
HERITAGE IMPACT STATEMENT

To accompany a Development Application

For the change of use of to an educational
establishment with fit-out

at No. 19 Sydney Road, Manly

Issue A – July 2023

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1.0 INTRODUCTION

This statement has been prepared to accompany a Development Application for the change of use to an educational establishment at No. 19 Sydney Road, Manly.

The purpose of this report is to describe the proposed works and review the relevant planning controls relating to the proposal. It provides an assessment of the proposed development in light of the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This report aims to demonstrate that the proposed development is appropriate within their context and within the framework of the relevant planning policies.

This statement addresses issues arising from the proposed development in light of the following planning controls:

- Manly Local Environmental Plan 2013
- NSW State Heritage Inventory
- Provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment relies upon the following information:

- The subject land is zoned E1 Local Centre under the Manly Local Environmental Plan 2013.
- The immediate context of the site and surrounding commercial character

2.0 SITE & CONTEXT ANALYSIS

2.1 SUBJECT SITE DESCRIPTION

The subject site is located at 19 Sydney Road, Manly and is legally identified as Lot 20 within DP 235980. The area of the subject site is 379.28m² by survey.

The subject site is located on the southern side of Sydney Road, near the intersection of Sydney Road and Central Avenue. The site has a secondary frontage to Market Place. Figure 01 illustrates the context of the site within the locality.

The site is a rectangular allotment with an approximately 12-metre frontage to Sydney Road, and a 12-metre secondary frontage to Market Place. The site is oriented approximately north to south, and is relatively flat.

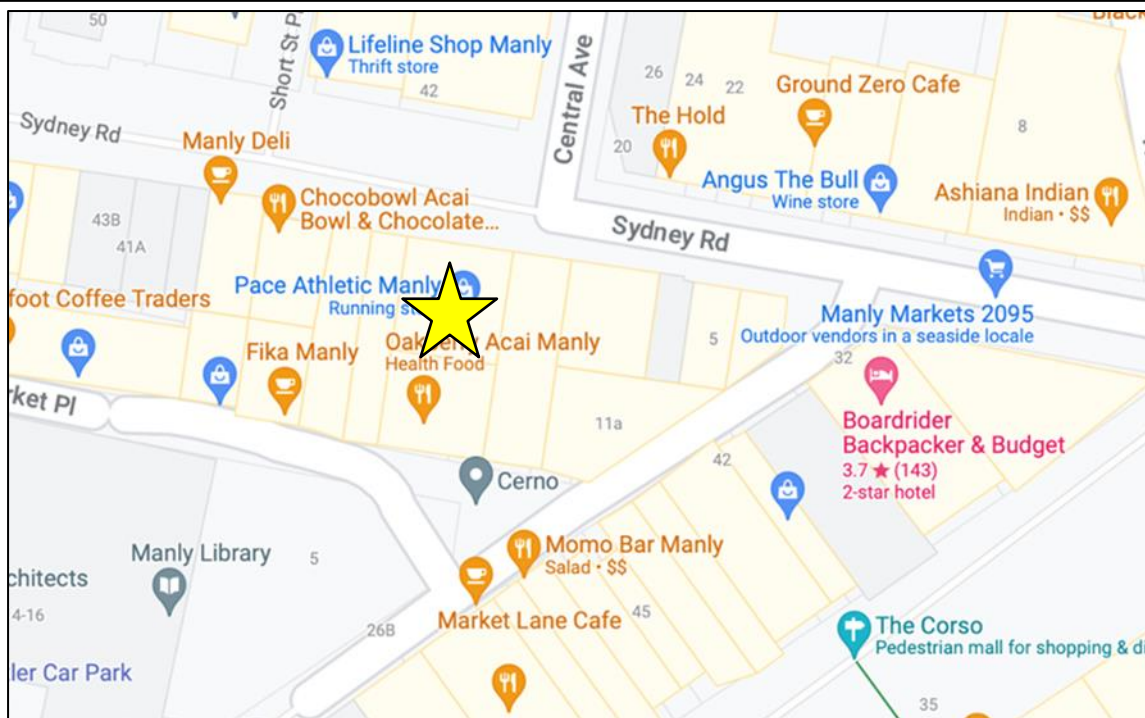


Figure 01: Map of site location (Google Maps, accessed 2023)

2.2 EXISTING BUILDING AND ASSOCIATED STRUCTURES

The subject site currently contains a three-storey commercial building, attached on either side.

