

HERITAGE IMPACT STATEMENT



Development Application

No. 29, 31, 35 Reddall Street, Manly

February 2023 | J5421

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the demolition of Nos. 29, 31 and 35 Reddall Street, Manly (the site) and the construction of a medium density residential development on the site.

The site is located within the Northern Beaches Council Local Government Area. The principal planning control for the site is the *Manly Local Environmental Plan 2013 (Manly LEP 2013)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *Manly LEP 2013* but is located within the vicinity of other heritage items listed by this Schedule and a State Heritage Item listed under the Heritage ACT 1977.

Under the provisions of Part 5.10 of the *Manly LEP 2013* Council must consider the impact of the proposed works on the site and any heritage items within the vicinity. This heritage impact statement has been prepared to assist Council in making their assessment.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Wolski Coppin Architecture.

1.2 Authorship

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env. Des.), B.Arch., Grad. Dip.Herit.Cons. and James Phillips, B.Sc.(Arch.), B.Arch, M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for. The history contained in this statement was compiled from readily available sources listed under Section 1.5 below.

An Aboriginal history and assessment were not provided for. No historical archaeology was carried out on the site.

1.4 Methodology

This HIS has been prepared with reference to the Heritage NSW publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.6 below.

1.5 Physical Evidence

A site visit was carried out in February 2022. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.6 Documentary Evidence

1.6.1 General References

- Curby, Pauline, *Seven Miles from Sydney: A History of Manly*, Manly Municipal Council, 2001.
- *The Official Jubilee Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Manly 1877-1927*, NSW, Manly Council.

- Statement of Heritage Impact, Nos. 29,31and 35 Reddall Street, No. 95 Bower Street. Archnex designs June 2019.
- Heritage Assessment, No. 95 Bower Street, Manly, NSW. Damian O’Toole Town Planning & Heritage Services. May2021.
- Arboricultural Impact Assessment. Urban Forestry Australia. August 2021.
- Statement of Environmental Effects. City Plan. June 2019.

1.6.2 Historic Plans and Photographs

- (Aerial photograph over Manly), 1943. maps.six.nsw.gov.au.
- Heritage Study of Municipality of Manly, 1986.

1.6.3 Planning Documents

- *Manly Local Environmental Plan 2013.*
- *Manly Development Control Plan 2013.*

1.6.4 Heritage Inventory Sheets

- St. Patricks Estate, 151 Darley Road, Manly.
- House, “Logan Brae”, No.32 Reddall Street, Manly.
- Street trees (*Acaucaria heterphylla*), Bower Street, Manly (from Cliff Street to College Street).

1.7 Site Location

Nos. 29, 31 and 35 Reddall Street, Manly is located on the eastern side of the street and the corner of College Street. (Figure 1). The site is identified as

No. 29 Reddall Street, Manly: Lot 84; D.P. 8067.
 No. 31 Reddall Street, Manly: Lot 83; D.P. 8067.
 No. 35 Reddall Street, Manly: Lot 82; D.P. 8067.

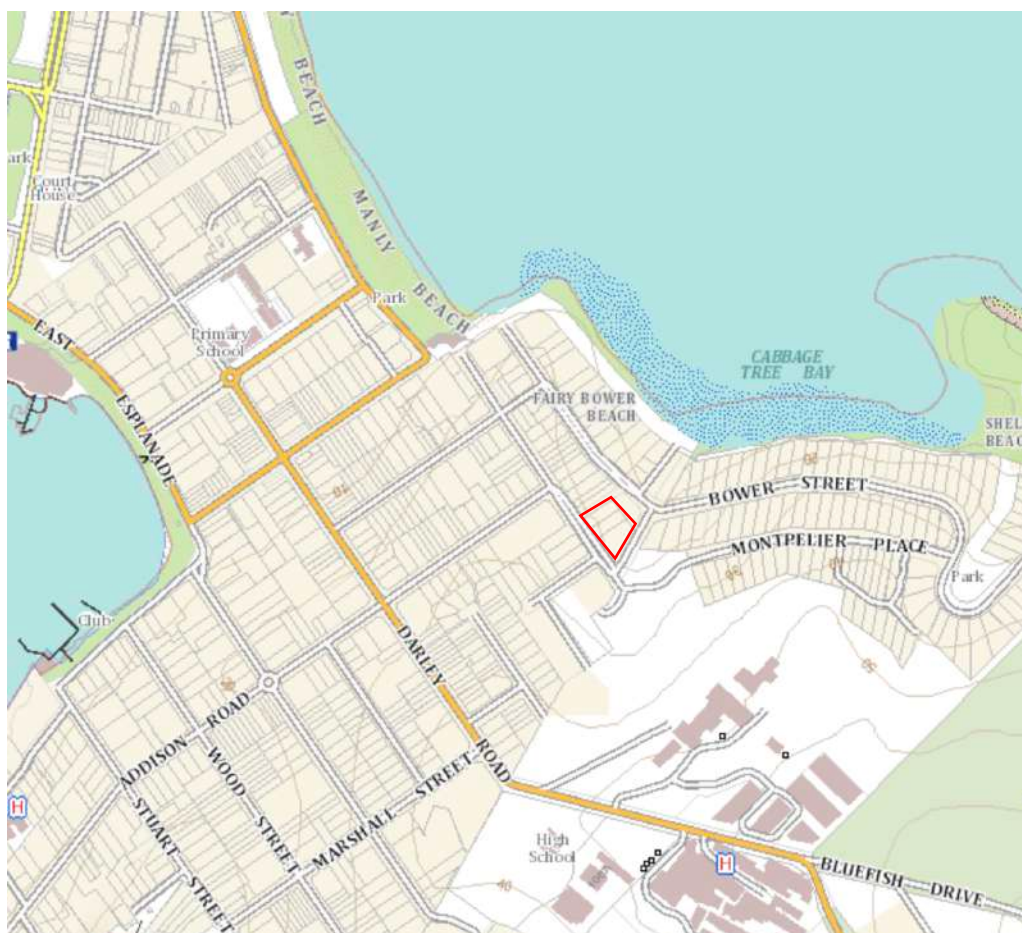


Figure 1: The location of the subject site, outlined in red.
SIX Maps; annotations by WP Heritage and Planning.

2.0 HISTORICAL DEVELOPMENT

2.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the Guring-gai people were the original occupants of the present-day Manly area.

2.2 Early European Exploration

In his *An Account of the English Colony in New South Wales*, published in the late 1790s, David Collins refers to the North Shore of Sydney Harbour, a designation that remains to this day.¹

European exploration of the North Shore began soon after the settlement of Sydney. On 2 March 1788, Governor Arthur Phillip led the first of several explorations into the area that Captain Cook had named Broken Bay. Captain John Hunter later completed a survey of the entire Pittwater area and, in 1792, mapped the coastline between Manly Beach and Barrenjoey.

From 16 January 1793, successive colonial governors made land grants outside the declared boundaries of the township of Sydney in order to open up the land and augment the colony's food supplies. The northern shores of Sydney Harbour were located well outside the township boundaries and were largely ignored by the

¹ Cited in Isadore Brodsky, *North Sydney 1788-1962*, NSW, Municipal Council of North Sydney, 1963, p.8.

colonists until a series of land grants were made in and around present-day North Sydney in the mid 1790s.

2.3 Early Land Grants

The first land grants in the present-day Municipality of Manly were made during the brief period following the 'Rum Rebellion' (1808) when the officers of the New South Wales Corps seized control of the Colony. The nine grants within the present-day municipal area made before 1842 ranged in size from Charles Chapman's 17 acres (1842) to D'Arcy Wentworth's substantial 380-acre grant (1818). The first small lot subdivision in the Manly area occurred when Surveyor General Mitchell laid out the Village of North Harbour (later called Balgowlah) at the head of North Harbour in 1826.

Among the grants made before 1842 was a 100-acre grant made to Richard Cheers on 1/1/1810. It is upon a part of this grant that the subject property now stands (Figure 2). By this time, land, although still often termed grants, had to be purchased.

