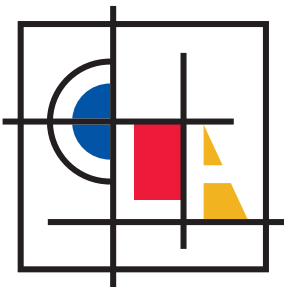


Statement of Heritage Impact

**9-11 Denison Street
Manly**

**Proposal:
Alterations & Additions**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

Prepared on 14 March 2019
Prepared for

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Prepared On:

14 March 2019 [DRAFT]

--- 2019 [DRAFT]

--- 2019 [DA-ISSUE]

Project Address:

9-11 Denison Street

Manly

Prepared For:**Prepared By:**

Cracknell & Lonergan
Architects Pty Ltd

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed works at 9-11 Denison Street, Manly. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director) and Mr. Hugo Chan (Architectural Graduate).

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable.

The report is structured as follows. It considers the setting and context of the subject site (immediate and locality) and the proposed works in the context of the cultural significance of the subject site/item, as well as statutory controls and development constraints, to make recommendations on the suitability of the proposed works for subject site.

The subject site is situated within the Pittwater Road Heritage Conservation Area and is not listed as an item of heritage within the Sydney Local Environmental Plan. It is however, in the vicinity of a Heritage Listed item.

The site comprises

After assessing the significance of the site, impact on the significance of the site, as well as statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage item, and development should not be restricted on the grounds of heritage.

Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983



1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

Objectives / Provision	Compliance	Response
Heritage Act 1977		
Part 1, Cl. 3 - Objects of the Act	N/A	The subject site is not a state listed item and therefore does not require detailed assessment or consent approval from the NSW Office of Environment and Heritage (NSW OEH).
Part 3, Interim Heritage Orders	N/A	There are no identified interim heritage orders in place for the subject site.
Part 4, Effects S57 Exemption S60 Application	N/A	The proposal does not require a S57 or S60 application to be lodged to the NSW OEH.
NSW Office of Heritage & Environment Questions Heritage Items (Local and/or State Significant)	N/A	The proposal is not a listed item and does not require detailed assessment under the provisions of the NSW OEH. Consideration of relevant matters are assessed under the LEP and the DCP.
Local Environmental Plan		
1.2 Aims of Plan Heritage	COMPLIES	1. Identify the aim of heritage conservation in LEP. 2. Respond to how design is able to achieve this aim. Items to Discuss: Curtilage - how it fits into the neighbourhood Scale/Bulk - how it is appropriate Juxtaposition - how it mixes between old and new Adaptation - how it makes better use of a heritage item / historic site
2.1 Land Use Zone	COMPLIES	The subject sites are currently in Land Zone R3 - Medium Density Residential 2. Discuss why the proposed use is supportive of heritage conservation.
4.1 Minimum Subdivision Lot Size	COMPLIES	The subject sites have a Minimum Subdivision Lot Size of 250sqm (Zone C) 2. Discuss how the proposal is in keeping with the subdivision pattern of the neighbourhood.
4.2 Rural Subdivision	N/A	The subject sites do not have Rural Subdivision Clauses that apply. 2. Discuss how the curtilage and rural context is fitting for the area.

1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

Objectives / Provision	Compliance	Response
4.3 Height of Buildings	COMPLIES	The subject sites have a maximum height of building at 11 metres (Zone L) 2. Identify the proposed maximum height. 3. Discuss appropriateness of height in context.
4.4 Floor Space Ratio	COMPLIES	The maximum permissible floor space ratio of 0.75:1.0 or Zone I. 2. Identify the proposed maximum FSR. 3. Discuss appropriateness of FSR in context.
4.6 Variations to Development Standards	N/A	Discuss why variation is appropriate in a heritage context. Eg. Existing parapet / chimneys / features.
5.10 Heritage	COMPLIES	The subject site is situated within the Pittwater Road Heritage Conservation Area.
Development Control Plan		
Locality Considerations	COMPLIES	In relation to locality statement, discuss why the proposal is appropriate.
Design Considerations (Alterations & Additions)	COMPLIES	Discuss juxtaposition of old and new and why the design complements the existing retained structures.
Design Considerations (New Construction)	COMPLIES	Discuss why the new construction is fitting within its local context and how it is appropriate as infill within an established character.

2.1 Setting and Context

The subject site is currently labelled as 9 + 11 Denison Street, Manly. Or known formally, as Lot 1, DP 965161. The site has a total Land size of 266sqm altogether. Each individual dwelling is a two bedroom, one bathroom, one storey cottage with rear access from Whistler Street. The subject sites are situated within the Pittwater Road Conservation Area, a conservation area that is characterised by one storey Federation terraces that are either attached or semi detached from their adjoining dwellings. Number 9 Denison Street marks the edge of Pittwater Road HCA, and is directly adjacent to the heritage items of St Mary's Church, Presbytery and School. The subject sites are also situated approximately 100 metres away from Manly Beach, and is a short stroll into the suburb town centre.

