



Architectural Projects¹

2256

2A & 2-6 Conway Avenue, 38-40 Carlisle
Street & 15, 15A Fernleigh Avenue, Rose
Bay

Heritage Assessment Prepared by:

Architectural Projects Prepared for: Two
Conway Pty Ltd

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V.04 - Response to Submissions



2256 – 2A & 2-6 CONWAY AVENUE & 38-40 CARLISLE STREET & 15 + 15A FERNLEIGH AVENUE
ROSE BAY – HERITAGE ASSESSMENT

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CONTENTS

1.	INTRODUCTION.....	1
1.1.	BACKGROUND	1
1.2.	LIMITATIONS.....	1
1.3.	SITE DESCRIPTION	1
2.	HERITAGE ASSESSMENT REVIEW.....	2
2.1.	DOCUMENTS REVIEWED	2
2.2.	RESEARCHED HISTORICAL INFORMATION OF HERITAGE ITEMS IN THE VICINITY.....	2
3.	PHYSICAL DESCRIPTION	7
3.1.	THE CONTEXT	7
3.2.	THE SITE AND SETTING.....	7
3.3.	DESCRIPTION OF HERITAGE ITEMS IN THE VICINITY – FERNLEIGH CASTLE	7
4.	SIGNIFICANCE	9
4.1.	STATEMENT OF SIGNIFICANCE – FERNLEIGH CASTLE.....	9
5.	ASSESSMENT OF HERITAGE IMPACT	10
5.1.	ASSESSMENT OF HERITAGE IMPACT USING THE DPE (2023) GUIDELINES	10
5.2.	ASSESSMENT OF HERITAGE IMPACT USING COUNCIL HERITAGE CONTROLS	12
6.	CONCLUSION	13
7.	BIBLIOGRAPHY	14

1. INTRODUCTION

1.1. BACKGROUND

Architectural Projects were commissioned by Two Conway Pty Ltd to prepare this Heritage Assessment in December 2025 to assess the impact of heritage significance of 'DIAN', 2A & 2-6 Conway Avenue & 38-40 Carlisle Street & 15 + 15A Fernleigh Avenue, Rose Bay, on the heritage items in the vicinity.

This assessment aims to assist the owner in understanding the implications of the potential for development of the site to impact on the heritage significance of the heritage items in the vicinity.

1.2. LIMITATIONS

The opinions expressed in this Heritage Assessment are based on the available documentation and a site visit undertaken on 28 October 2025.

The timeframe for the preparation of this report was 2-6 weeks.

1.3. SITE DESCRIPTION

The sites are identified as below:

- Lot 8 in DP74055 located on 2A Conway Avenue
- Lot 1 in SP81375 located on 2 Conway Avenue
- Lot 2 in DP303984 located on 4 Conway Avenue
- Lot 3 in DP303984 located on 6 Conway Avenue
- Lot B in DP73175 located on 38 Carlisle Street
- Lot 1 in DP1201196 located on 40 Carlisle Street
- Lot 3 in DP1201196 located on 15 Fernleigh Avenue
- Lot 2 in DP1201196 located on 15A Fernleigh Avenue

Refer Figure 1.1 Location Plan and Figure 1.2 Aerial Photograph.

The sites are not listed as a heritage item in Schedule 5 Environmental Heritage of the Woollahra Local Environmental Plan 2014 (LEP). The sites are not located within a Heritage Conservation Area; however, the sites are located within the vicinity of the following heritage items:

Listing type	Item name and document details	Listing number
State heritage item in the vicinity	Site of Ficus superba var. henniana tree	SHR 00578
Local heritage item in the vicinity	Fernleigh Castle - main building and interiors	I309
Local heritage item in the vicinity	Cedar Fig	I310

Refer Figure 1.3 Heritage Map and Figure 1.4 Heritage Map (detail)

2. HERITAGE ASSESSMENT REVIEW

2.1. DOCUMENTS REVIEWED

- Inventory sheet of Site of Ficus superba var. henneana tree (SHR00578)
- Inventory sheet of Fernleigh Castle, 5 Fernleigh Gardens Rose Bay (I309)
- Inventory sheet of Cedar Fig (I310)
- Review of the NSW Chapter of the Royal Australian Institute of Architects
- Register of 20th Century Buildings of Significance
- NSW Heritage Branch inventory sheets
- Woollahra Council Local History Files
- Historic aerial photos
- Statement of Heritage Impact – Proposed Selective Pruning of Deciduous Fig (Ficus superba) overhanging 3A Fernleigh Gardens, Rose Bay Overhanging 3A FERNLEIGH GARDENS, ROSE BAY
- Statement of Environmental Effects - Proposed Tree Pruning - Ficus superba 20 Rawsons Road and overhanging Lot D395692 3A Fernleigh Gardens, Rose Bay

2.2. RESEARCHED HISTORICAL INFORMATION OF HERITAGE ITEMS IN THE VICINITY

Historical research of Fernleigh Castle is evident in the inventory sheet for Cedar Fig (I310), and the inventory sheet for Site of Ficus superba var. henneana tree which note the following:

Aboriginal Sydney:

When Captain Arthur Phillip and the First Fleet landed, first in Botany Bay and then in Port Jackson (Sydney Harbour), in January 1788, he was met by people who had lived on this land for many thousands of years. At least 1,500 people lived in the area between Botany Bay and Broken Bay and the intermediate coast (Attenbrow, n.d.)