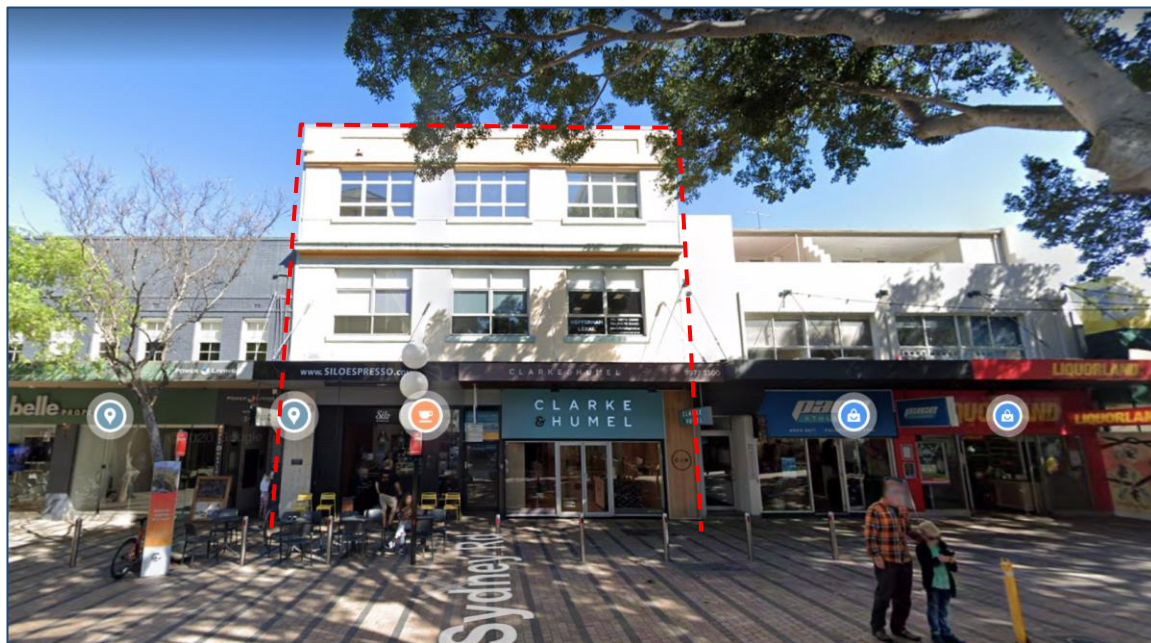


Figure 02: Subject site No. 19 Sydney Road, Manly (Google Maps, accessed 2023)

3.0 THE DEVELOPMENT PROPOSAL

3.1 OVERVIEW AND DESCRIPTION OF WORKS

This Development Application proposes change of use to college with fit-out at 19 Sydney Road, Manly. Specifically:

Ground Floor:

- Reconfiguration of floor, to create classrooms and associated spaces.
- Replacement of existing signage, using the same location and dimensions as the previous tenancy.

First Floor:

- Reconfiguration of floor, to create classrooms and associated spaces.

Operational details, including staff and student numbers, and hours of operation are provided in the Plan of Management submitted alongside this Development Application.

4.0 HERITAGE CONTROLS AND STATUTORY CONSIDERATIONS

The subject site has the following heritage status:

National Trust

The property is not classified on the Register of the National Trust of Australia (NSW).

State Heritage Register

The property is not classified on the State Heritage Register, and is therefore not considered to have heritage significance at a state level.