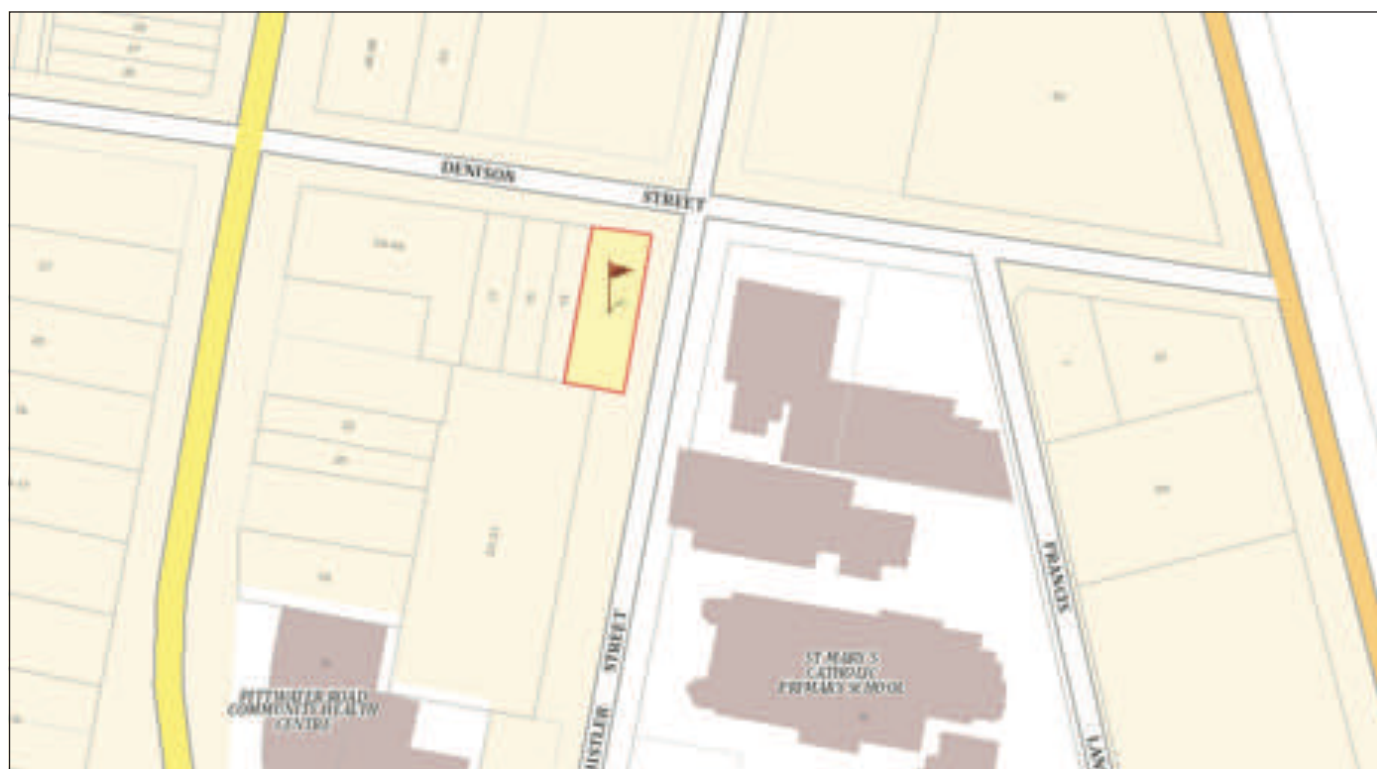


Streetscape perspective of the existing structure as viewing the subject site from the North.

2.0 Setting and Context



NSW SIX Maps Imagery - Aerial Map of Site Location



NSW Six Maps Imagery - Contour and Lot identification Map of Site Location including the Heritage Item

2.0 Setting and Context



Real Estate Imagery of the Subject Site Location and Context



Streetscape imagery (Google Maps) of the Listed Heritage Item in the Vicinity of the Subject Site

2.2 Locality Statement

The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. 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. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.



Real Estate Imagery of the Subject Site Location and Context

Real Estate Imagery of the Subject Site Location and Context



2.3 Subject Site & Neighbourhood Condition

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 seperately. Adjacent streets generally comprise a consistant 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.



Subject Site viewed from an opposite Corner of Whistler and Denison Street



Neighbouring Houses on Denison Street. These houses are of South Facing Nature. (Google Maps)

2.0 Setting and Context

Subject Site and Neighbouring Houses Down Denison Street



Neighbouring Houses and Apartments along Denison Street



Interior View of the Dining Room withing one of the Properties.



3.1 Proposal

With respect to the subject site's heritage significance, the proposal aims to retain the heritage characteristics of the front facade. Altering the interior and rear of the site allows the subject site to attain more natural light through new glass sliding doors and wider windows, adding sophistication to the dwellings. The rear of the building will be demolished, and replaced with a contemporary open-plan living, dining and kitchen area, that will suit the needs of contemporary families. An additional storey above can support the increasing density of Northern Sydney, while maximising the given floor space ratio and height of buildings that are supplied within the Northern Beaches Local Environmental Plan. These proposed additions will observe and respond to the contemporary characteristics seen in other dwellings along Whistler Street while also maintaining the Heritage Conservation Area Streetscape along Denison Street.

The additions are contemporary, and do not seek to mimic the federation style of the existing original building. By appreciating the existing building, the proposal retains a similar, if not, almost identical bulk and scale. The new rear perimeter will be built where it once was, to provide an adequate amount of space and privacy for the residents between No. 11, and its adjoining building and No. 9 and Whistler Street. Manly's everchanging development style has it's own challenges as it aims fuse to the differentiation in styles, historic periods and aesthetics. This development infuses high quality and precision in it's design connecting it with the existing appeal of the suburb of Manly.

The development also proposes to add more green landscaping into the site through removal of the existing tiles in the back courtyard. The proposed grass lawn, deck, and shrubs along the side boundaries of the property adds more greenery and the retiling of a portion of tthe side pathway provides a clean space to store garbage bins. This landscaping creates an inviting private open space that can be enjoyed all year round.

