

Heritage Referral Response

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| Application Number: | Mod2019/0255 |
| To: | David Auster |
| Land to be developed (Address): | Lot 13 DP 1189590 , 25 Spring Cove Avenue MANLY NSW 2095 |

Officer comments

| HERITAGE COMMENTS |
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| Discussion of reason for referral |
| <p>This modification has been referred as the property sits within the boundary of a State heritage item, being Item <i>I131 - St Patrick's Estate</i>, which is listed on the State Heritage Register and also within Schedule 5 of Manly Local Environmental Plan 2013.</p> <p>It is also located within the vicinity of a number of other heritage items, being <i>Item I229 - Group of houses, 87-97 Stuart Street; Item I230 - Public reserve and 2 Norfolk Island Pine trees, 103 Stuart Street</i> (adjacent to Spring Cove).</p> <p>As a State heritage listed item, comments are required from Heritage NSW and the applicant needs to separately obtain approval under the Heritage Act, 1977.</p> |
| Details of heritage items affected |
| <p>Details of this State heritage item as contained within the Manly Heritage Inventory are:</p> <p>I131 - St Patrick's Estate <u>Statement of Significance</u></p> <p>St Patrick's Estate is a place of outstanding heritage significance to NSW and Australia. The 1885-1935 buildings and grounds of the estate make up one of Australia's most outstanding collegiate ensembles unrivalled for its completeness, grandeur and extraordinary siting. A monument to the establishment of Catholicism and the Catholic priesthood in Australia, St Patrick's Estate represents Australia's first national Catholic ecclesiastical seminary, the largest in the southern hemisphere at the time of its construction, the official national residence for the Archbishop for nearly a century, one of Australia's most extensive ecclesiastical estates and one of the oldest land grants to the Catholic Church. The College and the Archbishop's Residence have historical significance as important physical manifestations of Cardinal Moran's concepts and plans for the development of Catholicism in Australasia. The buildings have historical significance also for their associations people involved in the development of the College and Australia's priesthood.</p> <p>St Patrick's Estate is an outstanding landmark of Victorian Gothic architecture and natural splendour. The siting of the major buildings, their architectural style, impressive scale, and quality of design and construction are of aesthetic and social significance as they reflect the Catholic Church and Cardinal Moran's ambition that the Church's public buildings should aspire to reflect to the world the splendour of its spiritual ambitions and contribute to the fabric of national structures, worthy of a growing nation; and provide a legacy of grand ecclesiastic architecture. St Patrick's College is of aesthetic significance as it physically dominates the surrounding landscape of this part of North Head. The design of the buildings themselves is of aesthetic and social significance. The design reflects its role as a seminary and the special environment developed to encourage a devotion to the religious life is illustrated strongly in its layout.</p> |

The College is socially significant to Australian Catholics, because it is a symbol of training Australian-born priests and centralising administration policy and education for the region. The St Patrick's Estate and in particular Moran House is socially significant to the wider community because of its visual prominence - it is a Manly landmark.

Isolated physically and geographically on the Manly site, the Seminary buildings reflected the Church's perceptions of its special position and needs in the late 19th century. Social and cultural changes are evident in the further development of the site during the 20th century. The St Patrick's Estate has a significant relationship with the natural environment of North Head. Although isolated from the remainder of North Head by the construction of the sandstone boundary walls and the substantial clearing of the indigenous vegetation on the Estate, the St Patrick's Estate still maintains its historical and visual relationship with North Head.

Other relevant heritage listings

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| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | No | Comment if applicable |
| Australian Heritage Register | No | |
| NSW State Heritage Register | YES | |
| National Trust of Aust (NSW) Register | YES | |
| RAIA Register of 20th Century Buildings of Significance | No | |
| SEPP 56 | No | |

Consideration of Application

This application is a request for modification of consent DA38/2016, which approved a new dwelling on the subject land. There were no heritage objections to this original DA.

This modification seeks minor changes to the approved internal layout, glazing and landscaping. It is understood that these changes do not affect the overall scale or bulk of the approved dwelling. Therefore, these minor amendments will not have any adverse impact upon the heritage item (St Patrick's Estate), nor the heritage items in the vicinity.

As the application affects a State heritage listed item, the application is Integrated Development and requires consultation with Heritage NSW and eventual approval under Section 60 of the Heritage Act, 1977.

Heritage NSW have responded by letter dated 20 November 2019, providing General Terms of Approval for this integrated development application. These comments have been reviewed and all required Terms of Approval (conditions) are agreed with.

Therefore, no objections are raised on heritage grounds, subject to all terms of approval (conditions) required by Heritage NSW, being included in any consent.

Consider against the provisions of CL5.10 of MLEP 2013

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes
Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner
DATE: 12 December 2019

Recommended Heritage Advisor Conditions:

Nil.