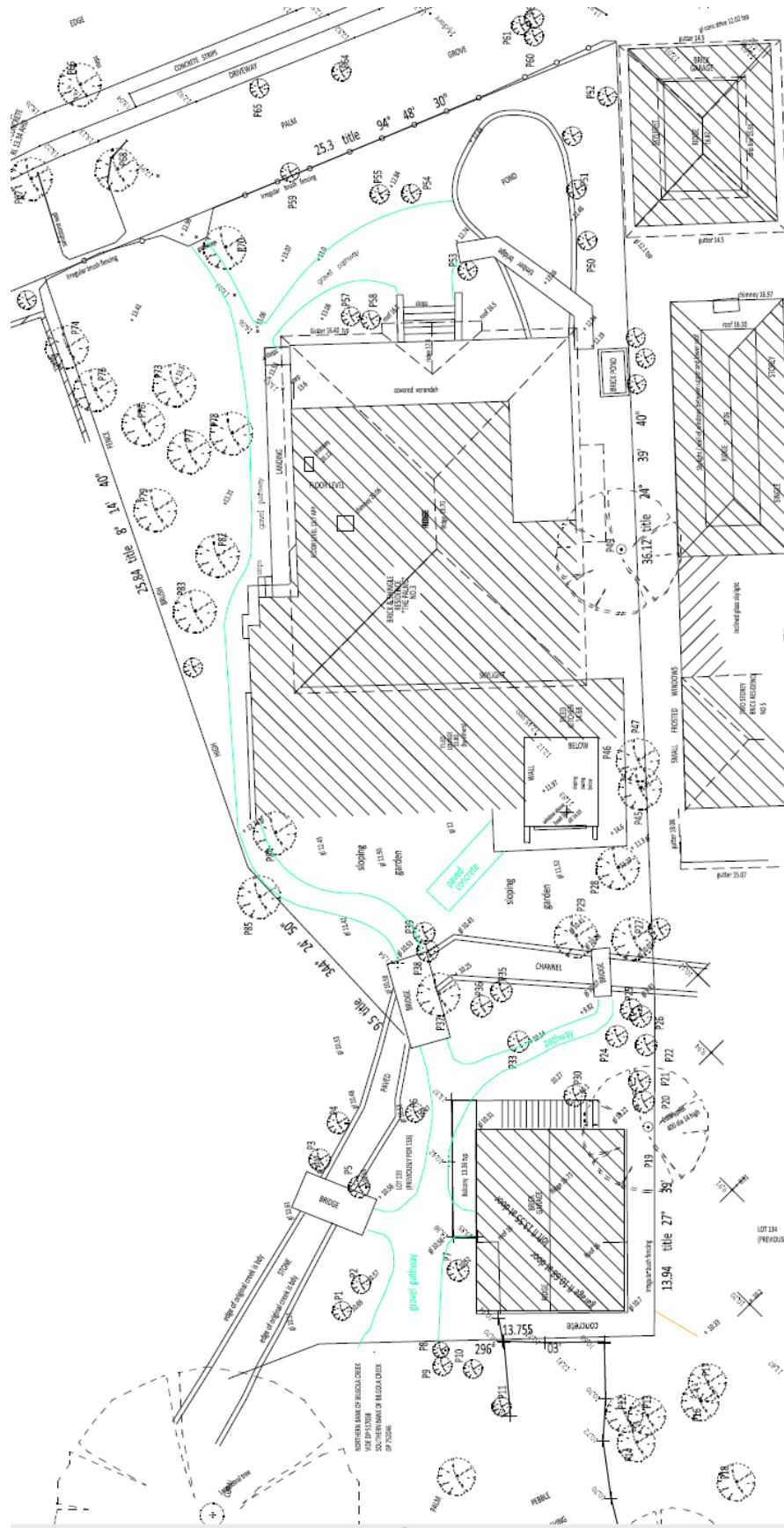
The result is that the heritage item will be conserved with improved amenity provided by replacement of previously altered rear rooms of low significance.