Figure 3.1: Ground Floor Plan depicting proposed

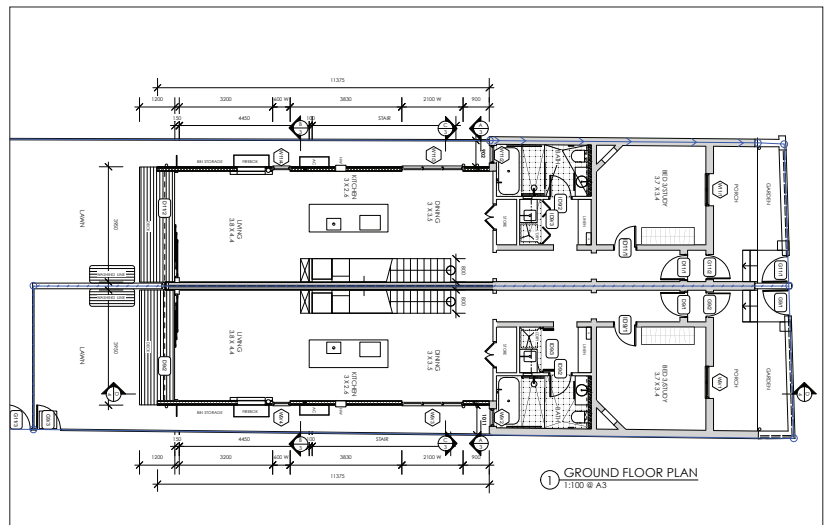


Figure 3.2: First Floor Plans

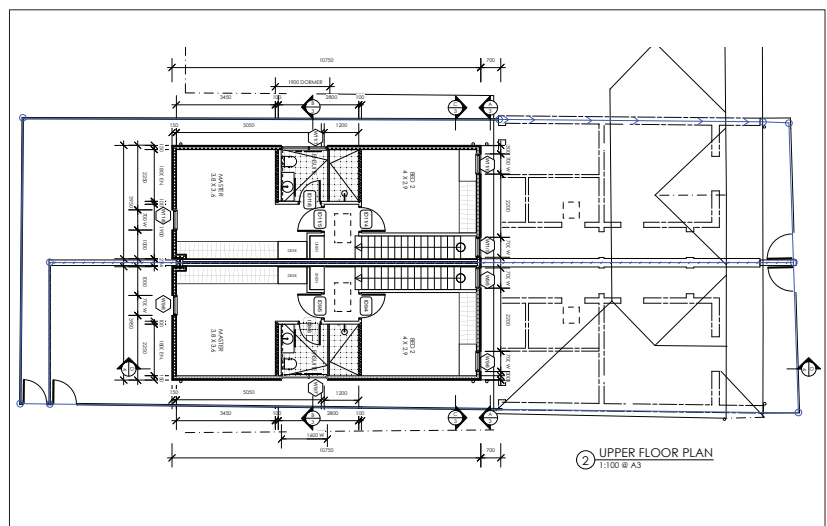


Figure 3.3: Elevations.