Local Authority

The local authority for the area is Northern Beaches Council. The site is located within the Town Centre heritage conservation area (C2) in accordance with Schedule 5 of the Manly Environmental Plan 2013:

Item No.	Item Name	Address	Description	Significance
C2	Town Centre conservation area	N/A	N/A	Local

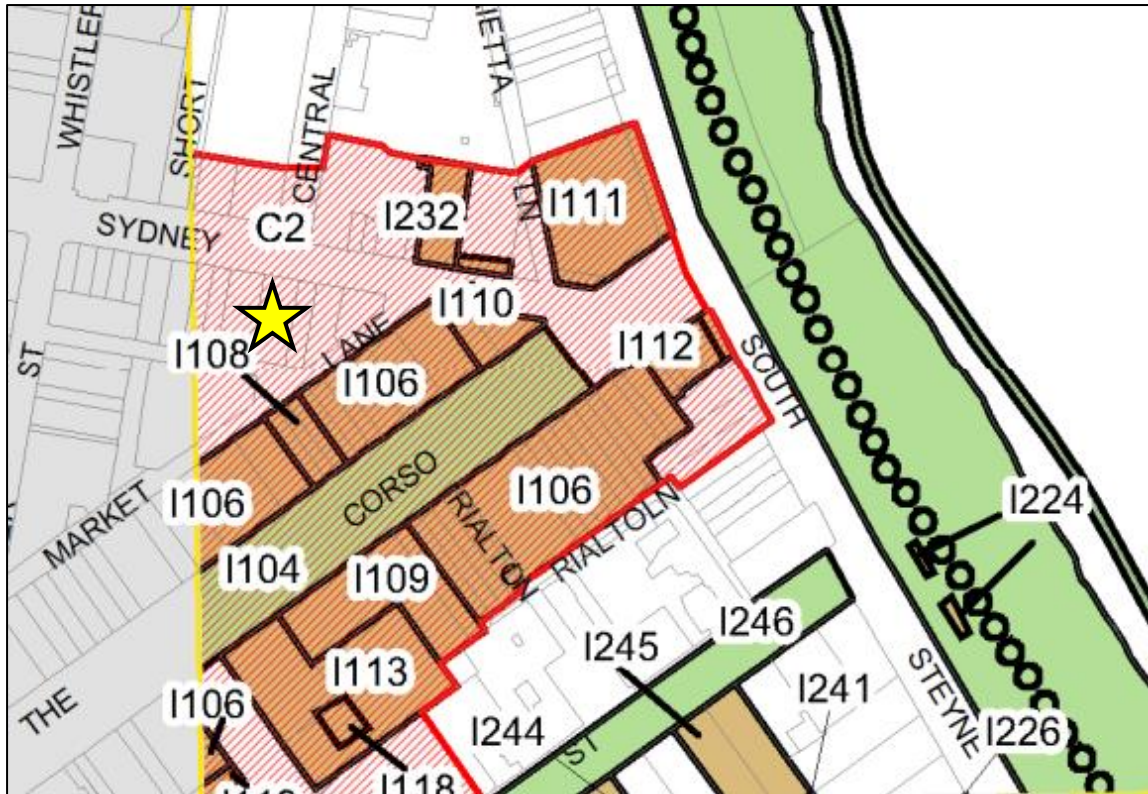


Figure 03: Map of Heritage items and conservation areas (Manly LEP, accessed 2023)

5.0 DISCUSSION OF SIGNIFICANCE – NSW STATE HERITAGE INVENTORY

5.1 TOWN CENTRE HERITAGE CONSERVATION AREA

5.1.1 STATEMENT OF SIGNIFICANCE

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

Comment

The subject site currently comprises of a three-storey commercial building, to which no external structural changes are proposed. The proposal will maintain the

significance of the conservation area.

5.1.2 DESCRIPTION

The boundary of the Manly Town Centre Conservation Area (TCCA) is defined by, and is inclusive of, the following:

