

Heritage Referral Response

Application Number:	Mod2022/0454
Date:	03/11/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 81 DP 8076 , 95 Bower Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site is in the vicinity of a number of heritage items: Item I131 - St Patrick's Estate - 151 Darley Road (Primary address, alternate address 106 Darley Road) Item I90 - Street trees (<i>Acaucaria heterophylla</i>) - Bower Street (from Cliff Street to College Street)
Details of heritage items affected
Item I131 - St Patrick's Estate <u>Statement of significance:</u> St Patrick's Estate is a site of national heritage significance. The unparalleled grandeur of the cultural landscape, including its setting, buildings and landscape components, as well as the history it embodies, reflects a unique physical manifestation of the Catholic Church in Australia, not seen in any other location in the country. The site exemplifies an important period in the Church's history in Australia, as well as the vision of Cardinal Moran, and for that reason has great significant to Australian Catholics, as well as the broader community. 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. <u>Physical description:</u> St Patrick's Estate is a complex cultural landscape comprising many significant components, including buildings, grounds, gardens and landscape elements (including walls, pathways, and significant trees). It is magnificently sited on the northern slopes of North Head, overlooking Manly and Ocean Beach, and it is a prominent and striking landmark in the Manly area. Architecturally, the complex comprises a variety of Nineteenth and early Twentieth Century buildings primarily in Gothic Revival style. The most prominent of these is Moran House, a four storey symmetrical sandstone building with bell tower at the centre, above the main entrance, which is also flanked by a two storey colonnade. The kitchen wing was added in 1935. Key vistas include looking south east toward the building from the town centre, and from the front of Moran House looking north west towards the town centre. Item I90 - Street trees (<i>Acaucaria heterophylla</i>) <u>Statement of significance:</u> Listed for its aesthetic importance to the streetscape. Continuity with the earlier street tree plants of

Manly 'Village' area.

Physical description:

Norfolk Island pines (*Araucaria Heterophylla*). Appear to have been planted in the early 1900's.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

This application seeks consent for modifications to the approved DA2021/0668, involving modification to the first floor balustrade, to allow for the retention of the ground floor level gable; a new extension to the first floor bedroom and living room with a gable end facing Bower Street; deletion of the approved gable roof above the first floor terrace that replaced with a flat roof to covering a larger portion of the terrace; changes to windows and internal layouts.

Although, the proposed change of the existing pitch to the front gable, above the bay window, is considered disrespecting the original style and character of the existing building, the additional impact is considered acceptable, as at least this change allows a complete gable appearance.

The size of the proposed new gable to the first floor, above the main bed and living room, is recommended to be reduced to allow the pitch of this gable to match the pitch of the original roof. The proposed change to the fenestration of the retained ground floor rear elevation is considered acceptable subject to the use of timber framed windows matching the original windows style. The proposed new flat roof, covering the terrace, is recommended to be a slim profile in order to not further dominate the retained portion of the existing building. Overall, the additional impact of the proposed modifications are considered to be manageable, subject to the imposition of the conditions of consent.

Therefore, no objections are raised on heritage grounds, subject to three conditions.

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

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

This record must be submitted and approved by the Principal Certifier prior to commencement of any demolition or works on-site.

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

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100 (identifying rooms and features shown in the photographs);
- Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Details demonstrating compliance are to be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

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

New first floor gable pitch

The size of the proposed new gable roof to the first floor (involving the main bed and living) is recommended to be reduced/narrowed by losing one window pane from each side of the projected section. This reduction will allow the gable pitch to match the original main roof pitch. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To respect the heritage values of the existing building.

Slim profile to new flat roof

The proposed new flat roof covering the terrace is recommended to be a slim profile in order to not further dominate the retained portion of the existing building. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To respect the heritage values of the existing building.