

## Heritage Referral Response

<b>Application Number:</b>	DA2021/2545
<b>Date:</b>	21/04/2022
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 13 DP 1189590 , 25 Spring Cove Avenue MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This modification has been referred as the property sits within the boundary of a State heritage item, being <b>Item I131 - St Patrick's Estate</b>, which is listed on the State Heritage Register and also within Schedule 5 of Manly Local Environmental Plan 2013.</p>		
Details of heritage items affected		
<p>Details of this State heritage item as contained within the Manly Heritage Inventory are:</p> <p><b>Item I131 - St Patrick's Estate</b> Statement of Significance 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. 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.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	
National Trust of Aust (NSW)	Yes	

Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for internal alterations to the existing dwelling, located in the south-west corner of the State heritage item - St Patrick's Estate. The proposed works involve a new layout to the kitchen area of the dwelling, which is proposed to be used for both commercial and residential purposes. Given the minor scale of the proposed works, not involving any external changes, the proposed internal alterations are considered to not have any adverse impact upon the significance of the heritage item.</p> <p>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.</p> <p>Further comments - 21 April 2022</p> <p>Further to the revision of the available documents, it is considered that the proposal does not involve any external modifications with minor internal fitout works mainly related to the change of use of the property. Given that the proposal is limited to the change of use within an approved dwelling and do not involve any physical works (as stated under Heritage Act 1977- Section 57) to the heritage listed item, the proposal is not considered to be an Integrated Development and will not have an adverse impact upon the significance of the heritage item.</p> <p>Therefore, no objections are raised and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u>          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? Yes</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 20 January 2022</p>		

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:**

Nil.