There were two main languages spoken in the Sydney region - Darug and Tharawal. The Darug language had two main dialects – one spoken along the coast and the other in the hinterland (west of present-day Parramatta). Tharawal was spoken to the south of Botany Bay and as far west as the Georges River and possibly Camden (ibid, n.d.)

People belonged to small groups (territorial clans) through which they were spiritually related to specific tracts of land - these clans included the Gadigal, Wanngal, Gamaragal, Wallumedegal and Boromedegal. The suffix 'gal' denotes 'people of', thus, for example, the Gadigal were the people of Gadi (also spelled Cadigal and Cadi respectively) (ibid, n.d.).

The 'district of Gadi' was reported to have stretched from South Head west to 'the cove adjoining this settlement' (Darling Harbour) – an area that would have included Centennial, Moore and Queens Parks. Watkin Tench referred to the Gadigal as 'those who reside in the bay of Cadi'. The 'bay of Cadi' is probably Kutti, the Aboriginal place name recorded for present-day Watsons Bay, and the present name of a small beach in the bay (ibid, n.d.).

The Centennial Parklands Conservation Management Plan contains the following report that provides in depth detail of the pre-colonial history of the lands that are present day Centennial Parklands, which is where the text on this page comes from: Pre-colonial Aboriginal land and resource use in

Centennial, Moore and Queens Parks - assessment of historical and archaeological evidence for Centennial Parklands Conservation Management Plan (ibid, n.d.).

The traditional owners of the land from South Head to Petersham were the Cadigal. Following European occupation of Woollahra the Cadigal band disappeared from the area by about the middle of the 19th century (Woollahra Library, 2015, 1).

Rose Bay:

Rose Bay was called Ginagulla (Prof. FD McCarthy) - open sea - in fact in geological times there was indeed an opening to the sea from there, evident still near Bondi. (Charles F. Laseron 'The Face of Australia'.)(Joan Lawrence, pers.comm., 5/12/2019).

The name Rose Bay was in use as early as 1796, and doubtless earlier and the bay was probably named by Governor Phillip after MR. (later, Sir) George Rose, Under-Secretary for the Treasury in England. The Aboriginal name for the bay was Pan-ner-rong, and meant blood. According to David Collins, it was the spot often chosen for their battles by the Aboriginal people (Jervis, 1960, 64).

Fig tree:

The fig tree is dated to c.1827 and is probably a remnant of pre-European settlement Eastern Suburbs vegetation.

In 1831 Samuel Breakwell of the City of Cork, Ireland was granted 60 acres of land at Rose Bay, which he promptly sold (Rappoport, 2010).

The land was so remote from settlement, that it was not until 1874 that the then owner, Charles Warman Roberts built himself a cottage named "the Ferns". He was a member of the family who established and conducted the famous Roberts Hotel in Market Street, Sydney, until it closed in the early 1960s (Rappoport, 2010).

The Ferns was built on land that was part of the Tivoli estate (Rappoport, 2010).

In 1881 the property, known as "Fernleigh", was sold to Frank Bennett, proprietor of the Sydney newspaper "the Evening News". Bennett is known to have spent heavily to have Fernleigh enlarged and remodelled into its present, a replica of a Scottish castle (now known as "Fernleigh Castle" at (now) 5 Fernleigh Gardens). This work took place between 1881 and 1892. The original stone cottage, which had been extensively enlarged, was not demolished. It was incorporated in the castle and forms the present lounge room, dining room and principal's office. The original hardwood flooring in the present lounge and dining rooms had been dressed with an adze. It was still in perfect condition when carpeted over in the early 1960s.

The caretaker's cottage in Victorian Gothic style remains although considerably modified, was built by Bennett near the entrance to the drive on New South Head Road. A photo of 1910 shows this cottage and the entry gates and drive, with sandstone gate piers and what appears to be an iron palisade fence to New South Head Road, and dense tree plantings including a Norfolk Island pine (Araucaria heterophylla).

Shortly before 1920 Fernleigh was leased for two years (Jervis, 1960, 69: says it was twelve months) by Dame Nellie Melba, opera diva, who caused a mild uproar by having some of the trees cut down

to widen the view of the harbour. At that time the 7 acres of land extended to New South Head Road and the castle was approached through a magnificent drive flanked by beautiful lawns and gardens.

In 1920 the property was bought by Mrs E.M.C. Watt, wife of New Zealand racehorse owner, Edward James Watt who had settled in Australia and had extensive grazing interests.

A 1943 aerial photograph shows the fig with its canopy approximately 25% of its current stage (sic: extent) and with an Araucaria growing immediately to the south of it. At that time the tree was located on the curtilage of Fernleigh Castle (The Arborist Network, 2016, 3).

E J Watt died in 1942 but his wife lived on here until her death in 1950.

