

Heritage Referral Response

Application Number:	DA2024/0322
Proposed Development:	Alterations and additions to a residential flat building
Date:	24/04/2024
To:	Nick Keeler
Land to be developed (Address):	Lot 85 DP 70416 , 28 Reddall Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
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: Item I2 - All Stone Kerbs - Along Reddall Street, Manly Item I220 – House “Logan Brae” - 32 Reddall Street Item I131 - St Patrick’s Estate - 151 Darley Road (alternate address 106 Darley Road)
Details of heritage items affected
Details of the heritage items, as contained within the Northern Beaches Heritage Inventory are: 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. 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. 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.

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 balconies, which were added to the building in 2008. The proposed extensions of the existing balconies towards the side boundaries (675mm) are not supported. Extending to the front boundary is considered acceptable from a heritage perspective however a min 3m setback to the front boundary is required. The solid parapet level to the balconies are proposed to be reduced to approximately 500mm above the floor level with a new 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 of the balustrade but to the internal face of it. 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. The SEE states that: *"The associated doors are proposed as external sliding door to maximise amenity and increase safety."* - if these doors are the front balcony doors to Units 1 & 2, they are required to be timber framed doors within the existing opening and the existing lintels are to be retained to maintain the integrity of the existing property and respect the heritage items in the vicinity. The SEE also states that: *"A light weight awning is proposed to provide protection over the doors and a portion of the balcony."* which is believed to be for Unit 3 and is not included in this DA.

The proposal also involves the up-grade of the entry stair; an increase to the garage door width to Unit 2 and conversion of a double sash window to the western side of Unit 1 to a door within the same opening. The proposed increase to the garage door opening to Unit 2 is acceptable to improve the functionality. The proposed conversion of the window to the western side of Unit 1 is also acceptable within the same opening with the retention of the existing lintel. It is noted that the proposal involves an upgrade to the entry, however the details have not been provided. Therefore, heritage require the details and extent of the entry upgrade.

Therefore no objections are raised on heritage grounds subject to three 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? Yes

Has a Heritage Impact Statement been provided? HIS provided with PLM has not been updated.

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

Balcony alterations

The proposed extensions to the side boundaries (675mm) are not supported. Extending to the front boundary is considered acceptable from a heritage perspective, however a min 3m setback to the front boundary is required. The proposed reduction to the solid section of the balustrade (approximately 500mm above the floor level) is required to be increased to 700mm to reduce the visibility of the new glazed upper section and considerations should be given to the method of fixing so that the glazing should not be fixed on the solid section but to the internal face of it, to minimise the visibility. Details of the proposed inset post for structural support to each balcony - size and colour - are required to ensure this addition to the front facade is recessive. The proposed balcony doors to Units 1 & 2 are required to be timber framed doors within the existing opening and the existing lintels are to be retained to maintain the integrity of the existing property and respect the heritage item in the vicinity. The proposed awning is not supported by Heritage.

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 that the integrity of the subject building and the heritage context within the streetscape is maintained and the heritage item is not impacted.

Existing entry and lintel to side window

The details and extent of the proposed upgrade to the entry should be provided.

The architectural drawings should note the proposed conversion of the window to the western side of Unit 1 as to be within the existing opening and the existing lintel should be retained.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Heritage listed sandstone kerbs

The heritage listed sandstone kerbs are to be protected at all times during demolition and construction works on site.

Reason: To ensure that the heritage listed stone kerbs are not damaged as a result of the proposed works.