

Heritage Referral Response

Application Number:	DA2024/0304
Proposed Development:	Alterations and additions to a residential flat building
Date:	19/07/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 85 DP 70416 , 3 / 28 Reddall Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is within the vicinity of a number of heritage items, as listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I2 - All Stone Kerbs - Along Reddall Street, Manly</p> <p>Item I220 – House “Logan Brae” - 32 Reddall Street</p> <p>Item I131 - St Patrick’s Estate - 151 Darley Road (alternate address 106 Darley Road)</p>
Details of heritage items affected
<p>Details of the heritage items, as contained within the Northern Beaches Heritage Inventory are:</p> <p>Item I2 - All stone kerbs <u>Statement of significance</u> Stone kerbs are heritage listed. <u>Physical description</u> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> <p>Item I220 – House “Logan Brae” <u>Statement of Significance</u> A spectacular and finely detailed example of Inter-War California Bungalow on a corner site. Featuring cobbled front, elaborate gable ends facing each. Street frontage. A fine example of California Bungalow Style building. <u>Physical Description</u> Single storey Inter-War California Bungalow on a corner site, constructed of dark face brick. Features elaborate gable ends to each street frontage, cobbled finish to front verandah base and columns, diamond-pattern leadlight casement windows. Original dark face brick front fence. Diamond - pattern leadlight casement windows.</p> <p>Item I131 - St Patrick’s Estate <u>Statement of significance</u> St Patrick’s Estate is a site of national heritage significance. The unparalleled grandeur of the cultural landscape, including its setting, buildings and landscape components, as well as the history it embodies, reflects a unique physical manifestation of the Catholic Church in Australia, not seen in any other location in the country. The site exemplifies an important period in the Church’s history in Australia, as well as the vision of Cardinal Moran, and for that reason has great significant to Australian Catholics, as well as the broader community.</p>

Physical description

St Patrick's Estate is a complex cultural landscape comprising many significant components, including buildings, grounds, gardens and landscape elements (including walls, pathways, and significant trees). It is magnificently sited on the northern slopes of North Head, overlooking Manly and Ocean Beach, and it is a prominent and striking landmark in the Manly area.

Architecturally, the complex comprises a variety of Nineteenth and early Twentieth Century buildings primarily in Gothic Revival style. The most prominent of these is Moran House, a four storey symmetrical sandstone building with bell tower at the centre, above the main entrance, which is also flanked by a two storey colonnade. The kitchen wing was added in 1935. Key vistas include looking south east toward the building from the town centre, and from the front of Moran House looking north west towards the town centre.

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 proposal seeks consent for alterations and additions to the existing 2 and 3 storey Inter-War period flat building, including extensions to the existing front balcony added to the building in 2008; removal of the masonry wall between the existing openings at the front facade and inserting new continuous large sliding doors along the facade with a light awning structure above and vertical louvres to the sides; conversion of the existing store area in the roof space into an attic/loft space and a front balcony for Unit 3; a new accessible lift to the south-eastern facade. The loft area is proposed to have side eyelid dormers with a Juliet balcony and gabled end roof form extending the main roof to both north-east and south-west direction with a large balcony to north-east and smaller balcony to south-west. External screens are proposed to both side dormers within a 600mm wide Juliet balcony.

The proposed extensions towards the side boundaries (675mm) are not supported, however 400mm extension to the front boundary is considered acceptable. The parapet level to the balcony are proposed to be reduced to 500mm above the floor level with a glazed upper portion. The solid portion is required to be increased to reduce the visibility of the glazed section and the glazing should not be fixed on the solid section but to the internal face of it. The proposed operable louvres to the side of the balcony are not acceptable as they will diminish the heritage values of the existing property and will have an adverse impact on the heritage item in the vicinity.

The proposed overhang is considered to be inconsistent with the character of the existing building and the streetscape, however a retractable awning with a reduced width may be acceptable.

It is noted that the proposed extension to the balconies require a new post for structural support and it is considered acceptable as long as the size and colour is recessive. Increasing the garage door opening for Unit 3 is acceptable to improve the functionality.

It is considered that the size of the proposed loft area should be reduced to remain completely within the roof space and become less dominant. The proposed dormers facing south-eastern and north-western facades should be reduced in size to have 3m max width, which could be two separated dormers if necessary. The proposed 600mm Juliet balconies in front of these dormers should be deleted or minimised to house the proposed screens only. The size of the front balcony at the loft level should be reduced and the large planters around the balcony should be deleted or minimised.

Given the subject site is located within the vicinity of two heritage items and in a heritage streetscape the proposal should consider the possible impact upon the heritage context and the heritage values of the existing building.

Revised Comments - 19 July 2024

Amended documents received on 27 June 2024 resolved some issues that heritage had with the proposed works:

- The balcony extension to the side boundaries have been deleted and balcony details modified.
- Side screens/operable louvres to the first floor balcony have been deleted.
- The cantilevered awning has been reduced in size.
- The loft area has been reduced and two side dormers replaced one larger dormer.
- The Juliet balconies to the front of dormers have been reduced in size.
- The planter around the loft balcony has been removed.

However, there are still some remaining concerns that are going to be conditioned as follows:

- It is noted that the HIS by City Plan Heritage, submitted with the amended documents, states: *"Considering the significant deterioration of the existing timber framed doors after a short period of their installation, installation of aluminum framed sliding doors matching the dimensions of timber framed sliding doors will be an acceptable compromise. The difference between the painted timber and powder coated aluminum framed joinery, which will match the dimensions and colour of the existing, will not be readily discernable to passers-by from the public domain."* However, the architectural drawings are still showing the removal of the masonry walls along with the timber framed doors to install full length of glazing. The proposed replacement of the timber framing with aluminum frames is acceptable, however, existing fenestration proportions of Unit 3 at first floor should be retained as per stated in the HIS.
- The proposed entry canopy should be deleted as it is inconsistent within the existing streetscape.
- The setbacks should be slightly modified to minimise the visibility and dominance of the loft level. Bottom level of the side screens, located in front of the loft dormers should not be any lower than RL33.965 to minimise the visibility, as the louvres are not compatible with the style of the historic building.
- The inset balcony fronting Reddall Street should be minimum 8900mm setback from the front boundary, that is not forward of the intersection of the ridge line of the existing/main roof.
- Details of the external materials and colour scheme should be provided.

Given the proposal have been improved by the latest documents and further improvements are

possible with the above conditions, the impact of the proposed works upon the heritage values of the existing building and the heritage context are considered acceptable.

Therefore, no objections are raised on heritage grounds subject to four conditions.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Replacement of balcony doors

The proposed replacement of the timber framing with aluminum frames is acceptable, however, existing fenestration proportions of Unit 3 at first floor should be retained as per stated in the HIS. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the heritage values of the subject building and the streetscape is maintained.

Entry canopy

The proposed entry canopy should be deleted as it is inconsistent within the existing streetscape. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To maintain the consistency of the existing streetscape.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Front and side setback

The front and side setbacks should be slightly modified to minimise the visibility and dominance of the loft level;

- bottom level of the side screens, located in front of the loft dormers should not be any lower than RL33.965.
- The inset balcony fronting Reddall Street should be minimum 8900mm setback from the front boundary, that it is not forward of the intersection of the ridge line of the existing/main roof.

Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the integrity of the historic building is maintained.

External materials and colour scheme

Details of the external materials and colour scheme for the proposed works should be provided. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the integrity and heritage values of the existing building and the streetscape are retained.