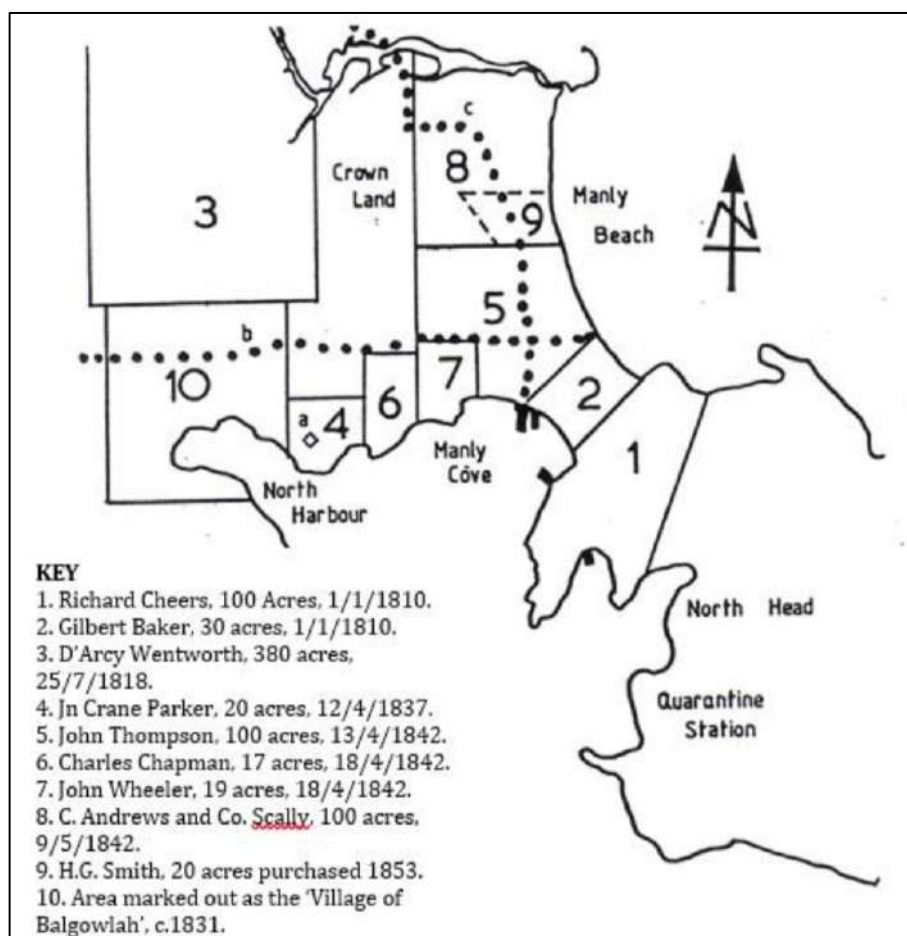


Figure 2: Grants in the Manly area 1810-1850. 'a' marks Henry Smith's villa, Fairlight, constructed in 1854; 'b' marks the Sydney Road; 'c' marks the Pittwater Road.

Heritage Study of Municipality of Manly, 1986.

Manly remained sparsely populated well into the mid nineteenth century. Access into the area during the early nineteenth century was by means of an early track, possibly an Aboriginal pathway, first shown on a parish map of 1842. This track led from Manly Cove to the Head of Curl Curl Lagoon.² Only 29 residents were listed in the censuses of 1841 for

² Pittwater Road Conservation Area, State Heritage Inventory Database No.: 2020536.

the Manly/North Harbour area; W.H. Well's *Gazetteer of the Australian Colonies*, published in 1848, indicates that there were only 24 houses and 63 inhabitants in the whole of the Parish of Manly Cove at this time.³

The slow development of the area during the first half of the nineteenth century cannot solely be attributed to its distance from Sydney, given that settlers had reached as far west as Cootamundra by the 1830s. Several factors limited development. Agricultural potential was perceived to be low, and the area was isolated from potential markets.

One family, the Wentworth family consolidated a substantial estate and did little to develop it. The decision to establish the Quarantine Station on North Head in 1832 removed another large parcel of land from development.

2.4 The Foundations of Present Day Manly

The establishment of a permanent ferry service at The Spit in 1850 improved access into the Manly area. Over the following ten years, the businessman and entrepreneur Henry Gilbert Smith pieced together a sizeable estate through purchase and lease.

Elsewhere in the Municipality during the latter part of the nineteenth century, Crown lands and other private subdivisions had also been offered for sale. Allotments on the East Brighton Estate were advertised in 1877 and 1879. The Bassett-Darley Estate, of which the subject site formed a part, between Manly Cove and Cabbage Tree Bay, was advertised in 1882, followed, in 1883, by the Buckingham Park Estate on the northern half of the Manly Golf course. Other sales included the Cavendish Park Estate (1885), Chapman's Estate at Fairlight (1885), Carrington Heights at Balgowlah (1886) and the Dobroyd Estate (1887-1888).⁴ While a great deal of clearing was carried out, this subdivision activity did not necessarily result in extensive building activity. Manly did, however, acquire a 'small but considerable gentry' during the latter part of the nineteenth century, who built a variety of villa retreats.⁵ At the other end of the social scale, contemporary accounts suggest that a considerable proportion of the population of Manly lived in sub-standard housing.⁶

Subdivision activity peaked in Manly in the late 1880s before sales slumped with the onset of the economic depression of the early 1890s. While sales once again improved towards the turn of the century, they would never achieve the heights of the 1880s.

Development during the late nineteenth century was never even across the district; for some time, there were comparatively few buildings beyond the village centre and the surrounding high ground. By this time, the Municipality boasted a population of around 3,000 people. There was a total of 585 buildings, the most notable of which were the imposing sandstone forms of the Cardinal's Palace and St. Patrick's College. Despite the development that had occurred during the 1880s, Manly still enjoyed a comparatively low population density when compared to other Sydney Municipalities. Manly had only 0.68 people per acre; Paddington, by contrast, had 26.38 people per acre and Darlinghurst, 44.11 people per acre.

³ W.H. Wells, *A Geographical Dictionary or Gazetteer of the Australian Colonies, 1848. Facsimile edition published by the Council of the Library of New South Wales*, 1970, p.252. Muir estimates, using Census returns, that there were only 24 people in the modern-day Manly area in 1841.

⁴ Kate Blackmore and Associated Consultants, op.cit., April, 1986, Volume 2, pp. 111-12.

⁵ *Ibid*, p.124.

⁶ *Ibid*, pp.60 onwards.

2.4 Nos. 29, 31 and 35 Reddall Street, Manly

The below relies on land title information provided in the Heritage Impact Statement for the site by Archnex, June 2019.

The subject site originally formed part of the larger St Patricks Estate, Manly, Established as the first National Catholic Seminary in Australia in 1889.

The subject site is comprised of Lots 82,83, & 84 of Deposited Plan [DP] 8076 which was surveyed by John Alexander Harrison and endorsed 30 April 1915. It is described as "...part of subdivision of St Patrick's College Estate" being land in C of T Vol. 1377 Fo. 146..."

Certificate of Title Volume 1377, Folio 146 [CT 1377-146] was issued on 22 October 1901 to: His Eminence Patrick Francis Cardinal Moran of Sydney, Catholic Archbishop; the Very Reverend John Joseph Carroll of Sydney, Clerk in Holy Orders; The Very Reverend Denis Francis O'Haran of Sydney, Clerk in Holy Orders; and The Very Reverend Patrick Murphy of Manly, Clerk in Holy Orders.

The land is described as Lots 16-21 inclusive of DP 3806 ("Fairy Bower Estate"). The prior titles were CTs 1360-137,138 &139, which were issued to Joseph Henry Butler of Manly, storekeeper. CT 1360-137 was issued for Section 7 of the Basset-Darley Estate Manly.

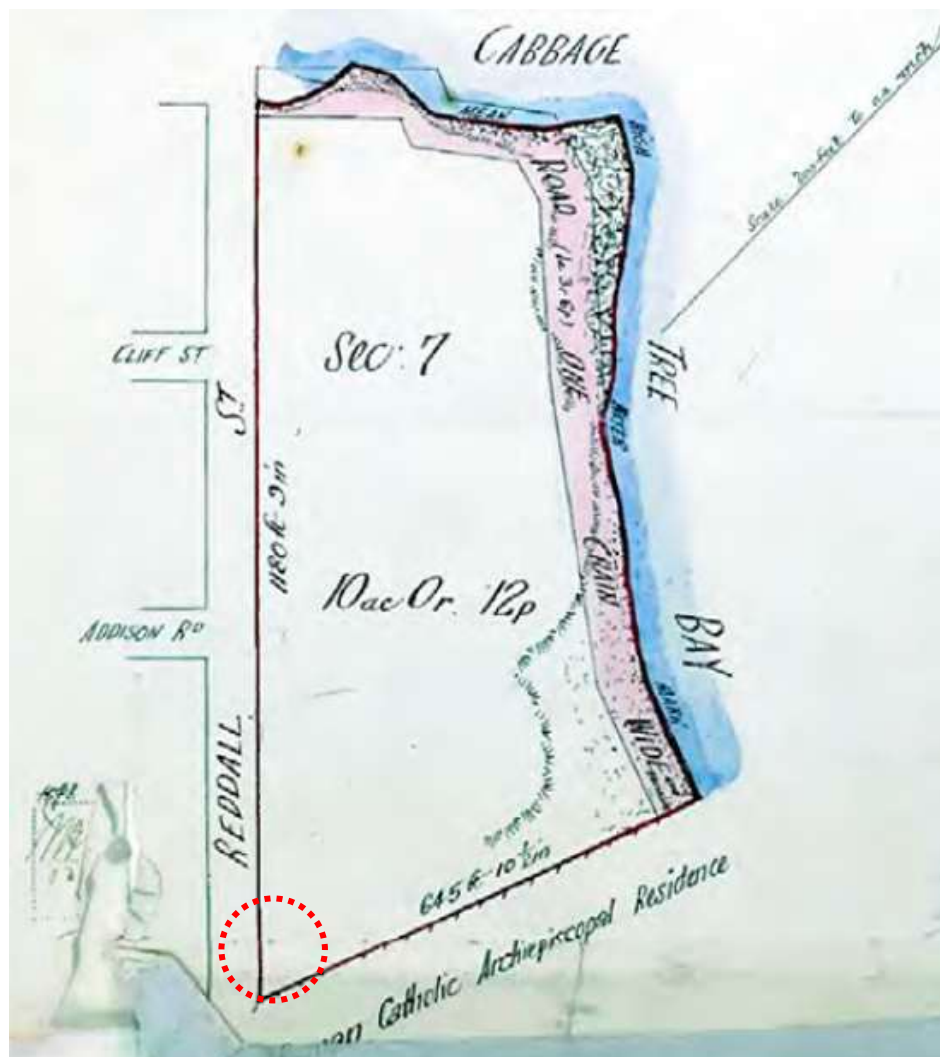


Figure 3: Diagram Certificate of Title-1360-137. Approximate locate of the site is circled in red.



