

Heritage Referral Response

Application Number:	DA2021/1347
Date:	23/09/2021
To:	Stephanie Gelder
Land to be developed (Address):	Lot 138 DP 16902 , 35 A Plateau Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject lot adjoins a heritage item		
Grove of Cabbage Tree Palms - Various lots within Bilgola Beach		
Details of heritage items affected		
Details of the items 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. The area is typical of the soil landscape grouping, with narrow convex crests and ridges, steep colluvial slopes, occasional sandstone boulders and benches. Vegetation grades from open forest of eucalypts and <i>Angophora costata</i> (Smooth-barked Apple) on the ridges down to closed forest of <i>Livistona australis</i> (Cabbage Palm) with associated rainforest species in the sheltered gullies on the mid and lower slopes. The disturbed margins of the remnant bushland are heavily infested with <i>Lantana camara</i> (Lantana). The major stands of Cabbage Palm are within Attunga Reserve, although scattered individuals and small groups of mixed ages are also found near the edges of the remnant bushland areas.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application
<p>The proposal seeks consent for alterations and additions to an existing dwelling. Proposed works are for a new master ensuite and wardrobe on the upper floor. The heritage item is located to the immediate west of the property and to the south across Barrenjoey Road. Given the small scale of the proposal and its eastern location away from the boundary with the heritage item, the proposal is considered to not impact upon the heritage item or its significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>
Further Comments
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 23 September 2021</p>

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.