

HERITAGE IMPACT STATEMENT

1/6 COLLEGE STREET

MANLY

Prepared by

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1.0 INTRODUCTION

This report was prepared by Ruth Daniell for the owners of the property to address the proposed alterations and additions at 1/6 College Green Manly.

2.0 REQUIREMENT FOR THIS REPORT

Manly Council requires a heritage report for work that occurs to heritage items to assess the impact of the proposed alterations on the heritage item.

3.0 LOCATION

No. 1/6 College Green is located on the south west side of College Green, Manly and is located on the north west side of the heritage item St Patrick's Estate, 151 Darley Road,



The location plan showing the site which is located on St Patricks Estate.

Source: Six Maps

Manly, NSW.

4.0 METHODOLOGY

This report uses the methodology outlined in the NSW Heritage Office Manual and the Australian ICOMOS Burra Charter.

5.0 HISTORY

The following outline history has been reproduced from the Conservation Management Plan for St Patrick's Estate, Manly prepared by Tanner & Associates Pty Ltd:

To aid in understanding, the history of the site was divided into a number of periods:

1810-1858: covers the period of the earliest land grants in Manly including the Quarantine Grounds on North Head.

1859-1900: commences with the granting of land for the purpose of constructing a residence for the Catholic Archbishop of Sydney. The major buildings, St. Patrick's College, the Archbishop's Residence and the Recreation Building, date from this period.

1901-1935: saw the division of the site by the construction of Darley Road and the erection of the Cardinal Cerretti Memorial Chapel, the Convent and extensions to St Patrick's College.

1936-1985: includes major site development (with buildings now considered of marginal cultural significance).

1986-2002: includes the most recent work in the conservation of the site and its buildings.

1810-1858:

The first land grants in Manly were made to Richard Cheers (100 acres) and Gilbert Baker (30 acres) on 1 January, 1810. The western boundary line of Cheers' grant physically separated North Head from what was to become Manly. In 1832 North Head was dedicated for use as a Quarantine station.

Land for the Episcopal grant was later taken from the Quarantine Grounds.

The immediate background to the establishment of St Patrick's College and the Episcopal residence at Manly can be traced back to the mid-nineteenth century.

In 1850 public land and money had been dedicated for the purpose of constructing a residence for the Catholic Archbishop of Sydney. At first a five acre portion of Grose Farm was suggested as a site for the Episcopal residence, but the University of Sydney had already been allocated this land in its endowment. Monastic and diocesan troubles, as McGovern has noted, along with Archbishop Polding's retirement from Sydney, caused the matter to lapse until 1856 but in that year, a request for 6 allotments at Coogee was obstructed by Surveyor General G.W. Barney, as was a subsequent claim for 15 acres on Cabarita Point on the Parramatta River.

1859-1900:

In 1859, Abbott Gregory successfully requested 60 acres adjoining and overlapping the Quarantine reserve. (On survey, the allotment was found to be 90 acres and it was subsequently cut back). 'Honest' John Robertson, the Secretary for Lands, reported that since

'... The small cove called Shell Beach is a favourite place for public recreation and that the number of persons resorting there is rapidly increasing, (it) would seem to me a strong reason in favour of granting the land (with the understanding⁰ that it would be fenced. It surely is most objectionable that a portion of the land reserved for a quarantine ground should be used extensively as a place of public recreation.' (Cited in McGovern, p.32).

Later commentators unfairly claimed that Robertson's decision rested on 'the advantage of having this Catholic property as a barrier between the outer public and the Quarantine Station (since) Catholics were so thick-skinned they would not take smallpox!' (Catholic Press, 6 September 1917, in McGovern). This notwithstanding, the grant was approved but the deed was not issued until 1879. As Sydney was without an ecclesiastical seminary an educational function was attached to the grant.

Apparently the splendid isolation of the site, yet its general proximity to the city of Sydney was thought appropriate by the Church, given the need for access to a major urban centre which was a focus to the region, and a locale which enabled serious study and retreat from the pressures of normal society.

