

Heritage Referral Response

Application Number:	DA2025/0963
Proposed Development:	Alterations and additions to a dwelling house
Date:	07/08/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 126389 , 5 Eustace Street MANLY NSW 2095 Lot 10 DP 589949 , 4 Gilbert Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item:</p> <p>Item I237 - Reserve Park - Tower Reserve, Tower Hill.</p>		
Details of heritage items affected		
<p>Item I237 - Reserve Park</p> <p><u>Statement of significance:</u> Land used for early viewing point over Manly. Location of Camera obscura. Part of natural landscape together with Fig plantings.</p> <p><u>Physical description:</u> Elevated land with extensive sandstone rock outcrop with some indigenous plants retained and 1880's plantings of Port Jackson Figs (<i>Ficus Rubiginosa</i>). Historically significant viewing point, natural rocks and cultural plantings.</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	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		

The application seeks consent for alterations and additions to the existing property, which is an early 1900s dwelling with potential heritage significance. The property is located adjacent to the heritage-listed Reserve Park, and its original features contribute to the area's historical context. The heritage listed park park is elevated from Gilbert Street and features a historically significant viewing point, natural rocks, and cultural plantings. The existing building's entry portico is accessed through steps from the park. The existing property contributes to the heritage context in its current form.

The proposed design includes a substantial upper-level addition, a ground-floor extension on the west for a new staircase and laundry. It also involves removing the original stone steps from the northern courtyard and reducing its level to create a level lawn area with the living space, requiring the construction of new retaining walls at the north-eastern corner.

Although a formal Heritage Impact Statement (HIS) was not submitted, the proposal's potential impact on the property's significance is noted in the Statement of Environmental Effects (SEE). While the proposal retains the original walls and entry portico, the proposed second-story extension is considered to be too prominent and detracts from the building's historical character. To improve the design and protect the property's significance, the following changes are recommended:

- The southern walls should be set back further.
- The bay window should be removed from the southern elevation, or its size should be reduced and the hip roof should be replaced with a gable.
- The eastern walls should be recessed.

These modifications would protect the property's heritage significance by allowing more of the original roofline to be seen from the street, resulting in a more sympathetic design.

Therefore, Heritage require minor amendments to the proposal.

Consider against the provisions of CL5.10 of MLEP.

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 unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.