14.1.8 Will the public, and users of the item, still be able to view and appreciate its significance?

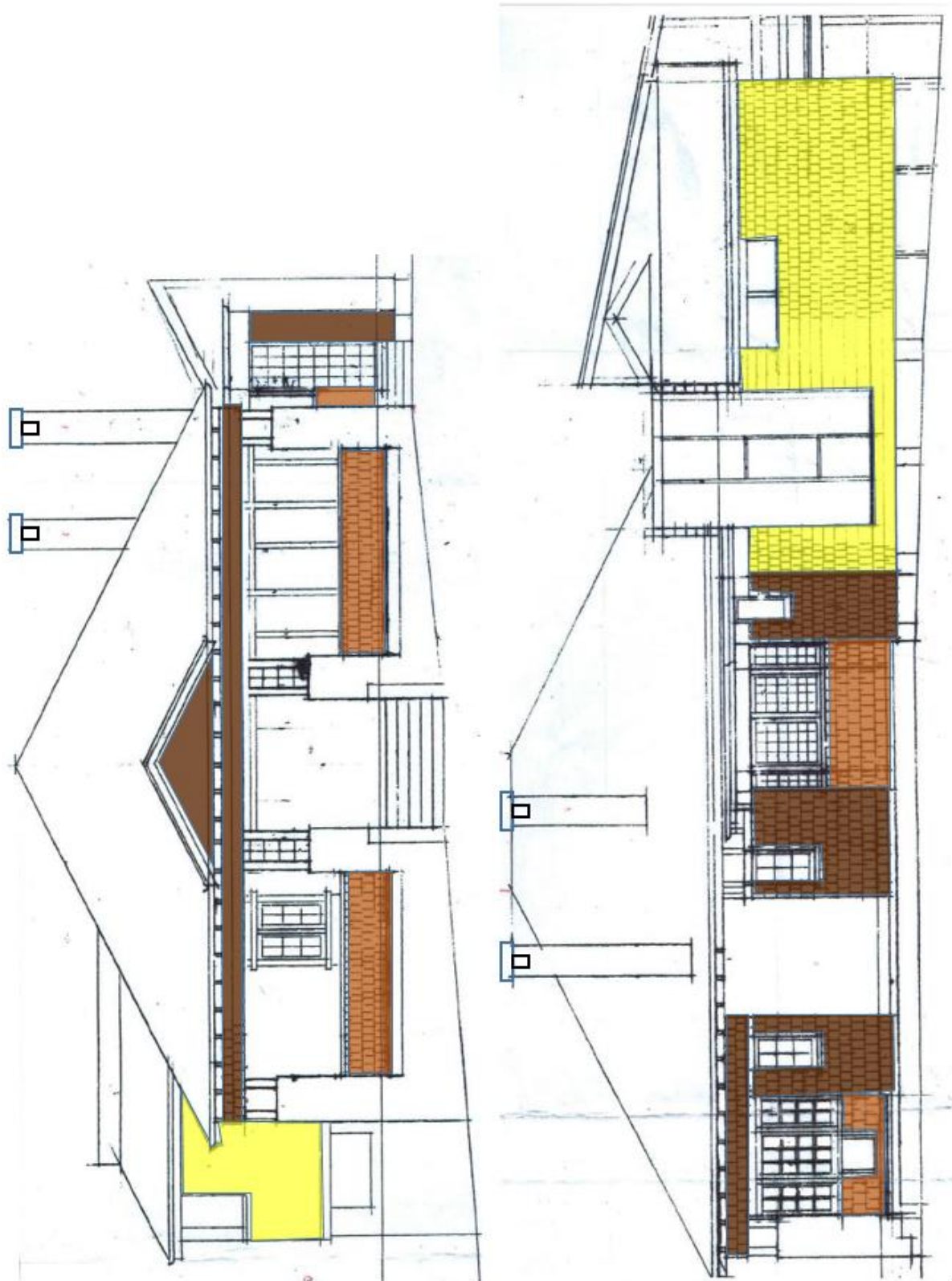
Yes. Public views of *"The Palms"* will not be restricted in any way. Demolition of the existing 1970's rear additions will improve the relationship of newer parts to *"The Palms"* as compared to the existing conditions. This will accentuate the separate identity of the original house form that is derived from its elevated position relative to the additions.

CONCLUSIONS AND RECOMMENDATIONS ARE CONTAINED IN THE SUMMARY STATEMENT LOCATED ON PAGE 56 OF THIS COMBINED REPORT.