Ironically, as Henry Parkes pushed through the secular Public Instruction Bill, the grant on which the largest Catholic seminary in the southern hemisphere was to be built was consolidated. In 1885, plans for the Diocesan seminary were drawn up by the Sydney architects Sheerin and Hennessy. Work began during June 1885; the foundation stone was laid and blessed on 19 November 1885, and on 23 January 1889, the opening ceremony was conducted. The magnificent and commanding structure cost 70,000 pounds to build. The builder was W.H. Jennings. The driving force behind its construction was Cardinal Patrick Moran whose strength of personality is indelibly manifest in various architectural and other details, notably the use of his initials and regalia in various carved and cast panels.

The erection of the College coincided with Manly's first, though modest, suburban boom. Despite delays in building and the loss of the life of a labourer, the hill became 'the scene of great activity':

'Three hundred and twenty five men were on the pay-sheet. Labourers' tents and workmen's sheds sprang up with lightning like rapidity, so that the once desolate hill was now a veritable calico-town by day, and resembled a bivouacked army by night.'

As far as building materials were concerned, the article continued,

'One cause of trouble was the contractor's inability to secure suitable stone. The opening stages of the work were built with stone hewn from near the tennis-court. The material from that quarter proving inferior, and smallpox barring entrance into the quarantine reserve, recourse had finally to be made to the quarry on the site of the Grotto of our Lady of Lourdes'. ("Manly", Vol. 1, No. 1, 196, p.36).

The Archbishop's Residence was built slightly earlier at a cost of 10,500 pounds. Problems with its sandstone (which are evident today) led to a choice of a different quarry for the College. As with the College, Sheerin and Hennessy acted as the architects. W. Farley secured the building contract. Work commenced on the residence early in 1885 and was completed by the end of 1886.

Just as work on the College was beginning, however, Manly Council made application to the Minister of Lands for the resumption of 100 feet from the high water mark fronting Cabbage Tree Bay. Shell (later Shelly) Beach and the land to the east and south of that beach as far as the Quarantine Reserve was also requested for public use (See Council Minutes, June 11, 1885).

Such action required the surrendering of 8 acres and 27 perches from the Episcopal grant. And on 15 January 1886, the area - along with a separate, adjoining allotment of 2 acres 2 rods and 21 perches - was dedicated for public recreation. (Official notification of the reserve was made on 10 November 1900). By way of compensation, however, the Church was granted 23 acres and 3 rods from the Quarantine Reserve behind and adjoining the original Episcopal grant. Later, on 23 August 1904, Cardinal Moran was to arrange for the purchase of an allotment of 3 rods and 11 perches connected to the south eastern end of the exchanged land. This was to finalise the general outline of the property.

Prior to the transfer, the Church grounds had been bounded by a 'high galvanised iron and barbed wire fence'. By c1900, however, a stone wall had been constructed along the new south eastern boundary.

1901-1937:

Over the period 1900-1907 various small residential lots adjacent to College Street, Reddall Street, Fairy Bower Road and Bower Street were purchased by the Church.

The only other modification to the property's physical dimensions resulted from the dedication of a strip of land 66 feet wide through the grounds for the extension of Darley Road. The dedication was made in 1879 and its use as a public road was declared by proclamation in the Government Gazette on 22 October, 1887. Construction of the road was not undertaken, however, until World War I. In return for the land lost, the Army - which used St Patrick's tower for military observations during the war - built the stone walls which still flank Darley Road. Their design and construction appears to have been based on the stone walls previously built as a barrier between the College grounds and the Quarantine Station: they are a striking and important visual element in the landscape. The walls may have been built in stages between 1914 and 1932.

In terms of building development on the site up until World War I, a recreation room which housed 2 billiard tables and a gymnasium was constructed c1910. It survives as the Cardinal Freeman Pastoral Centre, though part of the original verandah has been removed to facilitate construction of modern garaging.