Figure 4: Auction brochure for Basset-Darley Estate, Manly. The site is outlined in red

The land is part of a 100-acre Crown Grant to Richard Cheers of 1st January 1810 and Section 7 of the Basset-Darley Estate Manly which in turn was part of one of nine portions of land that were owned by D'Arcy Wentworth in various locations in NSW at one time and were the subject of protracted legal and familial machinations during the 19th century (see Dictionary of Sydney account at the Appendix).

A 99-year lease of the subject properties, commencing in 1915, was originally taken up by Edward John Kerr of Sydney, architect, and Thomas Kenyon of Sydney, law stationer, under dealing A191626, with the rent computed from 1st October 1915 at a total of 144/ year, representing an annual rent of 36 for each of lots 82,83 and 84 of DP 8076.

Subsequent leases/ transfers for individual lots as endorsed on the dealing are:

Lot 82 - No. 35 Reddall Street, Manly.

Charles Chapman	B70189 24 April 1924
Ethel Chapman	D198586 16 April 1943
Leonard Herbert Murray & Pauline Anna Schombursk [sp?]	F143489 25 July 1950Hubert
Leonard Murray	H204599 15 May 1959
Stewart Hamilton Henderson	J689120 29 June 1964
George Thomas Wilkinson & Joan Elizabeth Wilkinson	J744492 21 September 1964
Esther Caroline Bray, wife of William Bray	K516173 26 June 1965
William Percival Robbins & Gwen Veronica Robbins	L824834 16 April 1970

Lot 83 - No. 31 Reddall Street, Manly.

Myee Stella Bodycomb	A191626 22 January 1925
Harry Frederick Marshall Jones & Mabel Greve Mayberry	C156421 6 September 1927
Sydney James Law	D38621 10 July 1941
Francis Imelda Gleeson	F134583 11 March 1952
Public Trustee	K134583 8 November 1965
Antonio La Greca & Edith La Greca	K34584 8 November 1965
Public Trustee	K935617 7 February 1968
Bertrand Frank Richardson	K985293 26 March 1968

Lot 84 - No.29 Reddall Street, Manly.

Oscar Herbert Craig	B152484 17 November 1924
Dorothy Craig	B556581 12 March 1926
Dorothy Craig married Howard Tregonna Biddulph	D967888 16 April 1943
Marjorie Fletcher & John Hulme	F845097 31 July 1953
Marjorie Fletcher	F875098 31 July 1953

Sands Directory

A search of John Sands Sydney and Suburban Street Directory was made to ascertain occurrences of any of the above lessees for the period up until the last years for which it was published, 1932/3.

The lot numbers above relate to 95 Bower St (Lot 81), 35 (Lot 82), 31(Lot 83) and 29 (Lot 84) Reddall St.

O Craig and C Chapman first appear in the 1927 listings of Sands both at the street number “23” Reddall Street (“north” side). As of the 1930 edition, Mrs D Craig is listed as occupant of 25, and C Chapman at 35 Reddall Street. As of the last years for which the Sands Directory was published, 1932/33, Mrs Dorothy Craig is listed at 29, with H L Tebbutt and C Chapman listed at 35 Reddall Street.

There are no apparent listings for any of the above lessees in Bower Street, which lists up to No 71, with one unnumbered “outlier”, J T Easterbrook at the south-eastern end of Bower Street as of the 1927 to 1932/3 editions.

Sands Directory is notoriously unreliable, and street numbering subject to variation during the period of the surveys. The probable period of the development of the properties would appear to be in the mid-1920s in the case of 29, 35 Reddall Street and 95 Bower Street, with 31 Reddall St most probably built in the 1930s.



3.0 SITE ASSESSMENT

3.1 The Site

Figure 7, a recent aerial photograph over the site, and to the survey that accompanies this application.



Figure 7: The site Nos. 29, 31 and 35 Reddall Street, Manly. Six maps.

For the purposes of this report the Reddall Street site frontage is acknowledged as the western boundary. The site is located at Nos. 29, 31 and 35 Reddall Street, Manly, with street frontages to Reddall Street to the south, College Street to the east and a pedestrian right of way to the west.

The amalgamated site forms an irregular block with combine area of 2,362.6m² and a west to east site fall of approximately 7.7m. The three existing buildings currently on the site, occupy their own individual allotments as described below.

The site falls from west to east towards Bower Street. The highest point of the site is located along the western site boundary (Reddall Street) with levels varying along this boundary from RL21.69AHD to RL22.42AHD. The lowest point of the site is located on the eastern site boundary (toward Bower Street) with levels varying from RL9.63AHD to RL12.07AHD.

The vegetation on the site comprises a mixture of mostly introduced planted trees, shrubs and groundcover vegetation with small areas of lawn and many weeds. There is substantial vegetation cover across the site. The trees are not part of a remnant plant community and have been established since the blocks were originally subdivided. The tree species comprise mostly introduced plants, but there are some native trees.

Bower Street, College Street and Reddall Street are local, unclassified roads that are primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of these roads.



Figure 8: Site Survey. Chase Burke Harvey. Site is outlined in red.

Figures 9 to 24 illustrate the general character of the site.



Figure 9: The site as viewed from the corner of Reddall Street and College Street. Looking northeast. Google.maps.



Figure 10: The site, looking directly to No.35 Reddall Street. Google.maps.



Figure 11: The site as viewed with No.29 Reddall Street in the foreground. Google.maps.



Figure 12: The site as viewed from College Street.



Figure 13: Site to rear, eastern yard of No. 29 Reddall Street, Manly.



Figure 14: Site to rear, eastern yard of No. 29 Reddall Street, Manly.



Figure 15: View from rear yard up to dwelling at No. 29 Reddall Street, Manly.



Figure 16: View from rear yard up to dwelling at No. 29 Reddall Street, Manly.



Figure 17: View from rear yard to dwelling at No. 31 Reddall Street, Manly.



Figure 18: View from rear yard toward dwelling at No. 35 Reddall Street, Manly.



Figure 19: View from rear yard to the east from No. 31 Reddall Street, Manly.



Figure 20: View from rear yard to the north toward No.31 Reddall Street from No. 35 Reddall Street, Manly.



Figure 21: View from rear yard to the east from No. 35 Reddall Street, Manly.



Figure 22: View from rear yard up to No.35 Reddall Street.



Figure 23: View of southern side yard to No.35 Reddall Street.



Figure 24: View of southern side yard to No.35 Reddall Street.

3.2 The Existing Buildings

3.2.1 No. 29 Reddall Street, Manly

No. 29 Reddall Street is a free standing, face brick, Federation style dwelling that has been modified extensively and extended to the rear over two levels. The site is rectangular in shape with a 15.24 m boundary to Reddall Street, a 42.67m northern boundary and site cross fall from Reddall Street sloping down to the east toward Bower Street of approximately 6.5m. There is a wide pedestrian, landscaped easement adjacent to the northern boundary of property. The site is bound by a contemporary brick pier and timber palisade fence with a garage constructed of similar brickwork on the Reddall Street boundary and timber paling fences to the other boundaries. The hipped roofs to the dwelling and separate garage are a contemporary terracotta roof tile. The dwelling is set back from Reddall Street behind a landscaped front yard, paved central entry path and contemporary garage.

An examination of the 1943 and 2021 aerial photographs over the site indicate that the rear of the property has been extensively altered with contemporary additions over the two levels of the dwelling. The rear yard is terraced and has a large pool and deck that is elevated above the natural ground levels of the sloping site.

No. 29 Reddall Street, Manly - Exterior



Figure 25 and 26: The site No. 29 Reddall Street, Manly, viewed from Reddall Street.



Figure 27: Contemporary rear elevation No.29 Reddall Street, Manly.

Figure 28: Contemporary balcony to rear No.29 Reddall Street, Manly.



Figure 29: Rear terraced yard at No.29 Reddall Street, Manly.



Figure 30: Elevated pool and deck to No.29 Reddall Street rear yard looking northeast.