In April 1951 it was sold to a syndicate which subdivided and sold about 6 (Jervis, 1960, 69 says 'seven') acres of land ('gardens': sic, 1960, 69) lying between the castle and New South Head Road. Shortly afterwards the remainder was bought by Mr William Buckingham, director of the well known Oxford Street store, Buckinghams Ltd..

When Buckingham's original plans fell through he tried to sell the property without success. At this stage Fernleigh was vacant and became vandalised. A plan to sell it to the Government of Czechoslovakia as their consulate was well underway when the Petrov affair blew up and wrecked the project. The British Airline BOAC decided to buy it as their Sydney HQ but the sudden failure of their early Comet aircraft forced a radical change of plans. Architects were called in to test the walls and the general layout of the building with the idea of converting it into five self-contained flats. Masons had actually picked testing holes in the sandstone walls when this plan was abandoned.

At the same time a charitable order of the Roman Catholic Church had been toying with the idea of buying the Castle but had not been able to reach a decision. Towards the end of 1954 Mr Bruce H Jackson was driving along New South Head Road when he saw a notice offering second hand shop fittings for sale. Jackson, a builder, did not want shop fittings but had a friend who did. He found the fittings stored in the now slightly depressing vacant Fernleigh Castle. Jackson was taken with the castle and bought it from Buckingham. On the same day as he exchanged contracts, the Catholic Church decided to make an offer to buy it.

A 1951 Sunday Telegraph description of the castle noted it was set back in large grounds surrounded by a forest of trees and shrubs that effectively hid it from public view (from New South Head Road) in an 'enchanted garden world of its own'. 'Although it is set in a heavily populated residential area surrounded by other homes you can't see one neighbouring house. But you can look straight ahead across a breathtaking vista of Sydney Harbour'. It also noted the property had outbuildings such as the gardener's cottage (there were two permanent gardeners), chauffeurs' quarters and a workshop.

Jackson conducted the castle as a private hotel from 1954-1962 and worked on its restoration and modification. He sold part of the grounds including the tennis court, to raise funds. He built the

swimming pool, the cottage suite at the rear of the main building and restored the garden on the remaining land. He bought sandstock bricks from W C Wentworth's old home in Phillip Street, Sydney to make the sunken garden alcove. From historic St. Malo (Hunters Hill) and the old Stewart-Dawson home in Darling Point he bought bricks, fittings and shutters to give the right character and atmosphere to the cottage suite. The lamp post decorating the entrance came from the Bourke Street Presbyterian Church.

In 1955 Lot 4 of Fernleigh Gardens Estate was re-subdivided into 3 lots (A, B & C of DP 329425). Lot A became 4 Fernleigh Gardens. Lot B became 3A Fernleigh Gardens and Lot C became 20 Rawson Road (ibid, 2016, 8).

20 Rawson Road, one of these subdivided lots, was a vacant lot in 1953, part of the larger Fernleigh house and estate. In 1956 Buckingham purchased 20 Rawson Road. He had a house built on this lot post-1956 which had some characteristics of mid-twentieth century suburban development and was a relatively substantial example in an affluent suburb, with simple and limited detailing (Urbis, 2016, 8, 15).

In 1962 the Jacksons sold Fernleigh Castle to C G Lloyd and his wife who transferred it in 1963 to Franco-Swiss (Asia) P/L.

In August 1964 Mark Richard Cotter and his wife bought it, and sold it in 1966 to the Commercial Banking Company of Sydney Ltd., who established it as a staff training college for its executives on 7 March 1966.

The castle has been the host of distinguished guests over the years: English actors Laurence Olivier and Vivien Leigh, theatre identity Robert Helpmann, English writer Dame Edith Sitwell, the Ambassador of Spain. The 'Shirley Bassey Lodge' beside the swimming pool was named after the world famous singer who once stayed in this cottage in the castle's grounds.(newspaper article, uncredited/dated, on file).

A 1966 article noted that 'the forest is not there now but some beautiful old trees still adorn the grounds. The isolation has gone, the chauffeur has gone and so has the second gardener.' (Fernleigh Castle - its history - undated and sourced document on file).

Modifications and Dates

1831 60 acre estate

1874 cottage built "The Ferns"

1881-1892 cottage adapted and expanded into "Fernleigh Castle", gatehouse/caretaker's cottage near gates to New South Head Road, substantial gardens including 'forest of trees', lawns, and harbour views. Sandstone gate pillars and iron palisade fence to New South Head Road.

Subdivided on several occasions;

1919 to create 13 residential lots around the boundary of the Fernleigh property;

1953 to create the road Fernleigh Gardens and 11 separate lots. The Ficus superba was situated on Lot 4 DP 25379 in this subdivision.

1955 Lot 4 (4 Fernleigh Gardens) was re-subdivided into 3 lots (Lots A B & C in DP 329425) with the

tree situated on Lot C (20 Rawson Road). Lot B became 3A Fernleigh Gardens, and Lot A became 4 Fernleigh Gardens. This configuration remains today (other than a minor boundary adjustment in 1960) and the tree overhangs the properties of 3 and 3A Fernleigh Gardens (Rappaport, 2010). C1920 7 acre remnant estate. Lessee Dame Nellie Melba cut down some of the trees to improve harbour views.