The extant basketball and handball courts were also built c.1910. Other improvements in sporting facilities, a were also undertaken around this time:

'The football field has undergone many improvements at the hands of ardent sports committees. Much excavation of rock and sand has been done, thereby making the field sufficiently large for Australian Rules. Another improvement worth mentioning is the dressing-shed, or, as it is commonly called, the grandstand. The former shed was blown down in a wind storm . . .'

By this time, general upkeep and other maintenance costs were becoming a cause for concern. Thus, in 1914, it was decided:

' . . . That the outer fringe of college lands should be made available as revenue-producing to meet the upkeep of the palatial buildings which had been erected.' ("Manly", Vol. 6, No. 1, 1939, p.34).

Given that the condition of the grant forbade any on site development other than the erection of an Episcopal residence and buildings for the purpose of education, a special Bill had to be passed through the New South Wales Parliament. The St. Patrick's College (Manly) Bill, enacted in 1914, allowed for the sub-division of approximately 21 acres 'running down to and overlooking Shelly Beach and Fairy Bower'. As noted in an advertisement in the Sydney Morning Herald (20 March 1915), allotments were offered on a leasehold basis on 27 March 1915, on the grounds. All rentals were annual and based on 5 per cent of the selling value over a period of 99 years. In terms of municipal development, the sub-division was well-timed: Manly was entering its second period of suburban boom.

Leaving aside developments in the sub-division, no further building activity seems to have occurred on the grounds until the 1930s.

Between 1934 and 1936 much in the way of construction took place. On 8 April, 1934 the foundation stone of the Cerretti Memorial Chapel was laid and blessed: the Chapel was consecrated on 14 November 1935 and officially opened 3 days later. (The designers were Hennessy, Hennessy and Co., architectural engineers of Sydney).

Construction of the Convent to the design of Ernest A. Scott, Green and Scott, Architects, was also undertaken in 1934, though the building was completed by the end of that year.

The large extension behind the eastern wing of the College also designed by Ernest A. Scott, Green and Scott, Architects was completed in 1935 and involved an additional two levels of student accommodation above an enlarged kitchen facility.

1938-1995

Post World War II developments were substantial. Kelly House was built in 1954 for residential purposes; a swimming pool made of reinforced concrete was begun at the end of 1956 (after the old baths behind the Archbishop's Residence were ruined in a violent storm) and opened on 17 November 1957 (See "Manly", Vol. 9, No. 1, 1958, p.26); Gilroy House was opened in 1961 a brick addition was made to the convent in c1961; and St. Paul's High School was built in c1967 with further buildings added in the late 1970s.

The last alteration to the physical dimensions of the property was made in 1975, when a 25m to 30m foreshore area of the Estate at Spring Cove was donated by the Church to Manly Council, thereby providing a public walkway connecting Little Manly Point to Spring Cove. A block wall consistent in height with Estate stone walls was constructed on the new site boundary.

In 1986 Manly Council commissioned comprehensive Environmental Investigation and Heritage Studies of the St Patrick's Estate in preparation for the new LEP.

In 1988 Manly Council's LEP zoned the majority of land north of Darley Road Special Uses Seminary, the majority of land south of Darley Road Church Purposes and four parcels of land within the Estate for residential development.

In 1993 the Church announced that the Seminary would be vacating the St Patrick's estate site in 1995.

1996 - 2002:

At the end of 1995 the Seminary moved from St Patrick's College, Manly, to a site in the vicinity of the Australian Catholic University at Strathfield. Between December 1995 and May 1996, College buildings comprising Moran House, the Pastoral Centre and Kelly House were conserved and adapted with new services throughout to accommodate the residential training college - International College of Tourism and Hotel Management, which has a lease over these buildings. The new College was opened in May 1996.

During this period the derelict concrete swimming pool and hand ball courts were demolished, and the landscaped setting in the immediate vicinity of the college buildings was repaired and its plantings enhanced.