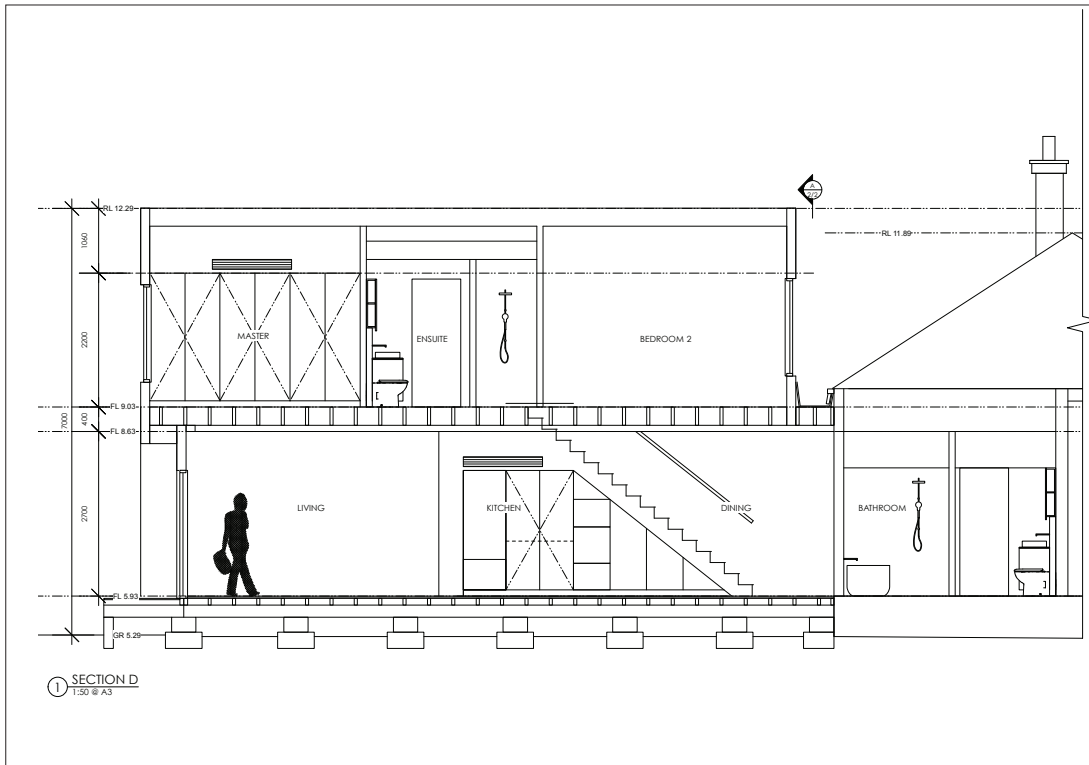


Figure 3.4: 3Section of the subject sites

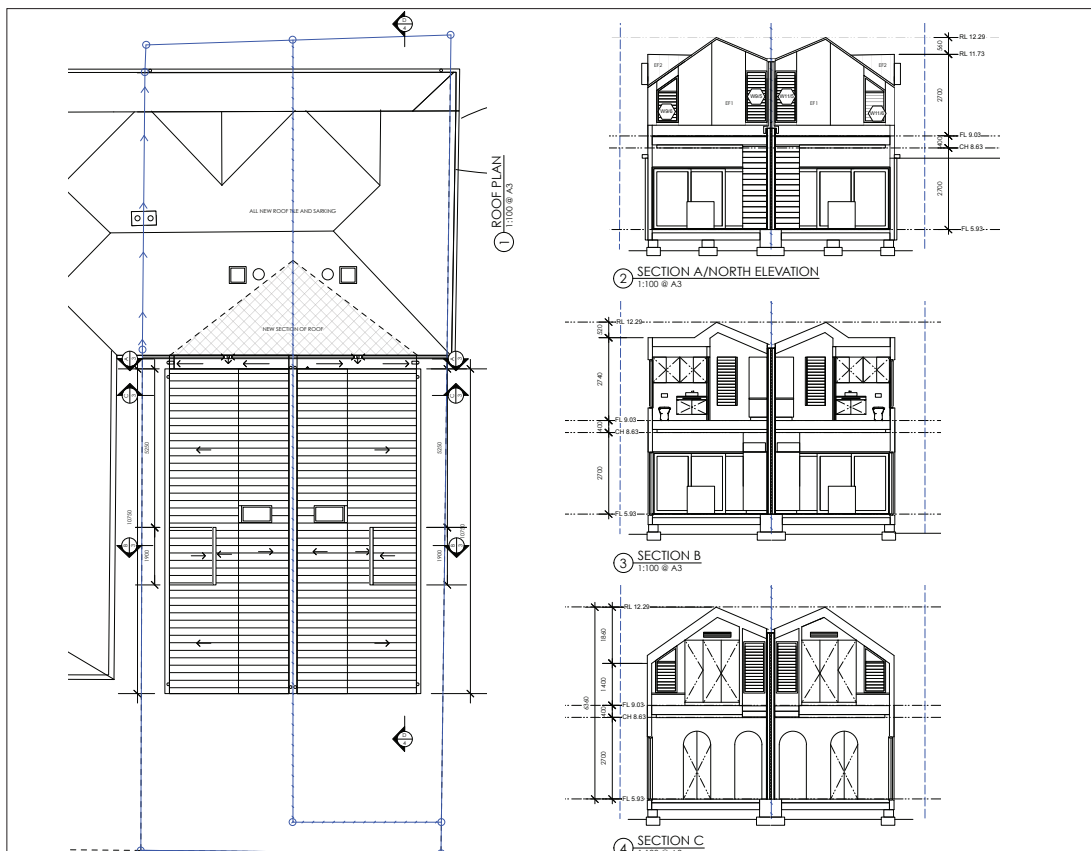
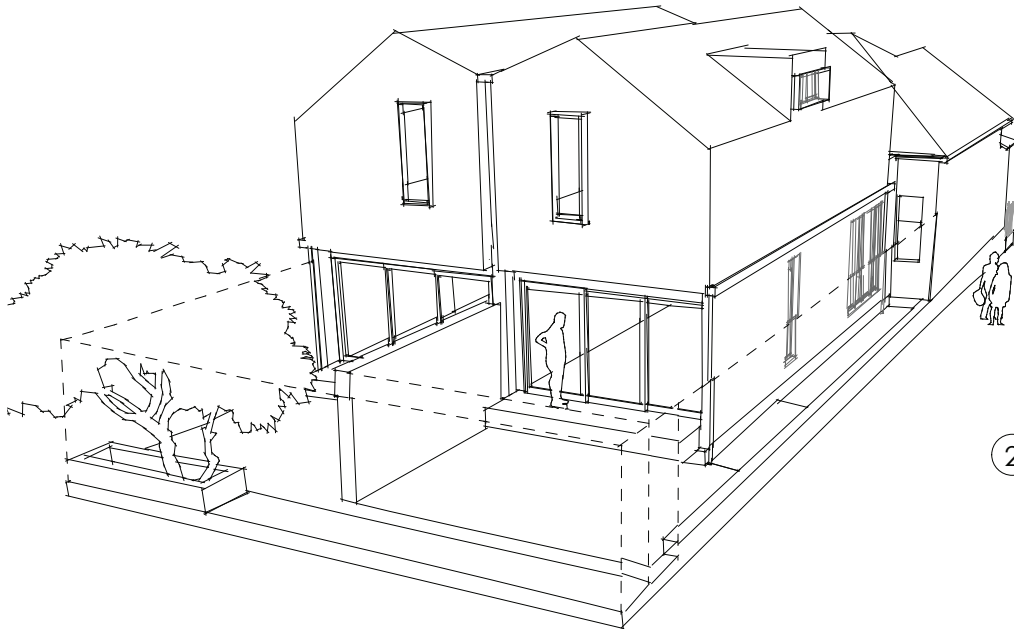
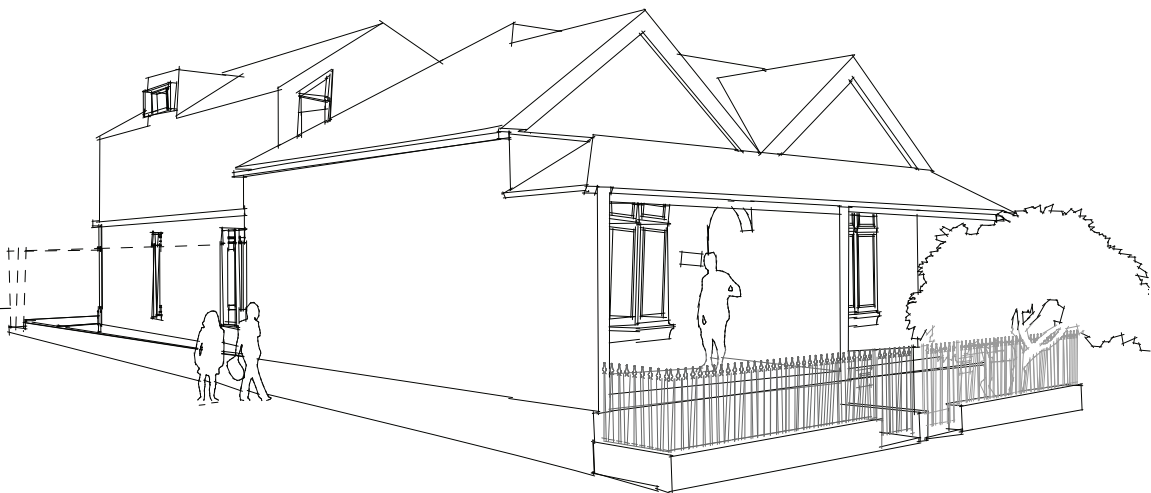


Figure 3.5 3 Sections of the proposed alterations and additions

Figure 3.6 Opposite Page:
Perspectives of the
proposed subject site



2 PROPOSED REAR
PERSPECTIVE



2 PROPOSED FRONT
PERSPECTIVE

4.1 Historic

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the HCA. The record provides a detailed assessment of the historic cultural and social significance of the area.

The First Road

The creation of suburban streets and allotments in the Conservation Area begins with the alignment of Pittwater Road, which appears to predate European settlement. It corresponds with an early, probably Aboriginal track leading from Manly Cove to the Head of Curl Curl Lagoon and shown on an 1842 parish map of Manly Cove. The distinctive bend in the road after Collingwood Street is explained topographically as a sweep around the embankment of the lagoon which once existed directly to the north.

The Victorian Design of Streets

The other main streets originate from the design by the developer Henry Gilbert Smith for his development called Brighton, later known as Manly. This established East Steyne, Carlton Street, Belgrave Street and the alignment of Francis Street and Pine Street.

Two large subdivisions of the Brighton Estate occurred in the mid-Victorian period and contain all of the area in the Conservation Area. These two subdivisions bear the character of Victorian urban design. Rectilinear, wide streets are arranged in a grid with allotments which are rectilinear and large, of approximately 1000sq.m each. There are back lanes to serve the allotments and the layout is arranged so as to make regular the allotment areas.

The streets created run parallel variously to the coast and to Pittwater Road, thereby creating a series of out-of-square corners and junctions and small connecting streets. 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.