Figure 31: First floor balcony to No.29 Reddall Street looking east.

No. 29 Reddall Street, Manly - Interior



Figure 32: Dining room, No.29 Reddall Street.



Figure 33: Living room, No.29 Reddall Street.



Figure 34: Kitchen and living room, No.29 Reddall Street.



Figure 35: Bedroom room, No.29 Reddall Street.



Figure 36: Ground floor Bedroom, No.29 Reddall Street.



Figure 37: Ground floor area, No.29 Reddall Street.

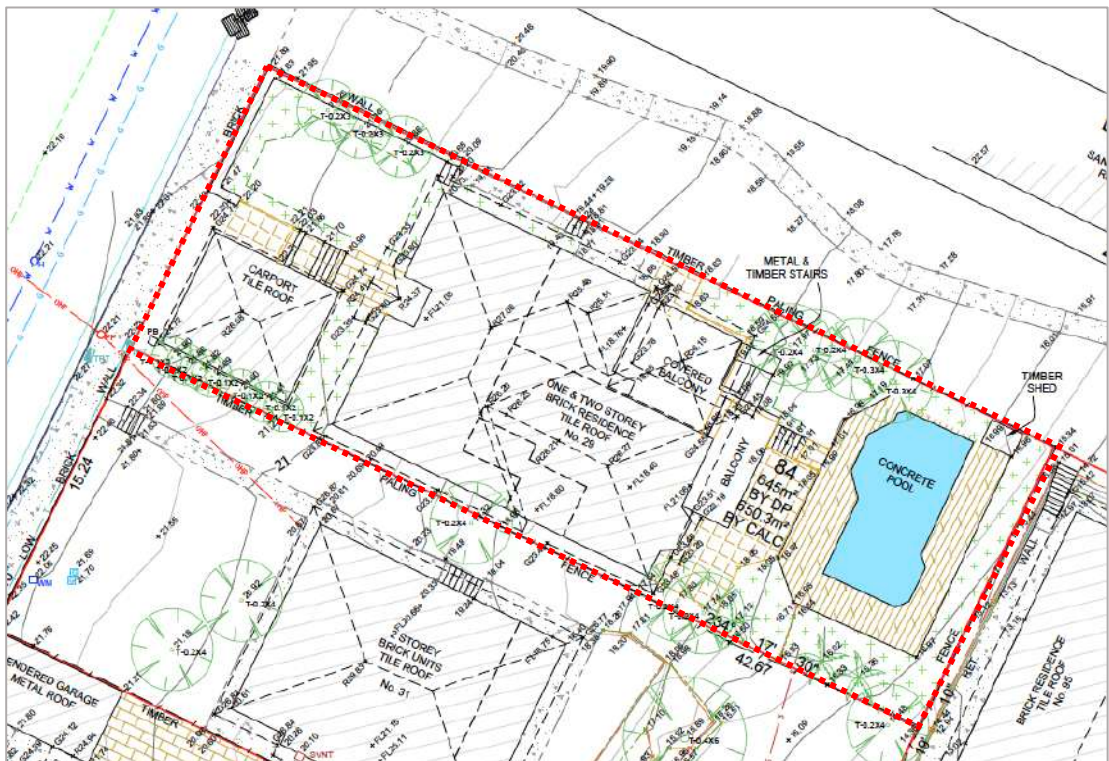


Figure 38: Survey No. 29 Reddall Street, Manly, Site outlined in red.

3.2.2 No.31 Reddall Street, Manly

The site is rectangular in shape with a 15.25m wide western boundary and 42.67m wide northern boundary and has a site area of approximately 650m². The site has a similar gradient as No. 29 Reddall Street and slopes down to the eastern boundary with a 6.5m cross fall. No 31. Reddall Street is a two-storey face brick Inter-War Style building with a simple terracotta tile hipped roof, brick chimney and a mix of timber framed and aluminium glazing. The windows to Reddall street are fitted with timber louvre shutters. The building has a deep grassy setback to Reddall street, and a similarly deep rear setback planted with trees and shrubs. There is a face brick and steel pipe front boundary fence and timber paling fences to the side and rear boundaries. There is no vehicle access to the property.

No.31 Reddall Street was originally constructed as a one up and one down duplex with shared lobby entry on the northern boundary. The entry lobby is fitted with terrazzo floor, landings and stair. The stair balustrade is stained timber inkeeping with the architectural design of the building. Each duplex has two bedrooms connected to a balcony enclosed with aluminium framed glazing. The flooring is exposed timber boards, with stained timber skirting, architraves, doors and plate rails. The lounge room to the rear elevation is fitting with a decorative brick fireplace. The ceilings are decorative plaster. The building is currently used as a single residence with the ground floor kitchen removed and converted into a bedroom. There is a disused service stair on the southern elevation of the building.

No. 31 Reddall Street, Manly - Exterior



Figure 39: The site No. 31 Reddall Street, Manly, from Reddall Street.



Figure 40: The rear elevation of the site No. 31 Reddall Street, Manly.



Figure 41: The northern setback of the site No. 31 Reddall Street, Manly. Looking east
Figure 42: The northern setback of the site No. 31 Reddall Street, Manly. Looking toward Reddall Street.



Figure 43: The southern elevation of the site, No. 31 Reddall Street, Manly.

No. 31 Reddall Street, Manly - Interior

Figure 44: Entry lobby, No. 31 Reddall Street, Manly.



Figure 45: Ground floor lounge room, No. 31 Reddall Street, Manly.

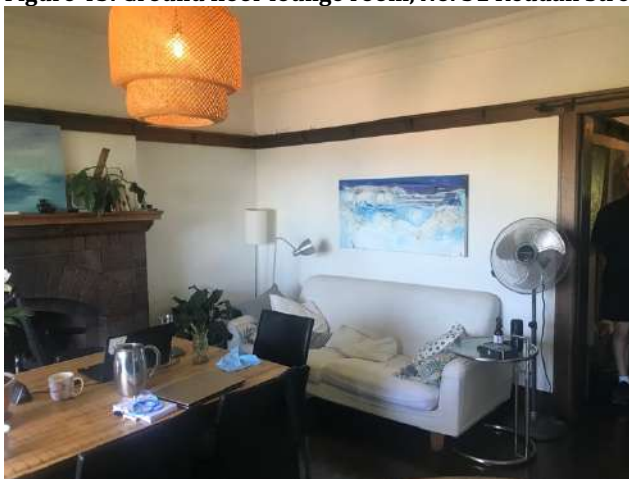


Figure 46: Ground floor lounge room, No. 31 Reddall Street, Manly.



Figure 47: Ground floor bedroom, No. 31 Reddall Street, Manly.



Figure 48: Ground floor bedroom, No. 31 Reddall Street, Manly.



Figure 49: Ground floor bathroom, No. 31 Reddall Street, Manly.



Figure 50: Ground floor kitchen, No. 31 Reddall Street, Manly.

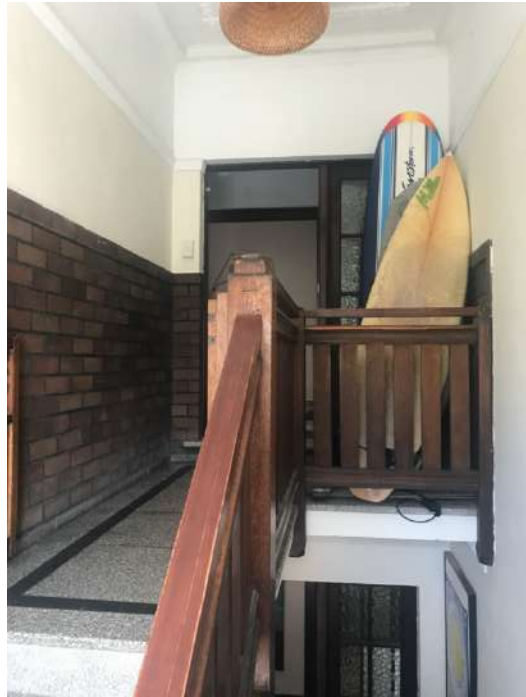


Figure 51: First floor lobby, No. 31 Reddall Street, Manly.



Figure 52: Stairwell, No. 31 Reddall Street, Manly.



Figure 53: First floor bedroom, No. 31 Reddall Street, Manly.



Figure 54: First floor WC., No. 31 Reddall Street, Manly.



Figure 55: First floor bedroom, No. 31 Reddall Street, Manly.



Figure 56: first floor lounge/bedroom, No. 31 Reddall Street, Manly.



Figure 57: Site Survey, No. 31 Reddall Street, Manly.

3.2.3 No.35 Reddall Street, Manly

No. 35 Reddall Street is located on the corner of College Street. It is a free standing, rendered masonry, Inter-War style Dwelling that has an extensive contemporary addition to the east (rear) and south elevations. The site is an irregular rectangle in shape with a 26.5m boundary to Reddall Street and 55.7m frontage to College Street. The site has a cross fall from Reddall Street sloping down toward Bower Street and is bound by a high contemporary, painted blockwork wall along Reddall and College Street that generally obscures the dwelling from the public domain. A painted blockwork garage forms part of the boundary fence to Reddall Street.

