

Heritage Referral Response

Application Number:	DA2022/1910
Proposed Development:	Demolition work and construction of a Residential Flat Building including basement car parking.
Date:	05/06/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 2492 , 61 North Steyne 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 located within the vicinity of C1 – Pittwater Road Conservation Area and a number of heritage items:</p> <p>Item I254 - St Mary's Church, presbytery and school - Whistler Street (corner Raglan Street)</p> <p>Item I174 – Beach Reserve—Merrett Park North Steyne and South Steyne</p> <p>Item I224 – Public shelters - South Steyne and North Steyne</p> <p>Item I168 – Ocean foreshores - Manly municipal area, boundary adjacent to the ocean</p>
Details of heritage items affected
<p>Pittwater Road Conservation Area</p> <p><u>Statement of Significance</u></p> <p>This street pattern is distinctive and underpins the urban character of the area. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively.</p> <p><u>Physical Description</u></p> <p>The streetscape of Pittwater Road is a winding vista of late 19th and early 20th century commercial and residential architecture of generally one or two floors - although there are exceptions such as the four storey private hotel. The streetscape provides a 19th century atmosphere due to it's scale, width and the number of extant Victorian structures. Within the streetscape there are a number of individually significant buildings which are listed separately. Adjacent streets generally comprise a consistent pattern of one and two story residential cottages, with the occasional terrace. Some streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which provides an important visual, vertical and vegetated backdrop.</p> <p>Item I254 - St Mary's Church, presbytery and school - Whistler Street (corner Raglan Street)</p> <p><u>Statement of significance</u></p> <p>The listing covers a significant group of five religious and school buildings dating from circa 1890 to the 1950s, complementary in style. The group is of significance for Manly area for its historical, aesthetic and social reasons, and for the rarity and representativeness. The site has a long and ongoing spiritual association with the local Roman Catholic community since c.1890 when the church building was created. The site is a major landmark visible from a distance from both Raglan Street and Whistler Street. The complex makes a major contribution to the streetscape and to the</p>

townscape character, augmented as the group of buildings are adjoining each other at the site. The Church building, the Presbytery and School are each representative of their respective type of building around the date of creation, and the complex as a whole is a rare collection of five fine buildings with spiritual associations in the local area.

St Mary's Catholic Church, school and presbytery have social significance at a Local level because they are cherished by past and present members of the church community. St Mary's Catholic Church, school and presbytery have maintained their original purpose. The church and school have undergone a number of changes reflecting the growth of the congregation and increases in pupil numbers.

Item I174 – Beach Reserve

Statement of significance

High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.

Physical description

Beachfront, promenade, sandstone retaining wall, paved, grassed And/or planting beds and remnant plantings of Norfolk Island Pines planted from the 1850's to the 1880's.

Item I224 – Public shelters

Statement of significance

An important reminder of the historic role of Manly's ocean beach, the shelters remain useful for both seating and wind protection. (4 Public Shelters)

Physical description

A total of 4 public shelters, constructed of weatherboard, 3 at South Steyne between an area opposite Wentworth Street and Victoria Parade. And one opposite Denison Street, towards North Steyne. Of the group of three, the two end shelters (both recently restored) feature semi-circular headed multi-paned timber fixed windows and hipped metal roofs.

Item I168 – Ocean foreshores

Statement of significance

Natural landscape. Part of coastal zone east coast of Australia. Part entrance to Sydney Harbour. Listed due to its aesthetic, historic, and scientific significance to the area.

Physical description

Ocean foreshores, mostly rocky edge and cliff or beach sand system. Natural environment. High scenic quality.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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

This application seeks consent for the demolition of the existing structures on the site and the

construction of a five storey residential flat building with two levels of basement car parking accessed from Denison Street with a low stone clad boundary wall to North Steyne and Denison Street.

It is noted in the PLM that the proposed bulk and scale was required to be reduced and articulation should be provided to the western portion of the northern elevation of the development: "...not complementary to the building adjacent to its west and the heritage listed item St Mary's Church, presbytery and school. Heritage recommends a reduction and further articulation to the bulk and scale of the proposed building to respond better to its context, considering the relationship with the heritage item and Pittwater Conservation Area within the vicinity." It is considered that the DA drawings do not respond to the heritage concerns in relation with the bulk and scale and the articulation.

Heritage conservation requires the retention of an appropriate visual setting, that contributes to the streetscape and considerations should be given to respect to the context, the heritage values of the adjacent building, the heritage item and the conservation area.

Revised Comments - 05 June 2023

The amended drawings responded to the DASP recommendations in relation to the North Steyne context, and the setback to level 4 at the western portion of the north elevation which has improved the Denison Street elevation. Although, the bulk and scale is still not providing a careful response that supports the significance of the heritage context along Denison Road, given the proposed works are mainly within the existing building's footprint, the impact of the proposal upon the heritage items in the vicinity is considered to be tolerable.

Therefore, no objections are raised on heritage grounds subject to an archival photographic recording.

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? Yes

Further Comments

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

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the Department of Planning and Environment.

This record must be submitted and approved by the Council's Heritage Advisor prior to the issue of the Construction Certificate and commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.