1951 6 acres subdivided and sold, leaving Castle on 1 acre lot, still with substantial trees and gardens. Castle vacant and vandalised.

1954-66 converted to private hotel, restoration work to castle and grounds/garden. Parts of the grounds were sold off including the tennis court. Swimming pool, cottage suite behind castle added. 1966- run by Commercial Banking Co. as staff training college.

9/7/1987 HC approved a swimming pool & spa to be constructed at 4 Fernleigh Gardens, shallow end located near tree roots to minimise excavation.

17/4/1989 HC approved extensions to existing house at 4 Fernleigh Gardens on the northern side boundary of the tree (and part of the SHR curtilage), extending the rear of this house to two storeys, reroofing and a new front verandah. Council's landscape architect advised that these works would not appear to compromise the tree's integrity. Condition placed on avoidance of impacts within root zone, and need for separate application for any canopy lopping.

3. PHYSICAL DESCRIPTION

3.1. THE CONTEXT

The topography is steeply undulating, offering views to the harbour to the west. The crest of the hill is occupied by the site of Heritage listed Fernleigh Castle north of Fernleigh Avenue, which is accessed from Fernleigh Gardens off New South Head Road. The grounds of the castle have been incrementally reduced, however the remnant trees, notably the pines and figs, provide a mature canopy and strong landscape character to Fernleigh Avenue. Stepped masonry walls on the street boundary dominate the laneway. Conway Avenue is a cul-de sac, that has a suburban character, with wide grass verges, concrete footpaths, and a wide range of residential development including early 20th century single storey bungalows, two storey attached residences and 3 storey flat buildings of recent construction. The street planting is of mixed character.

3.2. THE SITE AND SETTING

The combined site coverage has an area of 3105m².
 Lot 8 in DP74055 located on 2A Conway Avenue has an area of 567m².
 Lot 1 in SP81375 located on 2 Conway Avenue has an area of 450m².
 Lot 2 in DP303984 located on 4 Conway Avenue has an area of 480m².
 Lot 3 in DP303984 located on 6 Conway Avenue has an area of 501m².
 Lot B in DP73175 located on 38 Carlisle Street has an area of 592m².
 Lot 1 in DP1201196 located on 40 Carlisle Street has an area of 191m².
 Lot 3 in DP1201196 located on 15 Fernleigh Avenue has an area of 211m².
 Lot 2 in DP1201196 located on 15A Fernleigh Avenue has an area of 112m².

According to the Deposited Plan, the land has dimensions of 82m, 42m, 82m, & 37m.

3.3. DESCRIPTION OF HERITAGE ITEMS IN THE VICINITY

3.3.1. FERNLEIGH CASTLE

The inventory sheet for Fernleigh Castle (I309) notes the following description:

One of the very few large Victorian mansions still intact in Sydney. A product of the 1890's boom, the structure is a highly decorated example of the stonemason's craft using pink to brown fine dressed sandstone, still in very good condition.

A large (30 rooms) two storey sandstone mansion built 1892 incorporating the walls of 'The Ferns', a nearby cottage built in 1874. The style is a Victorian interpretation of the Neo-Romanesque genre which has been embellished with pseudo Normal battlements and castellated towers. Verandah adjacent to ballroom not original. Built in pink to brown fine dressed sandstone. Much original cedar joinery remains. Internal alterations appear to have been confined to some minor rooms and the kitchen wing, although virtually the side landscape has disappeared. Externally the building appears to be near original apart from the verandah adjacent to the ballroom.

The interiors of the main rooms are very decorative contained elaborate plaster ornamentation to walls, piers and archways. Much original cedar joinery remaining and fine crafts example in the main stair. Other notable items include large tiled fireplaces framed by finely carved mahogany

mantels with marble pillars supports, intricate stained glass windows, large bedroom (35ft by 18ft) three feet deep porcelain bath in cedar and marble frame, figured of white zinc.

3.3.2. SITE OF FICUS SUPERBA VAR. HENNEANA TREE

The Inventory Sheet notes the following:

Port Hacking or cedar fig (Ficus superba var. henneana)

Magnificent and very old specimen, part of the original 'Fernleigh Gardens' estate, the only known example of this species in the municipality. (Landarc, for Woollahra Municipal Council, Register of Significant Trees).

Located in a position of great prominence on a sandstone outcrop on the western side of the ridge, overlooking Rose Bay. This is a position of visual significance, particularly from the harbour and the approach through Rose Bay along New South Head Road. This fig's stature and canopy is not large by the standard of other figs in the Municipality. However, this is most likely the result of limiting factors such as shallow soils in this location and exposure to southerly winds (ibid, for WMC).

Height: c16m

Spread: c36m east to west; 28m north-south

Multi-stemmed specimen with stems straddling the site and adjacent properties.

Combined trunk diameter exceeds two metres.

Young and healthy tree, considered against the maximum potential life expectancy for this genus.

Based on the synconium being in pairs, the relatively small size of fruit and presence of a drip tip (to the leaf) there is a reasonable likelihood that the earlier identification (of Ficus superba var. henneana) is now incorrect. Based on the features observed at the two inspections, it would appear that the tree is a white fig, Ficus virens...probably planted after the first (colonial) settlement in Queensland had established and more than likely sometime in the latter half of the 1800s or very early 1900s (The Arborist Network, 2016, 3).