The dwelling has a simple gable terracotta tile roof to Reddall Street, adjacent to the garage with a lower and more contemporary tiled gable roof to the east and later metal skillion roof extending to the east and rear yard. The roof forms and mix of timber and aluminium framed glazing records the alterations undertaken to the original dwelling over time.

This dwelling is set closer to Reddall Street than Nos.29 and 31 Reddall Street and includes a paved parking hardstand and narrow garden bed of Frangipani trees. The College Street side setback and rear yard are landscaped with turf, 2 Canary Island date palms and shrubs.

The interior of the dwelling has been renovated and includes contemporary floors, ceilings and joinery.

An examination of the 1943 and 2021 aerial photographs over the site illustrates a contemporary addition to the south of the dwelling, as indicated by the lower gable roof to Reddall Street and extensive additions to the rear over the two levels of the dwelling.

No. 31 Reddall Street, Manly - Exterior



Figure 58: The site No.35 Reddall Street, Manly.



Figure 59: The rear elevation, No. 35 Reddall Street, Manly. Realestate.com.

Figure 60: The rear elevation, No. 35 Reddall Street, Manly. Realestate.com.



Figure 61: The front yard, No.35 Reddall Street, Manly.



**Figure 62: Northern elevation, side setback, No.35 Reddall Street, Manly.
Figure 63: East and west elevations,35 Reddall Street, Manly.**



Figure 64: Rear yard ,35 Reddall Street, Manly.



Figure 65: Outdoor ground area to rear, 35 Reddall Street, Manly.



Figure 66: Rear yard, 35 Reddall Street, Manly.



Figure 67: Rear eastern elevation, 35 Reddall Street, Manly.



Figure 68: Rear eastern elevation, 35 Reddall Street, Manly.

No. 31 Reddall Street, Manly – Interior



Figure 69: Contemporary additions. No.35 Reddall Street, Manly. Realestate.com.



Figure 70: Contemporary additions. No.35 Reddall Street, Manly. Realestate.com



Figure 71 and 72: Ground floor interior, 35 Reddall Street, Manly.



Figure 73 and 74: Ground floor interior, 35 Reddall Street, Manly.



Figure 75 and 76: Ground floor interior, 35 Reddall Street, Manly.



Figure 77: Ground floor interior, 35 Reddall Street, Manly.



Figure 78: Ground floor interior, 35 Reddall Street, Manly.



Figure 79: Lower Ground floor interior, 35 Reddall Street, Manly.

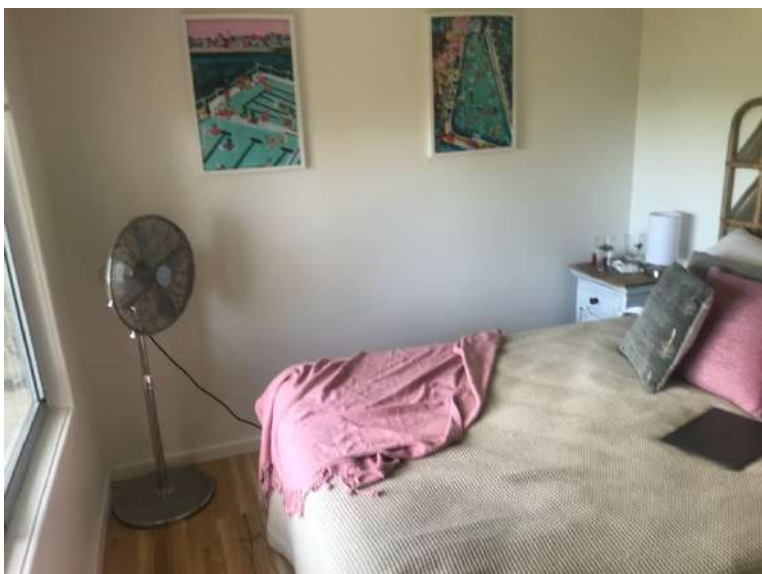


Figure 80: Lower Ground floor interior, 35 Reddall Street, Manly.



Figure 81: Lower Ground floor interior, 35 Reddall Street, Manly.



Figure 82: Interior. No. 35 Reddall Street, Manly. Realestate.com.au.

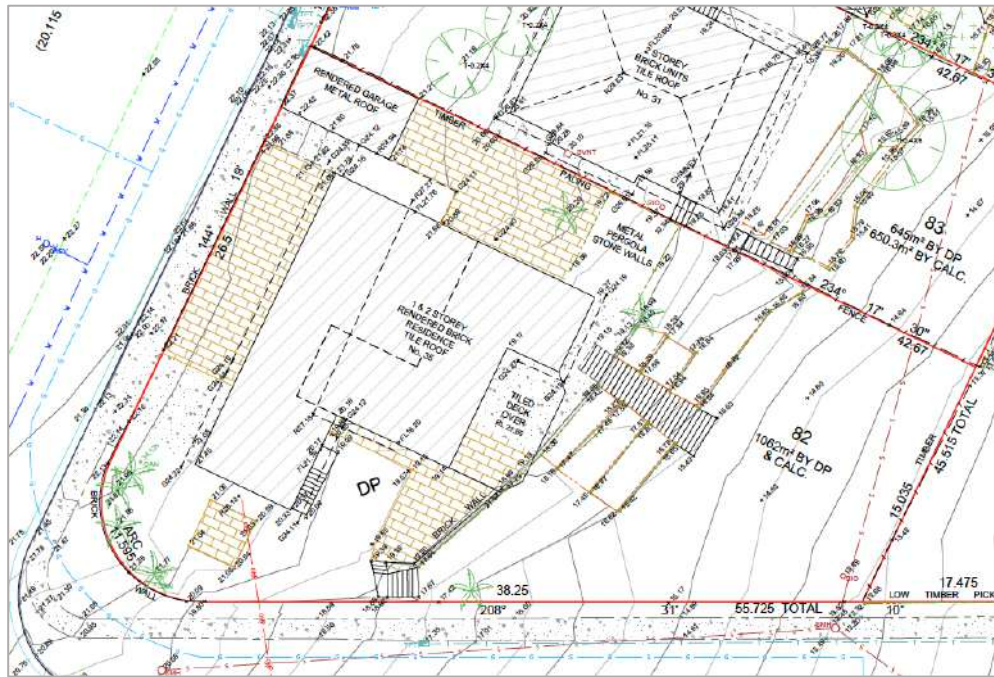


Figure 83: Site survey. No. 35 Reddall Street, Manly.

3.3 The Surrounding Area

3.3.1 The General Area

For the following, refer to Figure 84, an aerial photograph over the site and the surrounding area.

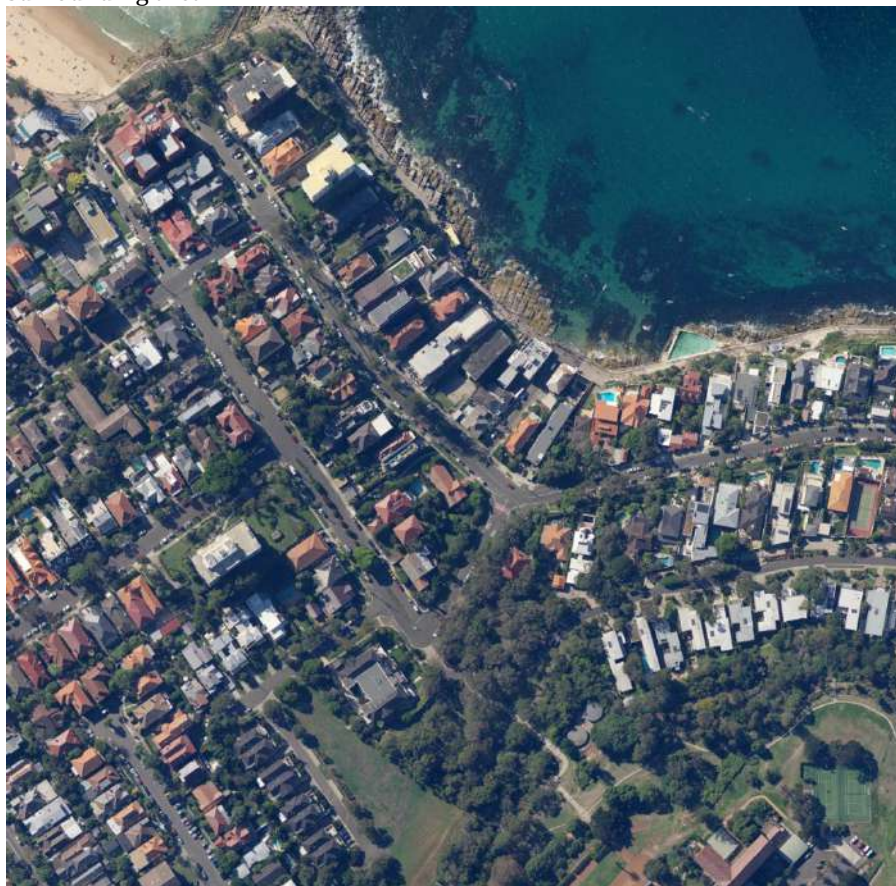


Figure 84: Aerial photograph over the subject site and the surrounding area. Sixmaps.com.