- *the properties on the northern side of Sydney Road, between Belgrave Street and North Steyne; (NB Current GIS mapping needs to be amended to include all of SP61679, and exclude the small part of SP61139 – property to the north)*
- *the properties on North Steyne, including the Hotel Steyne, south to, and including 35 South Steyne; (NB Current GIS mapping needs to be amended to include all of Lot 2 DCP 861591 – 35 South Steyne)*
- *the properties on the southern side of the Corso, west to, and including St Matthew's Church;*
- *the properties on the north eastern side of Darley Street to Ashburner Street, including Manly Village Public School, and 14-20 Victoria Parade; (NB Current GIS mapping needs to be amended to exclude all of Lot 1 DCP 99913 – 10 Wentworth St, and Lot 1 DP999135);*
- *the properties on the south west of Darley Street from Ashburner Street to The Corso, including 13 Ashburner Street and 9-13 Victoria Parade; (NB Current GIS mapping needs to be amended to include all of Lot B DCP 337685 – 10 Victoria Parade)*
- *The properties on the southern side of The Corso from Darley Street to East Esplanade, including 46-53 East Esplanade;*
- *The properties on the eastern side of Belgrave Street from East Esplanade to the northern side of Sydney Road, including the vacant area of 21 Belgrave Street.*

The Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The street alignments, particularly the laneways around Market Square tend to be narrower, creating a more enclosed character, particularly when compared with the adjoining areas, such as The Corso, which has a much more open character, as well as the Belgrave Street streetscape, incorporating the larger civic buildings at the southern end (Manly Council Chambers, Manly Courthouse and Manly Police Station), and their orientation towards Gilbert Park and the Civic Square and proximity to Ivanhoe Park.

The buildings fronting Whistler Street and Sydney Road are primarily two storeys with awnings, with intact heritage items and contributory buildings dating from the late Nineteenth and early Twentieth Century. There have been numerous infill developments of varying levels of sympathy with the original heritage built form. Of particular interest is the Manly Library building on Market Lane, constructed in 1995, which was designed by Feiko Bouman, a prominent architect who is responsible for many civic buildings throughout Australia including the Stockman's Hall of Fame in Longreach, Queensland.

The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers. The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.

The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form. In the area between The Corso and Victoria Parade, the building stock tends to be medium density, 3-4 storey mixed development, much of which has been constructed in recent decades. Key built features include St Matthews Church, Manly Village School, and the inter-war flat building on the corner of Darley and Victoria Parade. Further south east of Victoria Parade, the character of the Manly TCCA becomes predominantly smaller scale residential houses, tending towards Edwardian and Federation in style, interspersed with small residential flat buildings.

Vistas and views within the Manly TCCA make a substantial contribution to its heritage significance, and the character of the various zones. Key vistas include:

- Vista east along Sydney Road, from Belgrave Street, including open view of the Congregational Church due to open space/park to the west;
- Vista south west along Market Lane from Sydney Road, which is indicative of the intimate street layout and mixed use of space (service area/pedestrian);
- Vista north east along The Corso, towards Ocean Beach, framed by the small scale late Nineteenth and early Twentieth Century commercial buildings;
- Vista south west along The Corso, towards Manly Cove and Manly Wharf, through Civic Park;
- Vista north west along Darley Road, from Ashburner Street (low scale residential streetscape, with significant street trees).

Significant vistas adjacent to the boundary of the Manly TCCA include:

- Vistas north east and south west along Victoria Parade from Darley Road. Despite various unsympathetic infill developments along Victoria Parade, the wide boulevard style street width, the street plantings and medium scale residential buildings reminiscent of historical use primarily as holiday accommodation, all add to the significance of the precinct.
- Vistas north and south along North and South Steyne from the north eastern end of The Corso;
- Vista south along Belgrave Street towards Manly Wharf;
- Vista north along Belgrave Street from Manly Wharf;
- Vista north west along West Esplanade.

Cultural plantings and landscaping elements also make an important contribution to the significance of the Manly Town Centre Conservation Area. Plantings of note include the mature Moreton Bay Fig trees in Civic Square in front of the Council Chambers, the street trees along Sydney Road, The Corso, Darley Road, Victoria Parade, North and South Steyne, and East and West Esplanade. The following open spaces, reserves, parks and squares are also considered to be cultural landscape elements which are contributory to the character and significance of the

Town Centre Conservation Area:

- The open area at the corner of Belgrave Street and Sydney Road, adjacent to the telephone exchange building, allowing open views of the Congregational Church;
- The open area adjacent to the library building at the junction of Market Lane and the service laneway running perpendicular westward;
- The Corso's open pedestrian thoroughfare ;
- The open area at the junction of The Corso and Sydney Road;
- Civic Square (in front of Manly Council Chambers)

Associated contributory cultural landscape elements adjoining the boundary of the Manly TCCA include:

- Beach Reserve, including Merrett Park, and The Steyne (North and South)
- The water front parks along East and West Esplanade
- Gilbert Park
- Ivanhoe Park

These open spaces act as a green space buffer zone around the boundary of the Manly TCCA, contributing major iconic panoramas and also emphasising its sense of containment on the isthmus between Manly Cove and the Pacific Ocean.