This rare and magnificent specimen of Port Hacking fig (Ficus superba var. henneana). Estimated by the National Herbarium to be as old as the late 1820s, it is considered by fig expert Dr Wee Lek Choo (who is revising the genus "Ficus" for the "Flora of Australia") to be quite rare, and likely to be a natural remnant of the original vegetation of this area, given its location, age and size, and the species' dispersed distribution. It has attained an enormous spread, and its fruit provides fodder for many of Sydney's (now endangered) grey headed flying foxes (bats).

It is highly unlikely to have been planted as this species is also very rare in cultivation. It certainly predates subdivision of the Fernleigh Gardens estate and the nearby houses.

The tree's root zone and canopy spread cover at least parts of the sections of 20 Rawson Road, 3-3A and 4 Fernleigh Gardens, with a radius of at least 9 metres (1987). 5 Fernleigh Gardens site is approximately 50% covered by the tree's canopy and root zone (as corrected by Rappaport, 2010).

4. SIGNIFICANCE

4.1. STATEMENT OF SIGNIFICANCE

4.1.1. FERNLEIGH CASTLE

The Statement of Significance (SoS) from the statutory listing of the Heritage Item in the vicinity, Fernleigh Castle (I309) is as follows:

"A large and intact Victorian mansion built as a product of the 1890's boom. The structure is a highly decorated example of the stonemason's craft using a pink to brown fine dressed sandstone, still in very good condition. Built 1892 incorporating the walls of "The Ferns" a small cottage built in 1847 by C.W. Roberts. Extensively enlarged in 1892 by Frank Bennett, the proprietor of the now defunct Evening News"

4.1.2. SITE OF FICUS SUPERBA VAR. HENNEANA TREE

The Statement of Significance (SoS) from the statutory listing of the Heritage Item in the vicinity, Site of Ficus superba var. henneana tree is as follows:

This rare and magnificent specimen of Port Hacking fig (Ficus superba var. henneana) is of natural, scientific (botanical) and aesthetic heritage significance, and is one of the most important trees and notable in the Woollahra Municipality. Estimated by the National Herbarium to be as old as the late 1820s, it is considered by fig expert Dr Wee Lek Choo to be quite rare, and likely to be a natural remnant of the original vegetation of the Eastern Suburbs area, given its location, age and size, and the species' dispersed distribution. It has attained an enormous spread, and its fruit provides fodder for many of Sydney's (now endangered) grey headed flying foxes (bats). It is highly unlikely to have been planted as this species is also very rare in cultivation.

The tree is part of a remnant of the grounds of "The Ferns", later "Fernleigh Castle", an 1870s cottage, modified into a substantial 1880s sandstone mansion with originally 60 acres of land, later subdivided to 6 acres in the 1950s, and one acre lots in the 1960s. The castle with its substantial landscaped grounds was built by newspaper proprietor Frank Bennett, and had been host to a number of notable guests and visitors in his ownership, tenanted later by Dame Nellie Melba, and other notable guests in later periods when used as a private hotel and banking executive training school.

5. ASSESSMENT OF HERITAGE IMPACT

5.1. ASSESSMENT OF HERITAGE IMPACT USING THE DPE (2023) GUIDELINES

The Department of Planning and Environment provides the following guidelines as a prompt to assess the impact of a proposed development.

Matters for Consideration

5.1.1. Fabric and spatial arrangements

The proposed development will not impact on the significant fabric / spatial arrangement / aesthetic significance / the integrity of the place, because it is screened by landscaping to a height of approximately 17 metres.

5.1.2. Setting, views and vistas

The heritage item Fernleigh Castle faces west-north-west and looks away from the subject site.

The proposal is not visible from the public domain in front of the castle.

The view lines confirm the tree screening to the rear conceals the proposal across eastern part of the site.

The proposed works will not impact on the setting of the heritage item including landscape and character because it is screened by landscaping to a height of approximately 17 metres.

The landscape setting of the item which is on a different site is retained.

The proposal will not impact on significant views and vistas, including views to, from and within Fernleigh Castle because it is screened by landscaping to a height of approximately 17 metres.

New development does not affect views to, and from, the heritage item Site of Ficus superba var. henneana tree because it is located 80-100m away from the sites which are screened by landscaping to a height of approximately 17 metres.

5.1.3. Landscape

The proposal allows for the retention and protection of landscape elements that contribute to the heritage significance which are on a different site.

The proposed landscape screening is appropriate to the period of the item.

5.1.4. Use

The proposed residential use is compatible with the significance of the heritage items. No impacts are anticipated.

5.1.5. Demolition

No demolition is proposed to the heritage item.

The proposed demolition will not impact upon the heritage items in the vicinity, because of the distance of the items from the site of demolition and excavation.

5.1.6. Curtilage

The site is not a heritage item, but the new development sits within the viewshed of a heritage item in the vicinity. The view lines include trees of significant height to the rear boundary that conceal most of the development.

The new development is located 80-100m distance from the Site of Ficus superba var. henniana tree, beyond its visual curtilage.