The immediate locality is predominantly residential in character, comprising a variety of dwelling houses and residential flat buildings varying in height from single storey to eight storeys. These buildings vary in age and architectural style. Opposite the site, located behind a dense curtilage of trees, fronting College Street, is St Patrick's Estate, comprising an assembly of buildings including a seminary, St Patrick's College and Archbishop's Residence.

3.3.2 Reddall Street

Reddall Street runs in an approximately north south direction between College Street in the south and the Manly Surf Life Saving Club in the north. The section of street in which the subject site is located is split level between the lanes with a turfed sloped medium stripe with same intermittent shrub planting. There is a sandstone stair set into the middle of the nature strip. The subject site is on the lower side of the medium strip.

The street is narrow, carries traffic in both directions and has parallel parking to both sides. There are concrete footpaths to both sides of the street in the location of the site. There is concrete kerb and guttering to both sides.

The site is separated to the northern neighbour by a wide landscape public pedestrian lot zoned REI and owned by Council. The dwelling beyond this is a modest single storey interwar bungalow which has a street address to both Reddall and Bower Street. To the south the site adjoins College Street. And beyond this, the large St. Patricks Estate.

Directly opposite the site on the southern corner of College and Reddall Street is a three-storey town house development. On the northern corner of Reddall and College Street is a single storey Californian bungalow, heritage item, called, 'Logan Brae'. Beyond this is a two and tree storey contemporary dwelling, a two and tree storey Inter-War style duplex and a contemporary nine storey apartment building set within a large open landscape setting.

Figures 85-88 illustrate the character of Reddall Street in the vicinity of the site.



Figure 85: Reddall Street looking northeast.



Figure 86: Reddall Street looking west.



Figure 87: Reddall Street looking northwest. Google Maps.



Figure 88: Reddall Street looking south toward St. Patricks Estate. Google Maps.

3.3.2 College Street

College street is an irregular street that zig zags about Reddall Street and extends between Bower Street in the east and terminates near College Green in the west. College Street slopes down to Bower Street the section section of the street is defined by two storey contemporary dwelling and some federation timber homes. The section of College Street where the site is located borders the St. Patrick Estate to the south and the landscaped side boundaries of No.35 Reddall Street and No. 95 Bower Street.



Figure 89: College Street at the corner of the site with Reddall Street.



Figure 90: College Street at the corner of the site with Reddall Street looking toward the St. Patricks Estate.



Figure 91: College Street looking toward No.35 Reddall Street.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

Nos. 29, 31 and 35 Reddall Street:

- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not listed as an item of local heritage significance by Schedule 5 Part 1 of *Manly LEP 2013*.
- Is located in the vicinity of a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the vicinity of local heritage items as defined by Schedule 5 Part 1 of the *Manly LEP 2013*.

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works. Heritage items are coloured brown, Landscape heritage items are green and state heritage items are hatched blue.

Figure 92 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Manly LEP 2013*. Heritage items are coloured brown (built) or green (landscape) and numbered. Conservation Areas are hatched in red and numbered. The subject site is indicated by the red arrow.

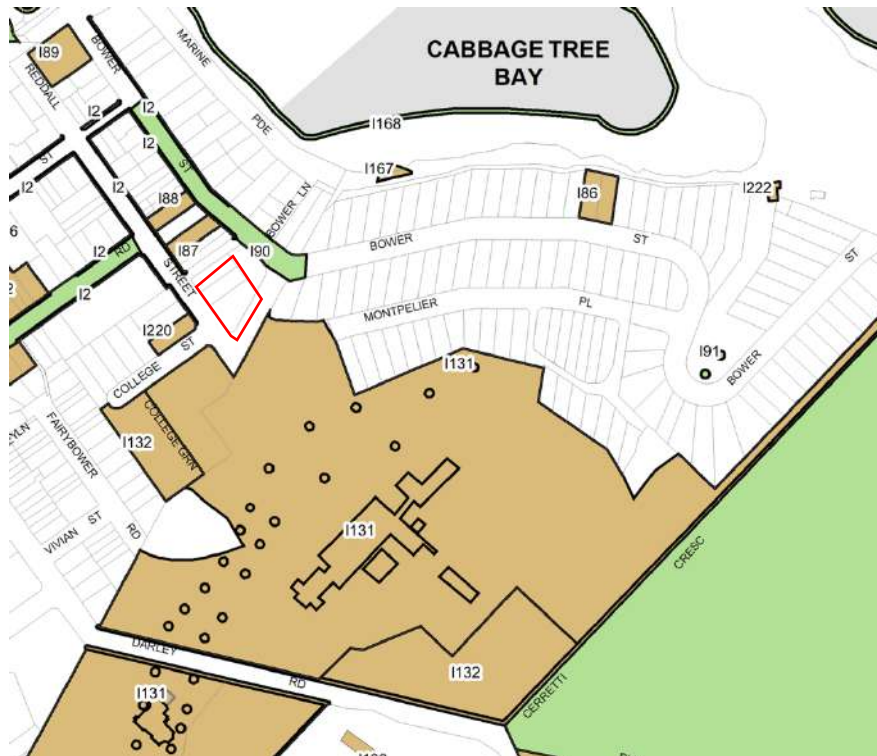


Figure 92: Detail of the Manly Heritage Map. The red arrow identifies the subject site. Manly LEP 2013. The site is outlined in red.

4.2.1 State Heritage Register

The subject site lies in the vicinity of heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* being:



Figure 93: Planning Portal Heritage Map. Site outlined in Red. NSW Planning Portal. The site is outlined in red.

St. Patricks Estate, 151 Darley Road, Manly. Heritage item I131

The State Heritage Inventory (State Heritage Register listing) provides the following statement of significance:

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.

The built elements, particularly Moran House with its Gothic Revival architectural style, reflect both the romanticism of Cardinal Moran's vision for the Australian Catholic Church, as well as the austere nature of the Church at that time. Sited on the prominent northern side of North Head, overlooking Manly and the surrounding area, St Patrick's has become a landmark recognised by locals and visitors alike. Despite recent redevelopments of parts of the site, and the adaptive reuse of the key buildings, the site has retained its integrity and still presents as a cohesive whole.

This item has a lot of boundary curtilage. The heritage item is a large allotment where the principal significant buildings are screened and obscured from the public domain by a dense curtilage of trees and vegetation. There is an entry into the St Patrick's Estate, adjacent the site at the end of Reddall Street.

Although the landscape setting of the item is significant, the principal view corridors towards this item are from within the site and toward the numerous buildings of heritage significance.



Figure 94: View of the St. Patricks Estate State Heritage Item from Reddall Street.



Figure 95: One of the principal buildings of significance within the heritage item, which is not visible to or from the site.

4.2.2 Manly LEP 2013

The following heritage items, identified by Schedule 5 Part 1 of the *Manly LEP 2013*, lie within the immediate vicinity of the site:

I220: House, “Logan Brae”, No.32 Reddall Street, Manly.

The state heritage inventory provides the following Statement of significance of the item.

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.



Figure 96: No. 32 Reddall Street, Manly. Located opposite the site. State Heritage Inventory.

This item has a lot boundary curtilage and is located on the corner site of Reddall Street and College Street. The principal view corridors to the item are from directly in front of it on Reddall Street and College Street.

There are direct view corridors between this item and the subject site, although the principal view corridors to the item are westward which is in the opposite direction of the subject site.

Northern Beaches Council recently approved DA 2021/10356. Which includes substantial alterations and additions to the heritage item on the site including eyelid dormers to the principal roof form, a three-storey pavilion (including basement) and single storey garage in the rear yard.

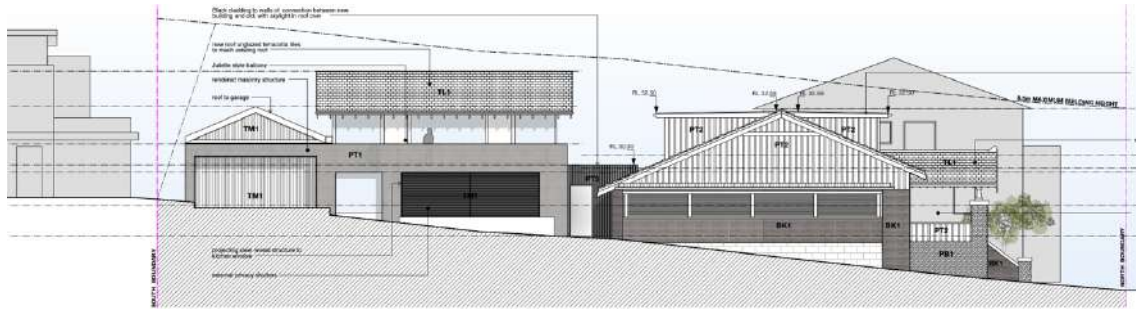


Figure 97: No. 32 Reddall Street, Manly. Approved DA2021/10356. College Street elevation.