The Second Design of Subdivision

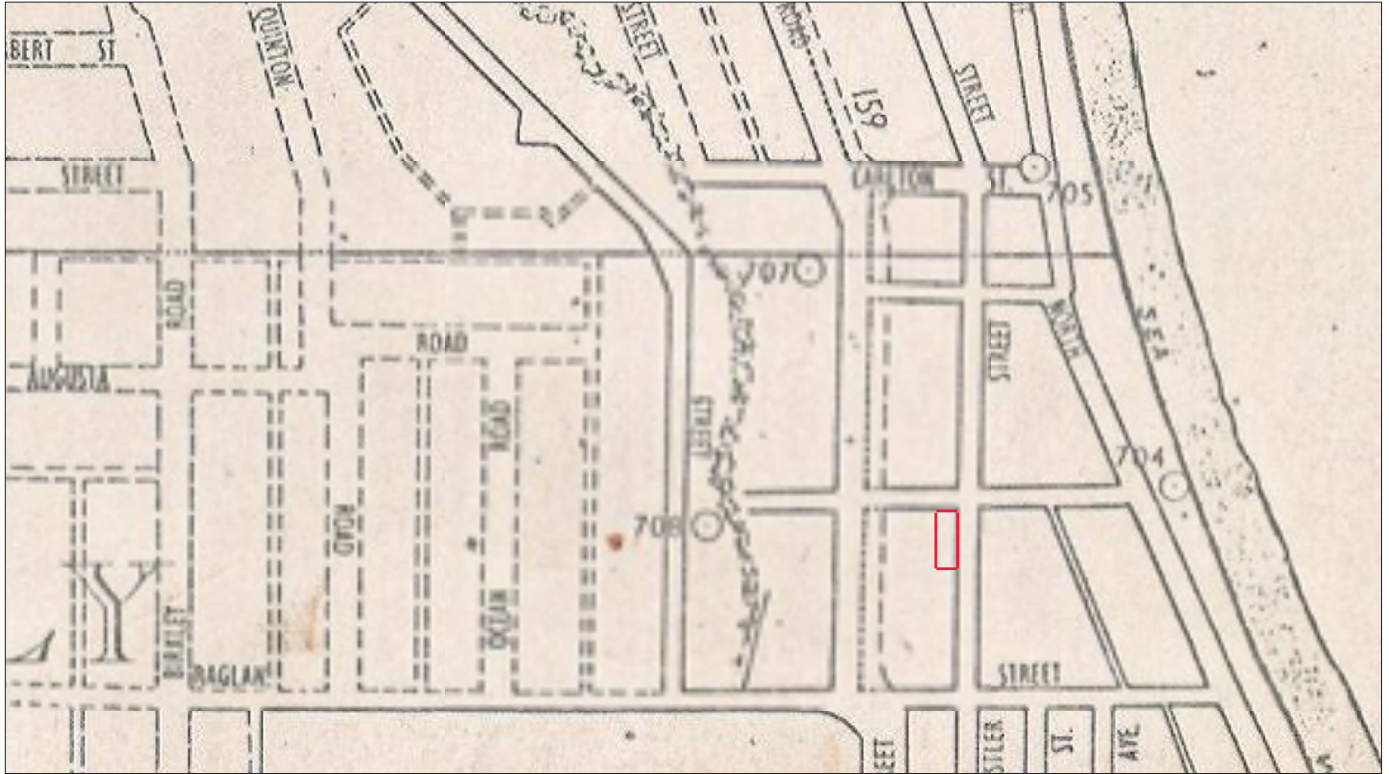
The majority of the allotments underwent a re-subdivision in the Edwardian period and later. These closer grained re-subdivisions created smaller allotments for smaller houses. In some cases the end allotments are turned to address the short street. In the Sunlight Estate and an estate near Carlton Street, large subdivisions of original allotments were made.

The major interference with this street pattern is the radical re-alignment of the corner of Pittwater Road and Raglan Street which was made after 1965. Also, although large villas were built on several amalgamated allotments, none of these have survived.

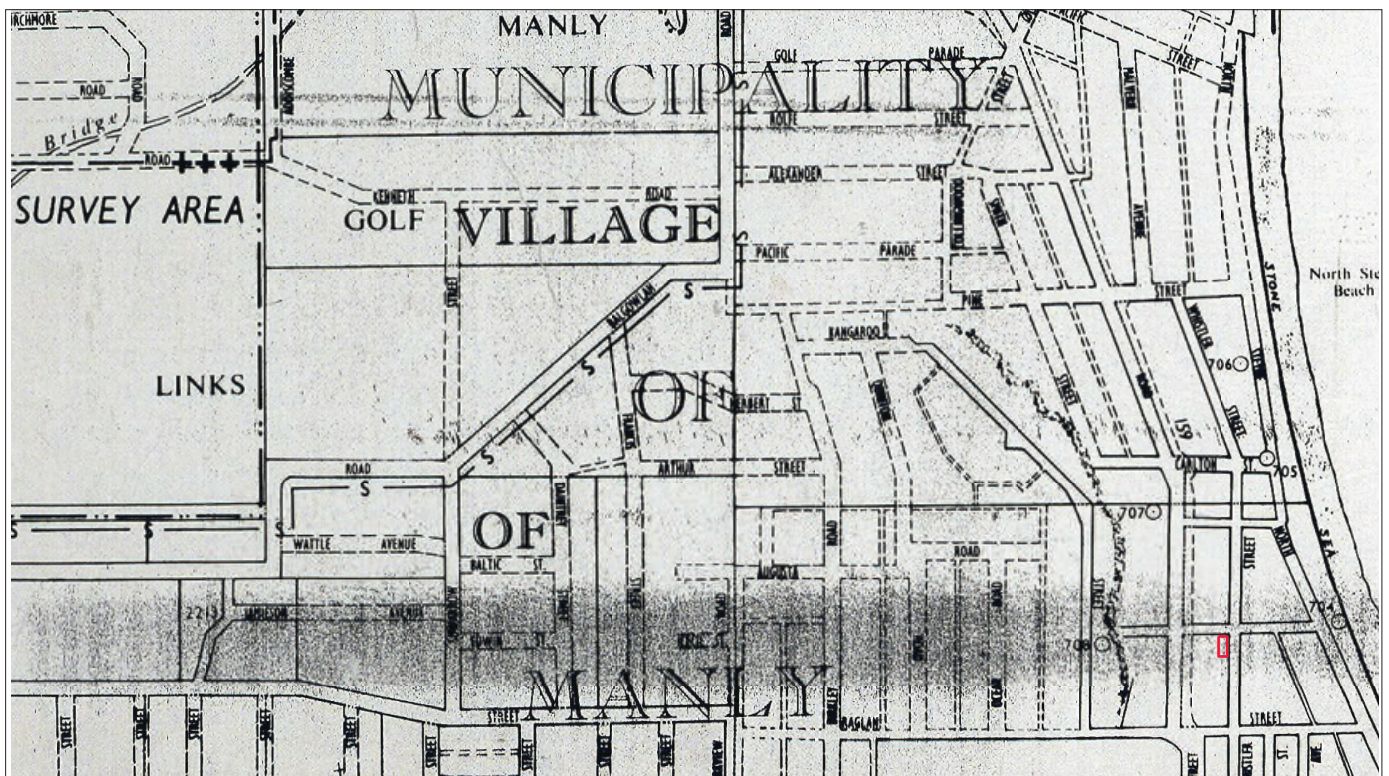
It is possible to see in the place today the result of the close scaled Edwardian re-subdivision of the larger scale Victorian street pattern with lanes and long blocks. Small houses and narrow shops address larger scale streets, broad enough for tree, and good footpaths, with prominent intersections where the streets meet out of square. Blocks are deep with rear lanes. All streets have a common flat topography giving a clear perceivable character.

