

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0557
<b>Proposed Development:</b>	Alterations and additions to a dwelling and use as an educational establishment
<b>Date:</b>	24/06/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 1045063 , 46 Eurobin Avenue MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is in the vicinity of a number of heritage items listed in Schedule 5 of Manly LEP 2013, being:</p> <p><b>Item I159 - Convent of The Good Samaritan:Stella Maris - Iluka Ave, Manly</b></p> <p><b>Item I160 - 2 Moreton Bay Fig trees, Iluka Ave (courtyard in Stella Maris Convent)</b></p> <p><b>Item I154 - Group of 2 storey residential flat buildings - Eurobin Ave, northern side (from Pittwater Road to Collingwood Street), Manly</b></p>		
Details of heritage items affected		
<p>Details of the heritage items in the vicinity, as contained within the heritage inventory, are:</p> <p><b>Item I159 - Convent of The Good Samaritan:Stella Maris - Iluka Ave, Manly</b></p> <p><u>Statement of Significance</u></p> <p>The site is of major importance in terms of the social history of benevolence and social welfare in the area.</p> <p><u>Physical Description</u></p> <p>Rendered and exposed brick building complex, generally of two storeys, with pronounced Spanish Mission influence in decoration. Significant elements include: cantilevered bay windows, wrought iron window grilles; decorative render to entry and extant joinery. Elements of the Chapel building include brick buttresses, Gothic arched entrance, rosette window and the use of quatrefoils.</p> <p><b>Item I160 - 2 Moreton Bay Fig trees, Iluka Ave (courtyard in Stella Maris Convent)</b></p> <p><u>Statement of Significance</u></p> <p>Aesthetic and part of Mr. Rolfe's 1860 garden. Now incorporated into the fabric of the Convent.</p> <p><b>Item I154 - Group of 2 storey residential flat buildings - Eurobin Ave, northern side (from Pittwater Road to Collingwood Street), Manly</b></p> <p><u>Statement of Significance</u></p> <p>A fine example of flat buildings.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of	No	

Significance		
Other	No	
Consideration of Application		
<p>This application is for change of use of the existing dwelling from residential to school uses, in conjunction with the adjoining Stella Maris College. It also proposes minor alterations to the building including removing some internal walls and amenities on the first floor and internal re-configuration to accommodate use for staff administration and the school uniform shop. Two timber gates are proposed in the existing timber fence on the eastern boundary.</p> <p>There will be no change to the externals of this building, nor is there any change to the front fencing or any new signs proposed. Given this, there will be no change to the streetscape presence of this building and therefore no visual impact upon the heritage items in the vicinity. These heritage items are also separated from the subject site by other buildings or Eurobin Avenue. Therefore, it is considered that this proposal will have no adverse impact on the heritage items in the vicinity.</p> <p><b>Therefore, no objections are raised on heritage grounds and no conditions required.</b></p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013:</u>  Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A  Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided?  N/A</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.