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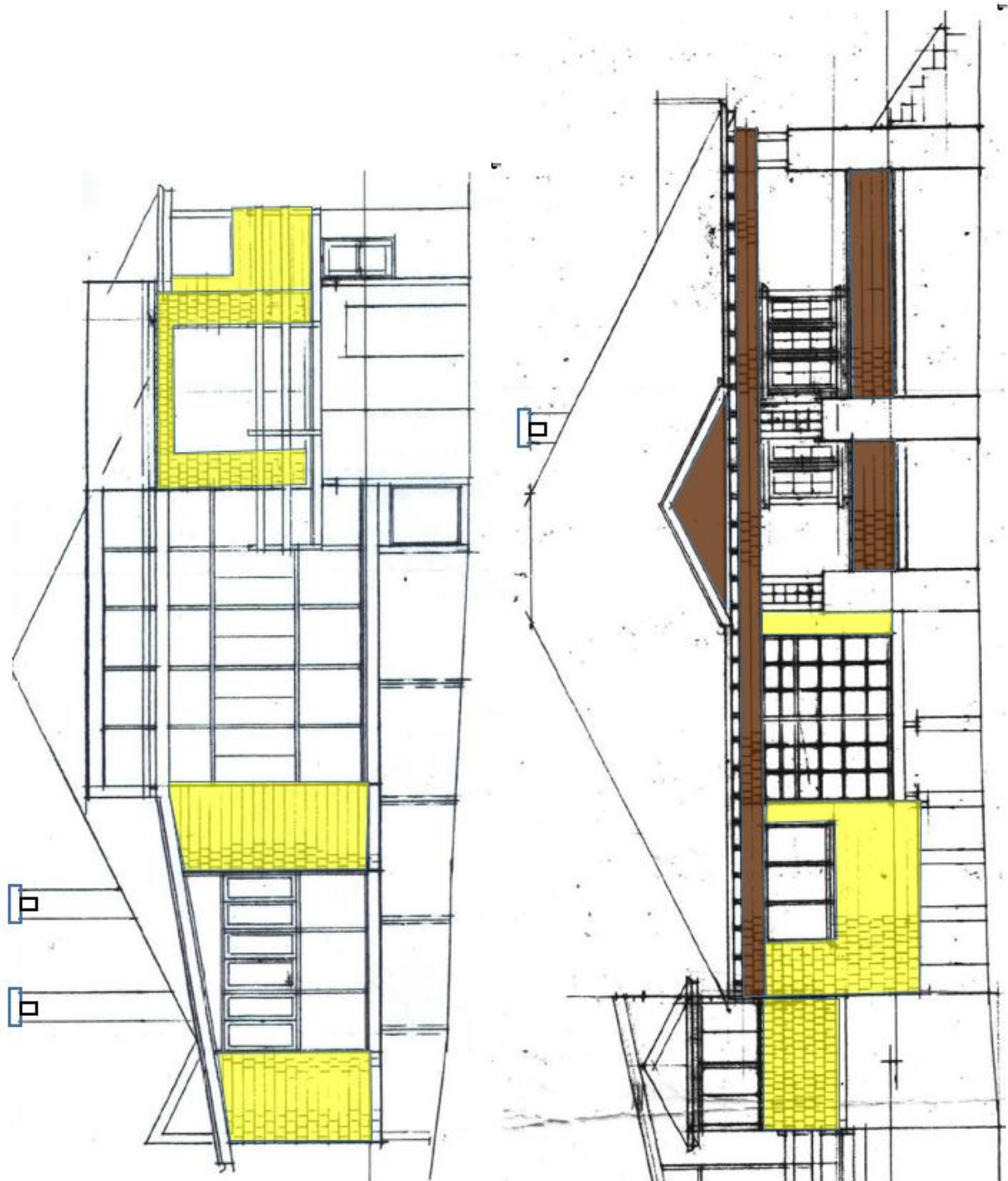


ATTACHMENT 2: ANALYSIS OF EXISTING SHINGLE CLADDING






KEY:

	YELLOW – Later – May be demolished
	BROWN / TAN – Original 1923 – Retain & Repair
	BROWN / TAN – Original / Sympathetic 1940's – Retain & Repair



KEY:

	YELLOW – Later – May be demolished
	BROWN / TAN – Original 1923 – Retain & Repair
	BROWN / TAN – Original / Sympathetic 1940's – Retain & Repair