4.0 Assessment of Historical Significance

4.2 Documentary - Maps



1972 Parish of Manly Cove Subdivision Map - Approximate Site Location Highlighted in Red

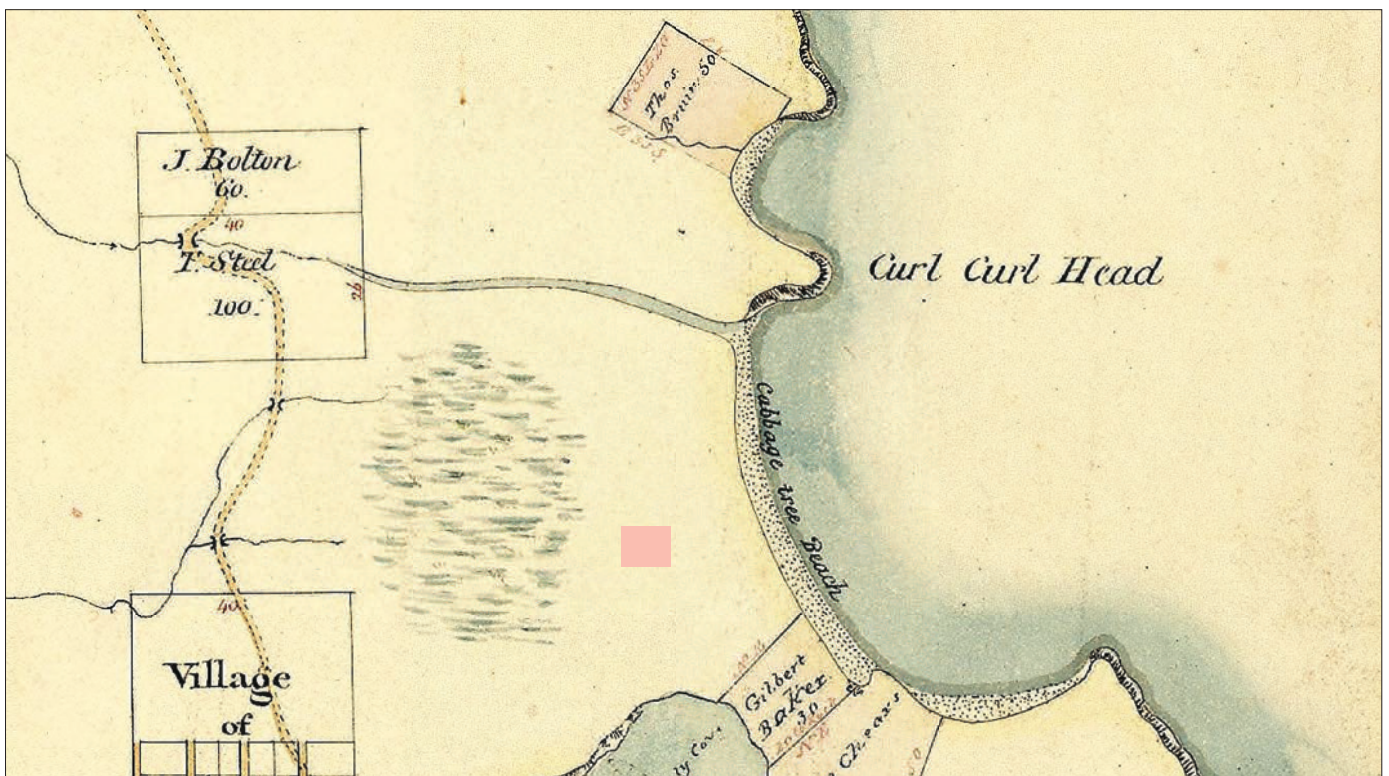


1970 Parish of Manly Cove Subdivision Map - Approximate Site Location Highlighted in Red

4.0 Assessment of Historical Significance



1943 Aerial Site Imagery - Site Location Highlighted in Red



County of Cumberland, Parish of Manly Cove Plan - Approximate site located Dated 1923

5.0 Statement of Significance

5.1 NSW Office of Environment and Heritage, Statement of Significance

Pittwater Road Heritage Conservation Area

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.

5.2 NSW Office of Environment and Heritage, Statement of Significance

St Mary's Church, Presbytery and School

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 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.