5.1.7. Moveable heritage

No moveable heritage has been identified.

5.1.8. Aboriginal cultural heritage

The heritage listing of the item does not identify Aboriginal cultural heritage values.

5.1.9. Historical archaeology

The development is not sited on any known, or potentially significant archaeological deposits, however a baseline historical archaeological assessment prepared in accordance with the guideline Archaeological Assessments (1996) is required.

5.1.10. Natural heritage

The heritage listing does not identify the heritage item as a place of natural heritage values.

5.1.11. Conservation areas

The proposed works are not located within a Heritage Conservation Area nor in the vicinity of an HCA.

5.1.12. Cumulative impacts

The proposed works represent the full scope of works and cumulative impact on the heritage item.

5.1.13. The conservation management plan

No conservation management plan is required or has been prepared for the subject site.

5.1.14. Other heritage items in the vicinity

The proposed works will not have any direct or indirect impacts to the significance of the heritage items in the vicinity because the area of the proposed works is beyond the site of the heritage item and beyond the visual curtilage of the heritage items due to the landscape screening.

5.1.15. Commonwealth/National heritage significance

Not applicable.

5.1.16. World Heritage significance

Not applicable.

5.2. ASSESSMENT OF HERITAGE IMPACT USING COUNCIL HERITAGE CONTROLS

5.2.1. Woollahra Local Environmental Plan 2014

CI 5.10 Heritage Conservation

The subject property is not identified as an item of environmental heritage in Schedule 5 of the Woollahra Local Environmental Plan 2014.

The site is located within the vicinity of heritage items site of Ficus superba var. henneana tree and Fernleigh Castle (I309).

The proposed development does not involve alterations and additions to a State or Local listed heritage item.

In accordance with subsection (4) a consent authority is not empowered to consent to an application unless it was first considered the effect of the proposed development on the heritage significance of the heritage conservation area.

The proposed development complies with CI 5.10

5.2.2. Woollahra Development Control Plan 2015

The subject site is not a heritage item or located within the proximity of a Heritage Conservation Area, but the new development sits within the viewshed of the heritage item. The new development is screened by landscaping to a height of approximately 17 metres.

There are no applicable DCP controls applied to this proposal.

6. CONCLUSION

The report assesses the impact of the new development on the heritage significance of heritage items in the vicinity of the site, namely, Site of Ficus superba var. henniana tree and Fernleigh Castle, 5 Fernleigh Castle, 5 Fernleigh Garden Rose Bay.

The new development site is not a heritage item and is not within an HCA, but sits within the viewshed of the heritage item, Fernleigh Castle. The new development is screened by landscaping to a height of approximately 17 metres.

The proposed development has no impact on the physical fabric of the Heritage Items in the vicinity.

AGENCY SUBMISSION

The Department of Planning Submission:

Update the Preliminary Heritage Assessment to assess potential impacts to the existing Moreton Bay fig tree State heritage item.

Response:

The proposed development is located around 80-100m from state heritage listed tree, and it will have no impact on the setting or views of the tree. Fernleigh Castle is separated from the site by Fernleigh Avenue. A dense group of trees to 17m and a solid fence screens the development on the other side of the street. Filtered views are available through the trees which are negligible.

The proposed development which is fully compliant with the applicable State Environmental Planning Policy (Housing) 2021 (Housing SEPP) controls is not visible from the key views of the house and house frontage is to Fernleigh Gardens.

7. **BIBLIOGRAPHY**

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1. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 1.1	2025	Location Map	SIX Maps
Figure 1.2	2025	Aerial Photograph	SIX Maps
Figure 1.3	2014	Heritage Map	Woollahra LEP 2014
Figure 1.4	2014	Heritage Map - Detail	Woollahra LEP 2014
Figure 2.1	1943	Aerial Photograph	Spatial NSW
Figure 2.2	1955	Aerial Photograph	Spatial NSW
Figure 2.3	1965	Aerial Photograph	Spatial NSW
Figure 2.4	1986	Aerial Photograph	Spatial NSW
Figure 2.5	1994	Aerial Photograph	Spatial NSW
Figure 2.6	2005	Aerial Photograph	Spatial NSW
Figure 3.1	2025	5 Fernleigh Gardens Rose Bay "Fernleigh Castle"	Architectural Projects
Figure 3.2	2025	Fernleigh Castle - Rear Fence	Architectural Projects
Figure 3.3	2025	Fernleigh Castle Rear Gate	Architectural Projects
Figure 3.4	2025	Fernleigh Castle View into driveway	Architectural Projects
Figure 3.5	2025	Fernleigh Castle View into rear garden	Architectural Projects
Figure 3.6	2025	Fernleigh Castle - Rear fence	Architectural Projects
Figure 3.7	2025	Fernleigh Castle - Extension	Architectural Projects
Figure 3.8	2025	Fernleigh Castle - Extension	Architectural Projects
Figure 3.9	2025	Fernleigh Castle - Tree located in rear garden	Architectural Projects
Figure 3.10	2025	Fernleigh Castle	Architectural Projects
Figure 3.11	2025	Fernleigh Castle - Front courtyard	Architectural Projects
Figure 5.1	2025	Plan - Sight lines from proposed building to Fernleigh Castle	Rygate & Company Pty Ltd
Figure 5.2	2025	Section - Sight lines from proposed building to Fernleigh Castle	Rygate & Company Pty Ltd