This listing also includes any significant interior elements (including original room layout, decorative elements, finishes, fittings and fixtures) of all buildings within the Manly TCCA.

Comment

The subject site is located within the triangular zone north-west of The Corso and comprises a small scale commercial building. This application primarily proposes internal alterations which will not have any visible impact on the conservation area when viewed from Sydney Road and Market Place.

The only external works proposed are signage installations, which are consistent with the surrounding locality.

5.1.3 HISTORY

Sydney Road

The eastern section of Sydney Road, between Belgrave Street and The Corso was known up until the late nineteenth century as Fountain Street. Fountain Street was laid out as part of H G Smith's 1855 plan for Ellensville, the future Manly Village. In the early days of Manly, The Corso and the street now known as Sydney Road, were the major streets. The importance of Fountain Street is reflected in the development that occurred there.

In 1866 Smith donated land on the south-east corner of Fountain Street and The Corso for the construction of a Police lock-up. The building was constructed of stone and had two cells as well as living quarters for the constable and his family. Horses were kept behind the Steyne Hotel. The building was demolished in 1928 following construction of the current Police Station in Belgrave Street. In 1880 Charles Eastes established Manly's first chemist in Sydney Road opposite the north-west corner of Belgrave Street. In the absence of a medical practitioner, Eastes assisted with many medical emergencies and moved his shop to the Post Office Villas in The Corso in 1885.

Opposite the Police Station in Fountain Street, Manly's first purpose-built Fire Station was constructed by McKellar and Wilson in 1898. In 1902 the Metropolitan Fire Board purchased a further 3 blocks of land extending up to Norton Street, now known as Central Avenue. The site was sold following construction of a new Fire Station at Fairlight in 1920.

Sydney Road was occupied at first by Victorian period houses until they were gradually demolished to make way for shops. The future Manly Daily began from premises at the corner of Norton Street (now Short Street). This corner was occupied by a row of three, two storey terraced buildings prior to demolition in the late twentieth century. On the north-western corner of Short Street was a substantial single storey residence with the Congregational Church on its west, at the corner with Whistler Street. The church was constructed in 1863 and is the oldest remaining building in Manly. On the northern corner of Belgrave Street (known previously as the East Promenade and then Pittwater Road) was the Post Office and Telegraph Office. This was later demolished and a substantial two storey building was constructed for the Commonwealth Bank on the site in the 1930s. The Post Office had served as an agent for the bank for many years, as was common at the time. This site is now vacant and provides a visual corridor to the Congregational Church opposite.

Adjacent to the fire station on the south east, the Eulin Flats were constructed c. 1922 with shops at street level. Next door to that was the Britannia Theatre, constructed in 1915 by Hassall and Stockham, and later renamed the Olympic, in honour of Manly athletes representing Australia at the 1924 Paris Olympics. Market Square was always the back end of the surrounding streets. Early photographs show it provided access to stables (later garages) and storage for surrounding businesses. It later served as a car parking area until the current car park (1968) and library (1995) were constructed.

Comment

The proposed works respect the history of the conservation area and specifically Sydney Road. This application will not diminish its history.

6.0 CONCLUSION

The proposed change of use to an educational establishment with fit-out at No. 19 Sydney Road, Manly is consistent with the objectives of the NSW State Heritage Inventory.

From this statement it is concluded that the proposed development provides a higher standard of amenity for the college and surrounding commercial centre

which is compatible with the existing and desired future character of the area surrounding the subject site and the wider conservation area.

There are no additional impacts that can be attributed to the development that will adversely affect the amenity of neighbouring properties or deter from the heritage item and wider conservation area.

In this regard the Council is requested to review the application favourably and grant the development consent.