7.0 Statutory Controls and Development Controls

7.1 Manly Council - Local Environmental Plan Clause 5.10 Heritage

Heritage Map - Subject Sites Situated in Pittwater Road Heritage Conservation Area



Figure 43: Heritage Map, Manly LEP, Subject site highlighted in Red

Objectives / Provision	Compliance	Response
5.10 Heritage Conservation		
<p>(1) Objectives The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Manly,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>COMPLIES</p> <p>COMPLIES</p> <p>N/A</p> <p>N/A</p>	<p>The principal streetscape formed is retained, the alterations and additions occur to the interiors and the rear of the building, and will not effect the overall streetscape of Pittwater Road Heritage Conservation Area.</p> <p>The subject site does not contact with any archaeological sites, and is not of Aboriginal heritage significance.</p>
<p>(2) Requirement for consent Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p>	<p>N/A</p> <p>N/A</p> <p>APPLIES</p>	<p>The subject site is not a heritage item, nor an Aboriginal Object of significance, however it is positioned within Pittwater Road Heritage Conservation Area, thus consent will be required</p> <p>The exterior principal facade will be maintained throughout the development, the only altered exterior will be the rear of 9 Denison Street, as viewed from Whistler Street.</p>

7.0 Statutory Controls and Development Controls

7.1 Manly Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	N/A	The subject site is not a heritage item
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	N/A	The subject site has no archaeological significance
(d) disturbing or excavating an Aboriginal place of heritage significance,	N/A	The subject site is not within a place of Aboriginal Significance
(e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	APPLIES	Consent will be required under subclause e(ii) as the subject site is apart of a heritage conservation area
(f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	N/A	The proposal does not wish to subdivide the sites.
(3) When consent not required However, development consent under this clause is not required if: (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development: (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or	N/A	Consent will be required as specified above.

7.0 Statutory Controls and Development Controls

7.1 Manly Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
<p>(b) the development is in a cemetery or burial ground and the proposed development:</p> <p>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</p> <p>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</p>	N/A	The subject site is not situated within a cemetery or burial ground.
(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or	N/A	The development will not need to remove any vegetation
(d) the development is exempt development.	N/A	The development is not exempt
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	N/A	The proposed development will not have severe adverse impacts upon the conservation area.
<p>(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	APPLIES APPLIES	The subject sites are within a conservation area, and is also in the vicinity of a heritage item. This document is an exemplar of heritage management
(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	N/A	A conservation management plan will not be needed for this project.

7.0 Statutory Controls and Development Controls

7.1 Manly Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
<p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	N/A	The subject site is not situated upon any archaeological site.
<p>(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	N/A	The subject site is not positioned on any Aboriginal sites of significance
<p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	N/A	The subject site is not a subject site.
<p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p>	N/A	The subject site is not positioned on an Aboriginal place of heritage significance.

7.0 Statutory Controls and Development Controls

7.1 Manly Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	N/A	The subject site is not positioned on an Aboriginal place of heritage significance.

7.0 Statutory Controls and Development Controls

7.2 Northern Beaches, Manly Council- Development Control Plan

Objective / Provision	Compliance	Response
5.2 Pittwater Road Conservation Area		
a) The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. 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. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.		
b) New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP.	N/A	The proposed development will not produce a new development, but only instates another storey addition to the rear of the buildings. The visual character of the streetscape will be retained.
3.2 Heritage Considerations		
Objectives 1) To retain and conserve environmental heritage and cultural significance of Manly including: significant fabric, setting, relics and view associated with heritage items and conservation areas; the foreshore, including its setting and associated views; and potential archaeological sites, places of Aboriginal significance and places of natural significance.	COMPLIES	The proposal retains and enhances the principal federation form fronting the street. The subject sites most significant fabric is the front exterior, and the facade will be retained. The subject site is not positioned upon any archaeological or Aboriginal significance
Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.	COMPLIES	The addition where visible is legible, as the proposal aims to meld together the new addition to its existing envelope. The contemporary pavillion style fits well with the cottage and will not create any adverse impacts upon the site or context.
Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.	COMPLIES	The heritage item that is within the vicinity of the subject sites is across the road on the other corner of Whistler and Denison Street. The additions to the rear of the subject site will not detract from the heritage item and overall streetscapes.

7.0 Statutory Controls and Development Controls

7.2 Northern Beaches, Manly Council- Development Control Plan

Objective / Provision	Compliance	Response
Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/ visual context with particular regard to heritage buildings/areas and cultural icons.	N/A	The proposed development is not of overwhelming scale.
Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.	COMPLIES	There are no obvious incentives offered here other than a swift approval.
3.2.1.1 Development in the vicinity of heritage items, or conservation areas		
a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.	COMPLIES	The proposal is within the vicinity of St Mary's school and church. The proposal enhances the cottages and the overall effect will enhance the conservation area. the item will not be diminished by any of this.
b) Proposed development in the vicinity of a heritage item or conservation area must ensure that: i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place; ii) the heritage values or character of the locality are retained or enhanced; and iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.	COMPLIES	The proposed plans will not detract from heritage significance as the front facade is retained. The heritage character is enhanced through promoting a maximum usage of landscape. The additional second storey to the rear of the sites will be of high quality material and finishes to better suit the vicinity and Heritage Conservation Area. The additions to the rear of the subject sites are contemporary but complimentary to the existing building and the surrounding streetscape.
c) The impact on the setting of a heritage item or conservation area is to be minimised by: i) providing an adequate area around the building to allow interpretation of the heritage item; ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); iii) protecting (where possible) and allowing the interpretation of any archaeological features; and iv) retaining and respecting significant views to and from the heritage item.	COMPLIES	The principal form is retained and isolated visually from the addition. The cottage garden will be retained and enhanced, as a landscape plan will be implemented.
3.2.2 Alterations or Additions to Heritage Items or Conservation Areas		
3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance		

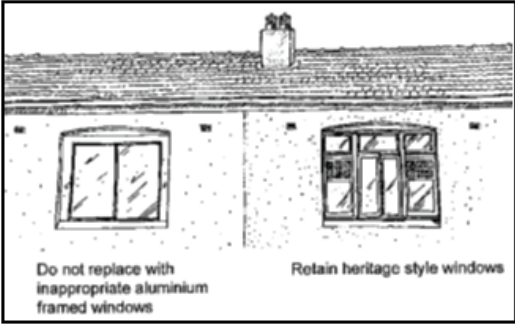
7.0 Statutory Controls and Development Controls

7.2 Northern Beaches, Manly Council- Development Control Plan

Objective / Provision	Compliance	Response
a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.	COMPLIES	This has been the design intent and it is in our opinion this has been achieved. The alterations and additions to the interior and to the rear of the subject sites will not detract from the heritage significance, as the front facade will be maintained. These contemporary aspects that are proposed are complimentary to the form and scale of the original buildings.
b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.	COMPLIES	The appearance will not be ruined. There is new roofing material that will be installed within the process. The considered design will enhance the character and the grain texture of the HCA. These additions and alterations to the subject sites are modest in appearance, the main additions installed at the back of the house, as an additional storey to the proposed rear extension. There will be an adequate amount of private open space and the extension will not interfere too much with the existing back garden.
3.2.2.2 Retaining Significant Features and Landscape Setting.		
Alterations or additions to heritage items or buildings within a conservation area must: a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;	COMPLIES	The traditional principal roof will be retained. However, the proposed lean-to roof is inconsequential and in poor condition, thus will need to be replaced. The change to the lean-to rear secondary form impacts the traditional views from Whistler Street. Because the majority of the streetscape is not of heritage significance, there is a differentiation of style. These secondary forms match with both the distinctive styles of the area.
b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;	COMPLIES	The new roof has a traditional pitch and materials, complementary to the existing architectural detail. The dormer window adds interest and sophistication in the architectural features. These new details are symmetrical within the pair of cottages.
c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;	COMPLIES	The brick face facade is not proposed to be altered.
d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;	COMPLIES	The original brickwork face of the front facade will not be altered. It will be conserved and enhanced.