Figure 98: No. 32 Reddall Street, Manly. Approved DA2021/10356. Reddall Street elevation.

I12: All stone kerbs, Manly Municipal area. All suburbs.

The State Heritage Inventory does not provide a heritage listing sheet for this item. Physical evidence of the area illustrates that there are no sandstone kerbs within the vicinity of the site. The closest section of sandstone kerb to the site is on Addison Street which is northwest of the subject site and is physically and visually unaffected by the proposed works.



Figure 99: Sandstone kerb on the corner of Reddall and Addison Street. Google maps.

I187: House, “Bower Hall”, 101 Bower Street, Manly.

The State Heritage Inventory does not provide a heritage listing sheet for this item. Physical evidence illustrates that the dwelling on the site is likely significant as a highly modified Federation style dwelling.

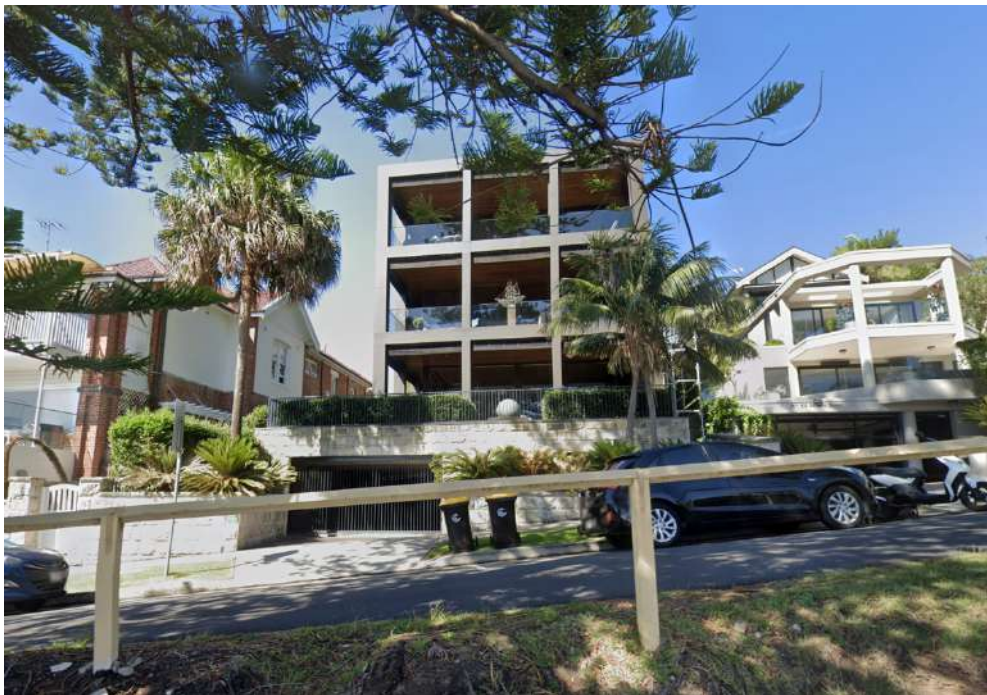


Figure 100: No. 101 Bower Street, as viewed from Bower Street. Google.com.



Figure 101: No. 101 Bower Street, as viewed from Reddall Street. Google.com.

I90: Street trees (*Acaucaria heterophylla*), Bower Street, Manly (from Cliff Street to College Street).

The state heritage inventory provides the following Statement of Significance of the item.

Listed for its aesthetic importance to the streetscape. Continuity with the earlier street tree plants of Manly 'Village' area.



Figure 102: Street trees (*Acaucaria heterophylla*), Bower Street, Manly (from Cliff Street to College Street).



**Figure 103.: Street trees (*Acaucaria heterophylla*), Bower Street, Manly
(From Cliff Street to College Street).**

4.3 Integrity

The integrity of a site, in terms of its heritage significance, exists on a number of levels. A site may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate that style or period. Equally, heritage significance may arise from a lack of architectural integrity where significance lies in an ability to demonstrate an important evolution or change in use.

Integrity : No. 29 Reddall Street

No. 29 Reddall Street has a low level of integrity, the following alterations are noted:
The dwelling has been extensively altered to the front and rear elevations including:

- The addition of a front entry porch canopy.
- Extensive alterations and additions to the rear over two levels.
- Construction of a free standing garage to Reddall Street.
- Contemporary site boundary brick and timber palisade fencing.
- The roof tiles are replacement.
- Interior layout extensively modified with new and removed walls.
- The interior has been extensively altered with contemporary kitchens bathrooms and joinery.
- Contemporary pool and landscaping to the rear.

Heritage Assessment

No. 29 Reddall Street is not listed as a heritage item nor is it located in a Heritage Conservation Area as defined under the Manly LEP 2013. The research undertaken for this report has found that the dwelling has not been included in any Heritage Study undertaken by the Northern Beaches Council. The dwelling on the site is a highly modified example of a Federation style house that has been extensively altered and extended internally and externally with

contemporary additions and alterations. Due to the extent of alteration it has a low level of integrity and there are far better examples of the architectural style within the Northern Beaches Council LGA. Based on this desktop assessment the dwelling would not meet the criteria for heritage listing under the NSW Heritage Criteria, as outlined below. The criterion is outlined below:

A site is assessed for significance under the following criterion of the New South Wales Heritage Office, now Division. The Guidelines for Inclusion / Exclusion are as provided by Assessing Heritage Significance, NSW Heritage Manual Update.

Criterion (a) Historical Significance

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The dwelling is not important in the course, or pattern, of New South Wales' cultural or natural history.

Criterion (b) Associative

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The research for this report has not found that the dwelling has any strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history

Criterion (c) Aesthetic or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Heritage Assessment

The dwelling is not important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales.

Criterion (d) Social Significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Heritage Assessment

The research for this report has not found that the dwelling has any strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Criterion (e) Research Potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The dwelling has no potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history.

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Heritage Assessment

The dwelling possesses no uncommon, rare or endangered aspects of New South Wales' cultural or natural history.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- *Cultural or natural places; or*
- *Cultural or natural environments*

Heritage Assessment

The dwelling is not important in demonstrating the principal characteristics of a class of New South Wales.



Figure 104: No. 29 Reddall Street, Manly. 2021 aerial over the site. Six maps 2021 Outlined in Red.
Figure 105: No. 29 Reddall Street. 1943 Aerial photograph over the site, Manly. Outlined in Red.

Integrity: No. 31 Reddall street

Heritage Assessment

Externally No.31 Reddall Street presents as a common and unexceptional example of an Inter-War duplex dwelling with no specific or extraordinary architectural detailing. Internally the building is diapidated but retains architectural detailing in keeping with the Inter-War style of the building. The building is not listed as heritage item and is not located in a Heritage Conservation Area as defined under the Manly LEP 2013. The research undertaken for this report has not found that the building is included in any Heritage Study undertaken by the Northern Beaches Council. Based on this desktop assessment the dwelling would not meet the requirements for heritage listing based on the following criteria for heritage listing under the NSW heritage criteria. The criterion is outlined below:

A site is assessed for significance under the following criterion of the New South Wales Heritage Office, now Division. The Guidelines for Inclusion / Exclusion are as provided by Assessing Heritage Significance, NSW Heritage Manual Update.

Criterion (a) Historical Significance

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The building is not important in the course, or pattern, of New South Wales' cultural or natural history.

Criterion (b) Associative

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The research for this report has not found that the building has any strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history

Criterion (c) Aesthetic or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Heritage Assessment

Although the building demonstrates internal architectural details of the Inter-War style era. There are better examples of the type within the Northern beaches Local Government Area. The dwelling is not important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales.

Criterion (d) Social Significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Heritage Assessment

The research for this report has not found that the building has a strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Criterion (e) Research Potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The building has no potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history.

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The dwelling possesses no uncommon, rare or endangered aspects of New South Wales' cultural or natural history.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Heritage Assessment

The building is not important in demonstrating the principal characteristics of a class of New South Wales.



Figure 106: No. 31 Reddall Street, Manly. 2021 aerial over the site. Six maps 2021. Outlined in Red.
Figure 107: No. 31 Reddall Street, Manly. 1943 Aerial photograph over the site, Six maps 2021. Outlined in Red.

Integrity: No.35 Reddall Street, Manly

No. 35 Reddall Street has a low level of integrity, the following alterations are noted:

The dwelling has been extensively altered to the front, side and rear including:

An addition to the dwelling on College Street.

Extensive alterations and additions to the rear over two levels.

The interior has been extensively altered with contemporary kitchens, bathrooms and joinery.

A contemporary garage to Reddall Street.

A new boundary fence to Reddall and College Street.

