

Heritage Referral Response

Application Number:	DA2020/0340
Date:	12/06/2020
To:	Catriona Shirley
Land to be developed (Address):	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 1237 - Reserve Park - Tower Reserve, Tower Hil.</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Manly Heritage inventory is as follows:</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 (Ficus Rubiginosa). Historically significant viewing point, natural rocks and cultural plantings.</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 application seeks consent for partial demolition of the existing dwelling substantial alterations to the ground floor, including an extension of the dining room, an addition of a new first floor and alterations to the lower ground floor. The lower ground floor contains the existing garage with sandstone walls which are the only original fabric proposed to be retained. A new swimming pool and associated landscaping and a new front fence and gate were also included in the proposal.</p>		

The existing building is not a heritage listed item but it is considered to have potential heritage significance as it is a federation cottage built in 1930s. The features include face brick external walls, sandstone base, terracotta tiled roof and an entry portico with masonry piers. The building is adjacent to the heritage listed item I237 - Reserve Park. The park is elevated from the Gilbert Street with historically significant viewing point, natural rocks and cultural plantings. The entry portico of the existing building is accessed through the steps of the park. It is believed that the existing property is contributing the streetscape and the views of the historical park in its current form. A Heritage Impact Statement has not been provided and the Statement of Environmental Effects does not address the heritage issues. The proposal is described as alterations and additions although, it is understood that the only remaining part of the original fabric is the sandstone walls of the lower ground floor, which contains the existing garage.

Heritage recommends to retain the front section of the dwelling along with the entry portico, front windows and the sandstone walls of the lower ground floor level. It is believed that, a more sympathetic design approach could be achieved in order to preserve the significance of the adjoining heritage item.

Therefore, Heritage can not support the proposal in its current form.

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? Yes

Has a Heritage Impact Statement been provided? No

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 11 June 2020

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.