

Heritage Referral Response

Application Number:	Mod2022/0363
Date:	08/08/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 3 DP 511677 , 1 A The Serpentine BILGOLA BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property contains a heritage item		
Grove of Cabbage Tree Palms - Various lots within Bilgola Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<u>Statement of Significance</u>		
<p>The Grove of Cabbage Tree Palms (<i>Livistona australis</i>) is a landscape heritage item of local significance with natural, aesthetic, scientific, historic and social significance for the Pittwater local government area. Strong and densely established, this grove is emblematic of Bilgola as a locality within the larger peninsula and municipality. The occurrence of cabbage tree palms, said to be the best remaining stand in the Sydney area, add to the natural beauty of the area. The area is an important recreational resource for the people of Sydney.</p>		
<u>Physical Description</u>		
<p>The Grove of Cabbage Tree Palms in the Bilgola Valley covers several properties to the east and west of Barrenjoey Road in Bilgola. <i>Livistona australis</i> (Cabbage Palm) is a tall erect indigenous member of the palm family (<i>Arecaceae</i>) very widely distributed throughout lowland forest and swamps of eastern Australia, occurring in QLD, NSW and VIC. The stems are mostly about 10 metres tall but can grow up to 30 metres. The leaves, borne at the top of the stems, are palmately divided, fan shaped and plicate (folded longitudinally).</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		

The proposal seeks consent for modifications to an approved application for alterations and additions. This includes changes to internal layout, roofs, windows and doors as well as the proposed removal of two heritage listed cabbage tree palms along the western wall of the lounge room. The application documents indicate that the cabbage tree palm are causing issues with the structural integrity of the building and an arborist report recommends their removal and the planting of two new cabbage tree palms to offset their removal. Heritage raises no objections to the modifications to the dwelling and in light of the issues the palms are causing, can support replacement plantings to offset their removal, subject to conditions. Heritage notes that conditions to this effect have already been recommended by Landscape and Heritage is happy to concur with them. Replacement plantings will maintain the significance of the item as a grove of cabbage tree palms.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 8 August 2022

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.