Heritage Assessment

No. 35 Reddall Street is not listed as a heritage item nor is it located in a Heritage Conservation Area as defined under the Manly LEP 2013. This research has not found that the dwelling has been included in any Heritage Study undertaken by the Northern Beaches Council. The dwelling on the site is a highly modified example of a Federation style house that has been extensively altered and extended internally and externally with contemporary additions. Due to the extent of alteration it has a low level of integrity and there are far better examples of the architectural style within the Northern Beaches Council LGA. Based on this desktop assessment the dwelling would not meet the requirements for heritage listing based under the following criteria for heritage listing under the NSW heritage criteria.

The criterion is outlined below:

A site is assessed for significance under the following criterion of the New South Wales Heritage Office, now Division. The Guidelines for Inclusion / Exclusion are as provided by Assessing Heritage Significance, NSW Heritage Manual Update.

Criterion (a) Historical Significance

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The dwelling is not important in the course, or pattern, of New South Wales' cultural or natural history.

Criterion (b) Associative

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The research for this report has not found that the dwelling has any strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history

Criterion (c) Aesthetic or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Heritage Assessment

The dwelling is not important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales.

Criterion (d) Social Significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Heritage Assessment

The research for this report has not found that the dwelling has any strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Criterion (e) Research Potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Heritage Assessment

The dwelling has no potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history.

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Heritage Assessment

The dwelling possesses no uncommon, rare or endangered aspects of New South Wales' cultural or natural history.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- *Cultural or natural places; or*
- *Cultural or natural environments*

Heritage Assessment

The dwelling is not important in demonstrating the principal characteristics of a class of New South Wales.



Figure 108: No. 35 Reddall Street, Manly. 2021 aerial over the site. Six maps 2021. Outlined in Red.
Figure 109: No. 35 Reddall Street, Manly. 1943 Aerial photograph over the site, Six maps 2021. Outlined in Red.

4.4 View Corridors

The principal view corridors towards the site are obtained from directly outside of it on Reddell Street. Refer to Figure 110-112.

Figures 110-112 illustrates view corridors towards the site as it is approached from either direction along Reddall Street. Figure 110 illustrates the view from the upper side of Reddall Street, towards the site, looking to the south. The site is obscured by the medium strip planting, the garage directly on the front boundary at No. 29 Reddall Street, solid fence and front yard planting. The views to the site are more open directly in front of No. 31 Reddall Street, where the Inter- War duplex has a deep unlandscaped front yard. Views to the site from the corner of Reddall and College Street is obscured by the garage directly on the front boundary at No. 35 Reddall Street, high solid masonry fence and front yard planting.



Figure 110: View toward the site looking southeast from No.29 Reddall Street. Google.com.



Figure 111: View toward the site looking northeast from the corner of Reddall and College Street. Google.com.



Figure 112: View toward the site looking east from Reddall Street. Google.com.

4.5 Contribution to the Streetscape

It has been assessed that the site does not have significance that would justify listing as a heritage item. No. 29 and 35 Reddall Street have been substantially modified at Street level with contemporary garages, intrusive additions to the front elevation and high unsympathetic masonry boundary fences. No. 31 Reddall Street is well set back behind these dwellings and presents as a common and unexceptional example of an Inter-war building. As such the site makes an unexceptional contribution to the streetscape.

5.0 SCOPE OF WORKS

The following should be read in conjunction with the architectural plans prepared by Wolski Coppin Architecture.

It is proposed to remove all the structures and landscape on the site and construct five detached, two storey dwellings with basement level parking and storage areas

The proposed properties addressed as: Nos. 8 and 9 College Street share a common driveway access off College Street to individual basement parking and storage under each dwelling with lift access. Each Pedestrian access is from College Street

Properties addressed as Nos. 29, 31 and 35 Reddall Street have a separate driveway access off College Street to individual basement parking and storage under each dwelling with lift access.

Each dwelling is located on its own allotment within a landscaped garden, paved outdoor area and pool.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. For such an assessment refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The effect of work is assessed with a full understanding of the relevant objectives and controls set out in the *Manly Local Environmental Plan 2013 (Manly LEP 2013)* and the *Manly Development Control Plan 2013 (Manly DCP 2013)*, Part 3.2 – Heritage Considerations of the *Manly DCP 2013*.

The requirements for Heritage Impact Statements set out in the NSW Heritage Office (now Heritage NSW) publication *Statements of Heritage Impact* (2002 update) have been read and understood.

7.0 EFFECT OF WORK

7.1 Effect of Work on Nearby heritage items

7.1.1 32 Reddall Street, Manly

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a good example of a Californian Bungalow Style dwelling.
- The proposed works will not block significant views to or from this item which are obtained from Reddall Street and College Street.
- The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the streetscape and will not detract from the setting of the item.
- The proposal, where visible in conjunction with the item will read as part of the varied backdrop typical of the urban setting of this item.

7.1.2 101 Bower Street, Manly

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- No. 101 Bower Street, Manly has been highly modified and extended externally on its Bower Street elevation.
- The proposed works will have no impact on the ability to understand this item as a highly modified example of a two storey Federation Style dwelling.

- The proposed works will not block significant views to or from this item which are obtained from Reddall Street as the sites are removed from each other by the wide pedestrian easement and intervening dwelling.
- The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the streetscape and will not detract from the setting of the item.
- The proposal, where visible in conjunction with the item will read as part of the varied backdrop typical of the urban setting of this item.

7.1.3 All Sandstone kerbs, Manly

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- There are no sandstone kerbs adjoining the streets of the site. The closest sandstone kerb occurs at the corner of Reddall Street and Addison Street.
- The proposed works will have no impact on the ability to understand this item as a good example of sandstone kerbs.
- The proposed works will not block significant views to or from this item which are obtained from Reddall Street as the sites are removed from each other by physical distance, the Reddall Street carriageway and intervening street trees.

7.1.4 Street trees, Manly

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a good example of early street tree planting.
- The proposed works will not block significant views to or from this item which are obtained from Bower Street as the sites are removed from each other by physical distance, intervening buildings trees.

7.1. St. Patrick Estate, Manly

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this State Heritage item as an outstanding example of *'unparalleled grandeur of the cultural landscape, setting, buildings, landscape and history it embodies, of the Catholic Church in Australia'*.
- The proposed works will not block significant views to or from this item which are obtained from within the site and Darley Street, which is well removed for the site.
- The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the streetscape and will not detract from the setting of the item.

- The proposal, although adjacent to this item is removed from the principal buildings that make up the primary significance of this heritage item. The site is adjacent to the dense, landscaped curtilage that borders and surrounds the significant buildings at the centre of the site.
- Where the site is visible in conjunction with the landscape curtilage of the heritage item will read as part of the varied backdrop typical of the urban setting of this item.
- The site has no visual connection with, and does not contribute to, the setting of the more intact Nineteenth Century dwellings and buildings in the immediately surrounding streets.

8.0 CONCLUSIONS

This HIS has outlined the history and assessed the contribution of Nos. 29, 31 and 35 Reddall Street, Manly. The proposal includes to demolish the three dwellings on the site to accommodate five detached, two storey dwellings with shared basement parking. The site is not listed as a heritage item nor is it located in a Heritage Conservation Area, it is however in the vicinity of a number of local heritage items and one State Heritage item.

The proposed development will have a minimal and acceptable impact on the heritage items in the vicinity for the following reasons:

- The proposed works will not block significant views to or from these items as the sites are either visually and physically removed from each other or are not within their principal view corridors.
- The proposed works will have no impact on the significance of the nearby heritage items or on view corridors towards or from these items, and a minimal and acceptable impact on their general setting.
- The proposal, although adjacent to St. Patricks Estate is removed from the principal buildings that make up the primary significance of this heritage item. The site is adjacent to the dense, landscaped curtilage that borders and surrounds the significant buildings at the centre of the site.
- The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the streetscape and will not detract from the setting of the item.
- The proposal, where visible in conjunction with the item will read as part of the varied backdrop typical of the urban setting of this item.
- The existing buildings makes a neutral contribution to the streetscape and presents as three structures either highly modified from their original form, both in plan and elevation or as unexceptional example of the Inter-War architectural style.
- The proposed dwellings will contribute to the streetscape as a well-designed and detailed development within a mixed streetscape. The proposed finishes are neutral in tone. The building will not have prominence in the streetscape or in the setting of heritage items in the vicinity.
- The proposed front and side setbacks match the established pattern in the streetscape and appropriate proportions and massing is demonstrated.

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- This side of Reddall Street is characterised by narrow front yards, No. 31 Reddall Street, is an anomaly. The front garages are built to the boundary and are integrated with high solid front fences. The proposed development follows this established front setback distance of 3-3.5m and is in keeping with the existing streetscape.
 - Under the Manly DCP 2013, *Phoenix canariensis* can be removed without Council approval as the site is not listed as a heritage item and is not located in a Heritage Conservation Area.
 - The proposed works fulfil the objectives for works to heritage items and in the vicinity of heritage items set out by the *Manly LEP 2013* and the *Manly DCP 2013*.