Figure 1.1

2025

Location Map

SIX Maps



Figure 1.2

2025

Aerial Photograph

SIX Maps



Figure 1.3 2014 Heritage Map Woollahra LEP 2014

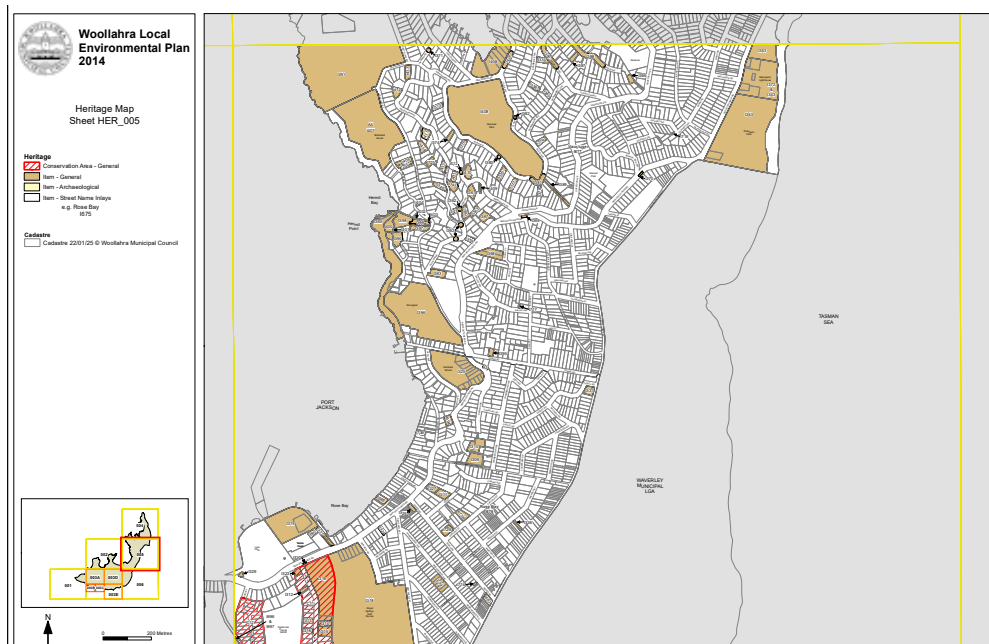


Figure 1.4 2014 Heritage Map - Detail Woollahra LEP 2014



Figure 2.1

1943

Aerial Photograph

Spatial NSW



Figure 2.2

1955

Aerial Photograph

Spatial NSW



Figure 2.3

1965

Aerial Photograph

Spatial NSW



Figure 2.4

1986

Aerial Photograph

Spatial NSW



Figure 2.5

1994

Aerial Photograph

Spatial NSW



Figure 2.6

2005

Aerial Photograph

Spatial NSW



Figure 3.1 2025 5 Fernleigh Gardens Rose Bay "Fernleigh Castle" Architectural Projects



Figure 3.2 2025 Fernleigh Castle - Rear Fence Architectural Projects



Figure 3.3

2025

Fernleigh Castle Rear Gate

Architectural Projects



Figure 3.4

2025

Fernleigh Castle View into driveway

Architectural Projects



Figure 3.5

2025

Fernleigh Castle View into rear garden

Architectural Projects



Figure 3.6

2025

Fernleigh Castle - Rear fence

Architectural Projects



Figure 3.7 2025 Fernleigh Castle - Extension Architectural Projects



Figure 3.8 2025 Fernleigh Castle - Extension Architectural Projects



Figure 3.9 2025 Fernleigh Castle - Tree located in rear garden Architectural Projects



Figure 3.10 2025 Fernleigh Castle Architectural Projects



Figure 3.11

2025

Fernleigh Castle - Front courtyard

Architectural Projects



Figure 5.1

2025

Plan - Sight lines from proposed building to Moreton Bay Fig (approx 100m to proposed building)