Some religious artefacts relating to the Seminary including some statuary, two stained glass windows (the 'Rite of Tonsure' and 'Ordination of a Subdeacon') and the Stations of the Cross were moved with the Seminary to Strathfield.

The following developments have occurred on the site in recent times:

Construction of vegetative links as bandicoot supportive habitat in locations consistent with the 1995 CMP - 1997-1998

Construction of Bear Cottage Hospice for Children adjacent to Fairy Bower Road completed in 2001

Construction of new attached dwellings and apartments in the eastern quarter amongst existing coastal honeysuckle trees (Banksia) and other trees; new housing in the northern

quarter (adjacent to College Street which were due for completion April 2002) and minor upgrades to the garden itself.

In January 2007 consent was granted by Manly Council to redevelop precincts 4,5, 6 and 10 of the estate for residential use, including the Spring Cove portion of the Estate, which was subdivided into 22, later amended to be 21 lots. A number of buildings have been completed or are in differing stages of construction since (Weir Phillips, 2015, 4).

No. 1/6 College Street

No. 1/6 College Green was built as part of the redevelopment c. 2002.

6.0 THE HERITAGE ITEM

Statement of Significance

St Patrick's Estate is a place of outstanding heritage significance to NSW and Australia. The 1885-1935 buildings and grounds of the estate make up one of Australia's most outstanding collegiate ensembles unrivalled for its completeness, grandeur and extraordinary siting. A monument to the establishment of Catholicism and the Catholic priesthood in Australia, St Patrick's Estate represents Australia's first national Catholic ecclesiastical seminary, the largest in the southern hemisphere at the time of its construction, the official national residence for the Archbishop for nearly a century, one of Australia's most extensive ecclesiastical estates and one of the oldest land grants to the Catholic Church. The College and the Archbishop's Residence have historical significance as important physical manifestations of Cardinal Moran's concepts and plans for the development of Catholicism in Australasia. The buildings have historical significance also for their associations people involved in the development of the College and Australia's priesthood.

St Patrick's Estate is an outstanding landmark of Victorian Gothic architecture and natural splendour. The siting of the major buildings, their architectural style, impressive scale, and quality of design and construction are of aesthetic and social significance as they reflect the Catholic Church and Cardinal Moran's ambition that the Church's public buildings should

aspire to reflect to the world the splendour of its spiritual ambitions and contribute to the fabric of national structures, worthy of a growing nation; and provide a legacy of grand ecclesiastic architecture. St Patrick's College is of aesthetic significance as it physically dominates the surrounding landscape of this part of North Head. The design of the buildings themselves is of aesthetic and social significance. The design reflects its role as a seminary and the special environment developed to encourage a devotion to the religious life is illustrated strongly in its layout.

The College is socially significant to Australian Catholics, because it is a symbol of training Australian-born priests and centralising administration policy and education for the region. The St Patrick's Estate and in particular Moran House is socially significant to the wider community because of its visual prominence. It is a Manly landmark.

Isolated physically and geographically on the Manly site, the Seminary buildings reflected the Church's perceptions of its special position and needs in the late 19th century. Social and cultural changes are evident in the further development of the site during the 20th century. The St Patrick's Estate has a significant relationship with the natural environment of North Head. Although isolated from the remainder of North Head by the construction of the sandstone boundary walls and the substantial clearing of the indigenous vegetation on the Estate, the St Patrick's Estate still maintains its historical and visual relationship with North Head.

6.1 Description Of No. 1/6 College GreenManly

No. 1/6 College Green is part of a contemporary town house development as shown in the photographs below. It is two storey with a basement level including a garage.



This photograph shows the townhouse complex viewed from College Street.



This photograph shows the entrance to College Green and views across St Patricks Estate.

8.0 THE PROPOSED WORKS

This report addresses the proposed alterations and additions shown in the DA drawings by EDAA.

The proposed works consist of a swimming pool and excavation under the house for basement storage.

The proposed works are low level works and will have no visibility from St Patricks Estate.

