

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0431
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1877 granted for Demolition of existing structures, construction of a dwelling house with detached workshop
<b>Date:</b>	14/08/2023
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 24 DP 11978 , 4 Bilgola Avenue BILGOLA BEACH NSW 2107 Lot 25 DP 11978 , 2 Bilgola Avenue BILGOLA BEACH NSW 2107

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
This proposal has been referred to Heritage as it adjoins a heritage item		
<b>Street Trees - Norfolk Island Pines and Canary Island Date Palms</b>		
Details of heritage items affected		
<u>Statement of Significance</u>		
<p>The Street Trees - Norfolk Island Pines (<i>Araucaria heterophylla</i>) and Canary Island Date Palms (<i>Phoenix canariensis</i>) are a defining landscape element for Bilgola Beach, but also for many ocean beaches in Pittwater and along the coast of NSW and southern QLD. These pines are significant for their historic association with early settlement and as local cultural plantings, in some instances dating from the 1930's period. The Norfolk Island Pine plantings also have a high level of visual, environmental and aesthetic value.</p>		
<u>Physical Description</u>		
<p>Many trees have achieved dramatic proportions and scale although many are threatened by recreational and erosional pressures. In this location they have been planted in association with the exotic Canary Island Date Palm.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 a dwelling. Proposed changes are minor and include changes in doors, windows, the chimney flue and shower amongst others. The heritage street trees are located outside the property in the road reserve and there is no changes proposed in the area around them. The proposed works are consider to be without impact to the heritage street trees.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

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.