7.0 Statutory Controls and Development Controls

7.2 Northern Beaches, Manly Council - Development Control Plan

Objective / Provision	Compliance	Response
<p>e) where surfaces are not originally face brickwork:</p> <p>i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;</p> <p>ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;</p> <p>iii) contemporary colours are not discouraged, but should be combined in a complementary way; and</p> <p>iv) single colour solutions are not permitted;</p>	<p>COMPLIES</p> <p>COMPLIES</p> <p>COMPLIES</p> <p>COMPLIES</p>	<p>The pebble dash gable is to be retained and repainted.</p> <p>The external colour schemes will be kept complimentary, but for further reference refer to the finishes board.</p> <p>As Above</p> <p>Single colour solutions are not proposed</p>
f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;	COMPLIES	The removal of the original fabric is not proposed. The exterior north facade will be kept intact.
g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/ period as shown in Figure 7; and	COMPLIES	This is not proposed.
h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.	COMPLIES	The landscaping will be retained and enhanced with reinstated botanica.
<p>Figure 7:</p> 		

3.2.3 Fences for Heritage Items and Conservation Areas

7.0 Statutory Controls and Development Controls

7.2 Northern Beaches, Manly Council- Development Control Plan

Objective / Provision	Compliance	Response
a) Modifications to the front fence and garden of a heritage item or buildings within a conservation area must be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the streetscape.	COMPLIES	The existing front fence and garden is to be retained and conserved. The materials of the fencing is complimentary and appropriate for the Heritage Conservation Area.
b) Original fences must be retained and refurbished, where possible. New fences will be sympathetic in colour, material, height and design and will not detract from the heritage significance of the building or locality.	COMPLIES	The front fence is not original, however reflects a similar aura to its originality. This fence will not be replaced or demolished.
4.1.7 First Floor and Roof Additions		
a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.	COMPLIES	The original building envelope is not altered, and the proposed second storey is complementary and does not adversely impact the neighbouring views or solar access. This second storey addition is larger within the roof scope but will not detract from the overall form of the cottages.
b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure	COMPLIES	<p>The additions proposed are confined to the rear of the subject sites to maximise the significance of the heritage facade. However, No. 9 Denison St is a corner site, it's east elevation visible from Whistler St. The first floor additions are complimentary to the subject sites as they adapt to the contemporary dwellings that are not within a heritage conservation area.</p> <p>The eastern side of Whistler St is dominated by the heritage item, an early convent building of late 19th and early 20th century nature, St Mary's Presbytery and School. However further north and south of this heritage item sees a vast differentiation in dwelling type and style.</p> <p>These additional storeys adhere to both the characteristics of heritage and non heritage significance, connecting the modern interpretations with its original facade.</p>

8.0 Recommendations

There are no further recommendations to be made in this report.

9.0 Statement of Heritage Impact

In considering the alterations and additions, it is recognised that a majority of the works are exclusively confined to upgrades necessary to improve the residential amenity of existing residents as well as provide ongoing maintenance to ensure the structural integrity of a residential dwelling. Indeed this report notes that there is a growing interest in buildings of heritage significance, for their display of material and structural elegance representative of the aesthetic of the period. In this sense, the proposed materiality of the alterations are in keeping with the existing material palette and respects the bulk, form and scale of the building. If compared aesthetically to some of its surroundings, given the contextually appropriate nature of the works, it is noted that the proposal does not have an adverse impact on the significance of the Heritage Conservation Area.

In light of this conclusion, the Statement of Heritage Impact recommends that the proposed works should not be restricted on the grounds of heritage.

10.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

Office of Heritage & Environment NSW Listing

St Mary's Church, Presbytery and School

3/14/2019

St Mary's Church, Presbytery and School | NSW Environment & Heritage



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St Mary's Church, Presbytery and School

Item details

Name of item:	St Mary's Church, Presbytery and School
Type of item:	Built
Group/Collection:	Religion
Category:	Church
Primary address:	Whistler St (corner Raglan Street), Manly, NSW 2095
Local govt. area:	Manly

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Whistler St (corner Raglan Street)	Manly	Manly			Primary Address

Statement of significance:

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 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.

Manly Council is in the process of updating the inventory sheets for places listed as Items of Environmental Heritage on the Manly Local Environment Plan (2013) as amended.

The information in this inventory entry may not be complete.

For further information, please contact Manly Council's Heritage Advisor.

Date significance updated: 27 May 11

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).

Description

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020234>

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Office of Heritage & Environment NSW Listing Street Trees (Whistler Street)

3/14/2019

Street Trees | NSW Environment & Heritage

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Street Trees

Item details

Name of item:	Street Trees
Type of item:	Landscape
Group/Collection:	Parks, Gardens and Trees
Category:	Trees of social, historic or special significance
Primary address:	The Corso (from Whistler Street to Sydney Road), Manly, NSW 2095
Parish:	Manly Cove
County:	Cumberland
Local govt. area:	Manly

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
The Corso (from Whistler Street to Sydney Road)	Manly	Manly	Manly Cove	Cumberland	Primary Address

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Manly Council is in the process of updating the inventory sheets for places listed as Items of Environmental Heritage on the Manly Local Environment Plan (2013) as amended.

The information in this inventory entry may not be complete.

For further information, please contact Manly Council's Heritage Advisor.

Date significance updated: 13 Feb 02

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).

Description

Physical description:	Centre planting of Ficus Macrophylla (Moreton Bay Fig)
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<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020424>

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Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

Formal Qualifications

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of “The Block”, Redfern, Sydney, for the Aboriginal Housing Corporation

Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m² of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France