9.0 HERITAGE IMPACT STATEMENTS

The heritage impact is considered in relation to:

- The Manly Local Environmental Plan 2013(LEP)
- The Manly Development Control Plan 2013 (DCP)
- The NSW Heritage Office Guidelines for Heritage Impact Statements

8.1 The Manly Local Environmental Plan 2013 (LEP)

The LEP addresses heritage in Section 5.10. The relevant provisions are set out below:

5.10 Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Manly,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) Requirement for consent

Development consent is required for any of the following:

(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):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(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,

(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,

(d) disturbing or excavating an Aboriginal place of heritage 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,

(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.

(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

(b) the development is in a cemetery or burial ground and the proposed development:

- (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*
- (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*
- (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*
- (d) the development is exempt development.*

(4) Effect of proposed development on heritage significance

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).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- 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.*

Response: The proposal requires consent. Council must consider the impact of the heritage significance of the heritage item, St Patricks Estate. This heritage impact statement has been prepared in accordance with the requirement in the LEP.

8.2 The Manly Development Control Plan 2013 (DCP)

The relevant sections of the DCP are outlined below.

2.1.5.1 Heritage Management Documents

This section of the DCP requires a heritage impact statement prepared by a qualified Heritage Consultant to assist Council in the assessment of the heritage impact.

Response: This heritage impact statement has been prepared by a qualified Heritage Consultant and complies with the requirements.

3.2 Heritage Considerations

This section applies to Heritage Items, Conservation Areas and listed in the LEP, and to development in the vicinity of heritage items.

Relevant DCP objectives in relation to heritage in this plan include the following:

Objective 1)

- *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.*

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.*

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.*

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.*

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.*

Response: The proposal meets these objectives. The proposed works have no visual impact on the heritage item. Refer to the comments in 3.2.1.1.

3.2.1 Consideration of Heritage Significance

LEP Clause 5.10(4) requires that Council consider the effect of proposed development on heritage significance of a heritage item or heritage conservation area.

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.*

Response: The proposed works have no visual impact on the heritage item.

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;*

Response: The proposal respects the heritage significance of St Patricks Estate and has no heritage impact. It does not affect view to and from St Patricks Estate. The proposed works do not pose any visual contrasts.

ii) *the heritage values or character of the locality are retained or enhanced;*

Response: The heritage values of St Patricks Estate are retained.

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.*

Response: The proposed works are low level works, being a swimming pool and basement storage and are not seen in relation to the significant components of the heritage item.

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;

- retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*

Response: There is no impact on the setting of the heritage item.

ii) providing an adequate area around the building to allow interpretation of the heritage item;

- retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*

Response: The proposed works do not impact on the important landscaping around the buildings of St Patricks College.

iii) protecting (where possible) and allowing the interpretation of any archaeological features; and

Response: There are no identified archaeological features. The potential for archaeological features is low.

iv) retaining and respecting significant views to and from the heritage item.

Response: The proposed works will not affect important views and vistas to the identified significant components of the heritage item.

Has an adequate setting for the heritage items been provided, enabling the heritage significance to be maintained?

The proposed works to No. 1/6 College Green will not impact on the existing setting of the heritage item, St Patricks Estate. The proposed works will not affect important or any views to significant components of St Patricks Estate.

9.0 SUMMARY

No. 1/6 College Green is a contemporary town house development located in St Patricks Estate. constructed c. 2002. The proposed works are low level works being a swimming pool and basement storage. These works occur within the allotment of the townhouse. Importantly the proposed works do not affect the identified significance of the heritage item set out in the Statement of Significance. The proposed works do not affect views and vistas with in the legal lot curtilage of the heritage item or the expanded curtilage of the heritage item. The proposed works do not create any disruptive visual contrast in relation to the heritage item and do not visually dominate the heritage item.

In conclusion the proposed works do not impact on the heritage item.

10.0 RECOMMENDATION

In light of the assessment in this report the recommendation is that the proposed works be approved.