Rygate & Company
Pty Ltd



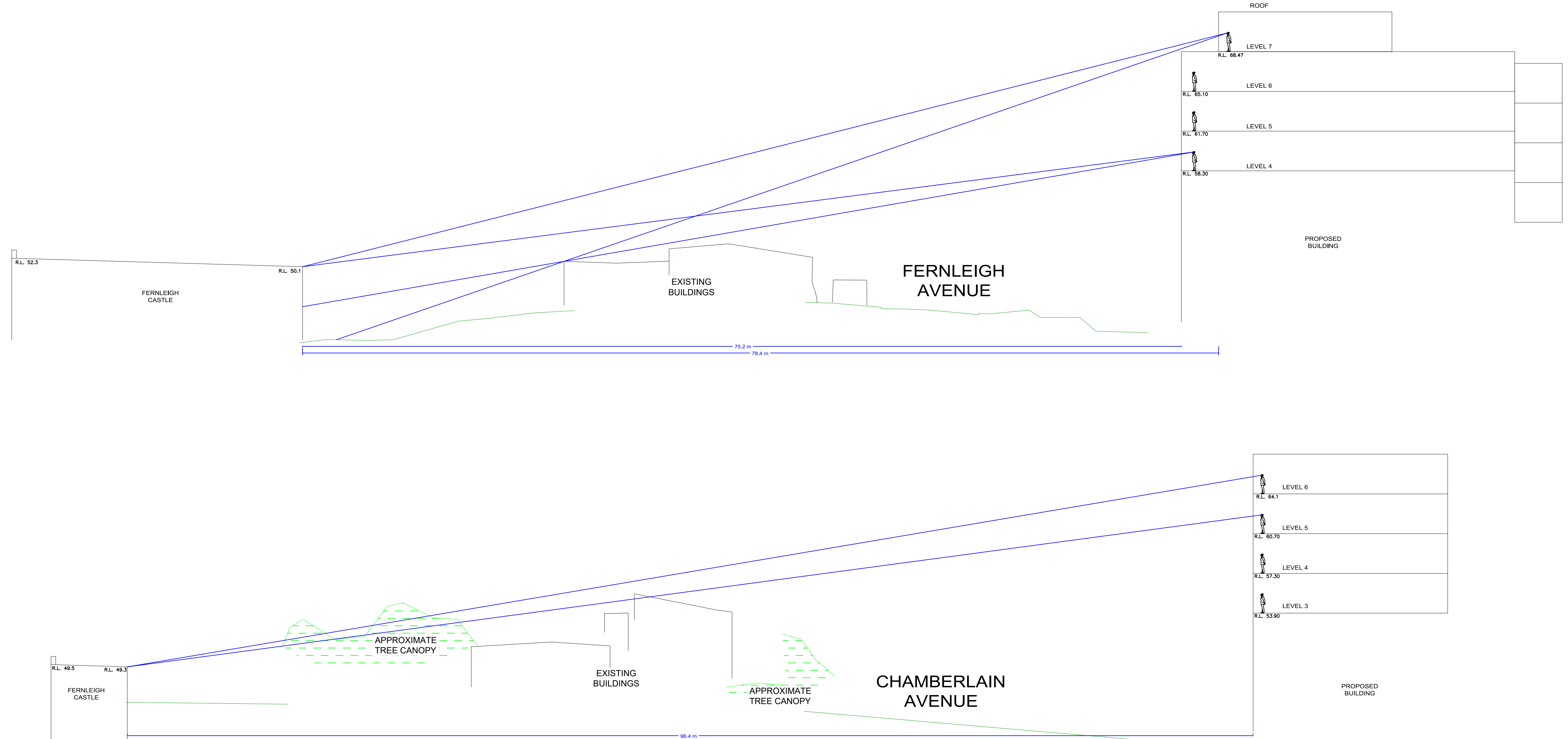
Figure 5.1	2025	Section - Sight lines from proposed building to Fernleigh Castle (following pages)	Rygate & Company Pty Ltd
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				 REDUCTION RATIO 1:250 @ A1	 Rygate & Company Pty Limited P.W. Rygate & West ABN 61 001 204 897 SURVEYING SINCE 1893	Suite 903 Level 9, 171 Clarence St. Sydney NSW 2000 p +61 2 9262 6800 f +61 2 9262 6843 e surveys@rygate.com.au w rygate.com.au	CLIENT	MATHIESON PROPERTY				PLAN SHOWING SIGHT LINES FROM PROPOSED BUILDING TO FERNLEIGH CASTLE 2 CONWAY AVENUE							
				THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.			LOCALITY	ROSE BAY											
B	8/12/2025	UPDATED SIGHT LINES			DATUM: AUSTRALIAN HEIGHT DATUM	SUBDIVISION STRATA PLANS STRATUM SUBDIVISION LEASE PLANS TOPOGRAPHIC SURVEYS GPS SURVEYS 3D MODELLING RACECOURSE DESIGN PROJECT MANAGEMENT SUN SHADOW DIAGRAMS													
A	1/12/2025	ISSUED FOR INFORMATION			CONTOUR INTERVAL: N/A			L.G.A.				REFERENCE No. 80854		PLAN No. 80854-B_SIGHT LINE.DWG		DATE 08/12/2025		SHEET NO 1 OF 2 SHEETS	
REV.	DATE	AMENDMENTS			ORIGIN OF LEVELS: S S 42762 R.L. 25.614 (A.H.D.)	SURVEYOR J.A.		DRAWN L.M. / J.L.		CHECKED J.L.		APPROVED S.H.B.		WOOLLAHRA					

INFORMATION SHOWN HAS BEEN EXTRACTED FROM POINT CLOUD SURVEY. THE PRECISE POSITION OF OBJECTS ARE NOT SPECIFICALLY IDENTIFIED DURING DATA CAPTURE. POSITION AND SHAPE OF OBJECTS ARE OBTAINED BY INTERPOLATION.

PROPOSED BUILDING BASED GENERAL ARRANGEMENT DRAWINGS PROVIDED BY MHNUDNION.
WORKS IN PROGRESS REVISION P1 RECEIVED 01/12/2025.

[illegible]