



Heritage Referral Response

Application Number:	Mod2018/0414
To:	Nick Armstrong
Land to be developed (Address):	Lot 2 DP 395158 , 9 The Serpentine BILGOLA BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred to heritage as it contains a heritage item		
<i>Item – Grove of Cabbage Tree Palms (livistona australis)</i>		
Details of heritage items affected		
Details of these items, as contained within the Pittwater Heritage Inventory, is:		
<i>Grove of Cabbage Tree Palms (livistona australis)</i>		
<u>Statement of Significance</u>		
The Grove of Cabbage Tree Palms (Livistona australis) is a landscape heritage item of local significance with natural, aesthetic, scientific, historic and social significance for the Pittwater local government area. Strong and densely established, this grove is emblematic of Bilgola as a locality within the larger peninsula and municipality. The occurrence of cabbage tree palms, said to be the best remaining stand in the Sydney area, add to the natural beauty of the area. The area is an important recreational resource for the people of Sydney.		
<u>Physical Description</u>		
The Grove of Cabbage Tree Palms in the Bilgola Valley covers several properties to the east and west of Barrenjoey Road in Bilgola.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	



Consideration of Application

The proposal seeks to modify approved application DA2018134 for alterations and additions to a dwelling. The proposal seeks to modify the roof pitch with subsequent changes to fenestration. The dwelling itself is not a heritage item however the property and surrounding lots are marked as heritage as they all contain the listed grove of cabbage tree palms.

Heritage considers that there will be an impact on the visual value of the heritage item, however it is considered tolerable as the modifications retains the overall character of the heritage item. Heritage raises no objections to the proposal subject to the retention of the previous condition regarding the retention of the cabbage tree palms and their protection during construction works.

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? A revised statement was provided.

Further Comments

COMPLETED BY: Brendan Gavin, Strategic Planner

DATE: 13 August 2018

Recommended Heritage Advisor Conditions:

Nil.