

29th November 2022

J5016

Attention: General Manager

Northern Beaches Council

PO Box 82

Manly NSW 1655

Re: Heritage Impact Statement
Nos 17-19 Sydney Road, Manly

This Heritage Impact Statement (HIS) has been prepared in conjunction the Development Application (DA) for the mixed-use redevelopment of the site at 17-19 Sydney Road, Manly. The site is identified as Lot 20 of D.P. 235980. This letter should be read in conjunction with architectural plans by MHNDUNION.

The site is located within the Northern Beaches Council Area. The principal planning control for the site is the *Manly Local Environmental Plan 2013 (LEP 2013)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *Manly LEP 2013*, but it is located in the vicinity of heritage items. It is also located within the Town Centre Heritage Conservation Area as listed by Schedule 5 Part 2 of the *Manly LEP 2013*.

The *Manly DCP 2013* provides the following Statement of Significance for the HCA:¹

The Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time.

The Manly Town Centre Conservation Area 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.

The below heritage map 005 from the *Manly LEP 2013* shows the site in relation to other heritage items. The blue arrow indicates the site.

¹ Manly DCP 2013 Section 5.1.1

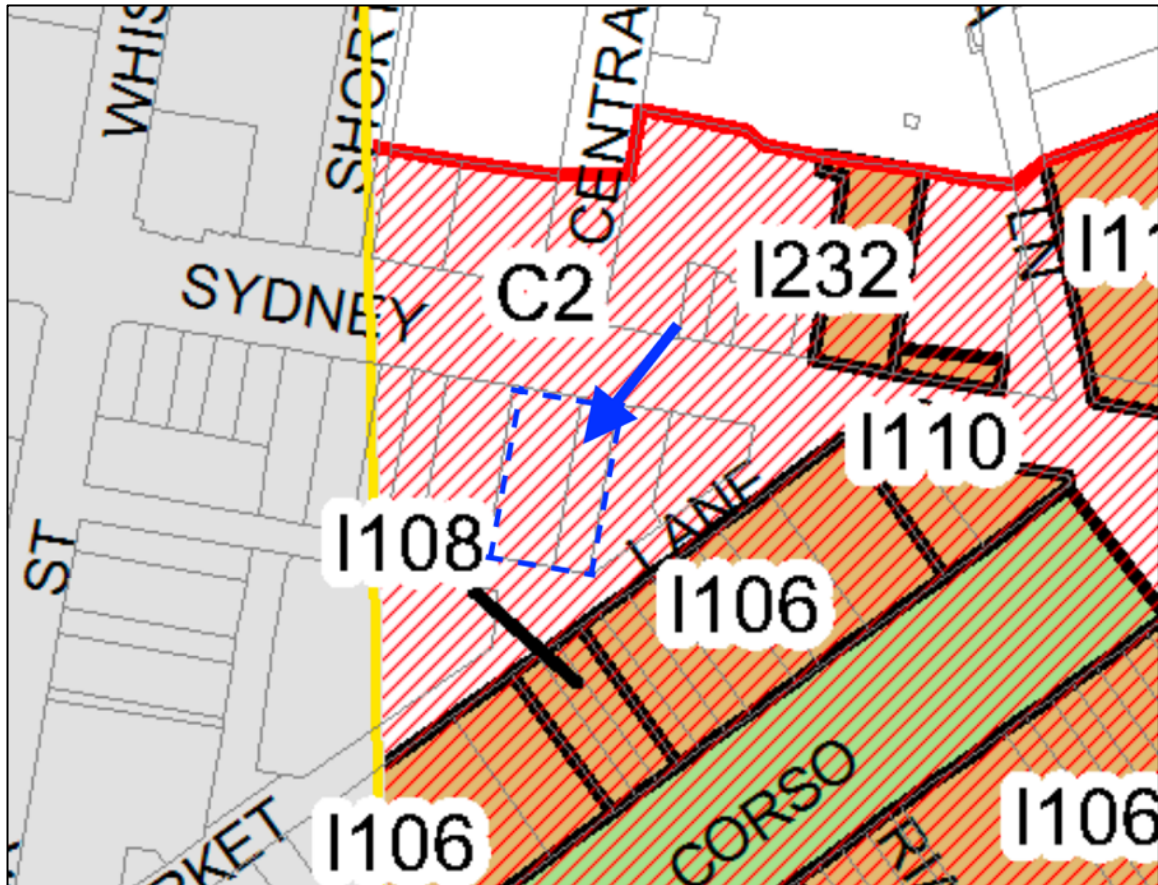


Figure 1: An extract from Manly LEP 2013 Heritage Map 005 showing the location of the subject site.

Summary Site History:

- The Gu-ring-gai people were the original occupants of the present-day Manly area.
- The site was part of the 100 acre to John Thompson on 13/4/1842
- Thompson's grant, and thus the subject property, was the first of Smith's purchases (March 1853). By 1856, Smith had consolidated an estate of over 200 acres, to this he added a further 130 acres of leased land to the south of The Corso. Smith did not reside permanently on his Manly estate but visited periodically to stay in a stone cottage already on Thompson's grant when he acquired it in 1853. During the following decade, he would construct two more residences for his personal use, the first a modest cottage designed by Edmund Blackett in 1855 and the second, the much larger and grander villa, Fairlight, in 1860.
- 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.
- The southern side of Sydney Road, between The Corso and Market Lane, appears to have been predominantly residential until the end of the first decade of the 20th century. The 1900 Sands' Directory lists seven residents including those living at "Stockwell". "Linton

Weir Phillips Heritage and Planning

Cottage”, “Jasmine” and “Milton” dwelling names were given as numbering along Sydney Road was yet to be assigned.

- According to the Sands Directories, it appears the subject dwelling was constructed in approx. **1914-1915** as a commercial building with multiple tenants including a hat shop and butchery. The site could have also been constructed as the “Manly Coach and Buggy Factory” or which explains the larger openings at Market Place. It is difficult to determine due to the Sands Directories do not contain numbers at this stage. The architectural style of the original building suggests an Inter-war era construction date.
- Sands’ Directories of the early twentieth century list the properties along the East Promenade under the name ‘Pittwater Road.’ By 1915, however, the name Belgrave Street was being applied to this section of the road and street numbers had been allocated. Proceeding south from Sydney Road, there were a string of private dwellings, a boarding house, a music store, cycle depot and refreshment rooms.
- The appearance of the southern end of Belgrave Street began to change when the Interwar Georgian Revival Style Police House was constructed in 1921, followed two years later by the Classical Revival Style Court House (1923)
- A collection of photographs taken on 21 April 1951 for LJ Hooker Limited shows the building at No.17-19 Sydney Road, Manly prior to the rooftop additions. See **Figure 2** and **Figure 3** below.
- Between 1951-1995 another level was added to the site. This additional level retained the existing cornice and installed windows with similar proportions were added.
- Various internal and external alterations to the building have been undertaken to suit various tenancies within the building.

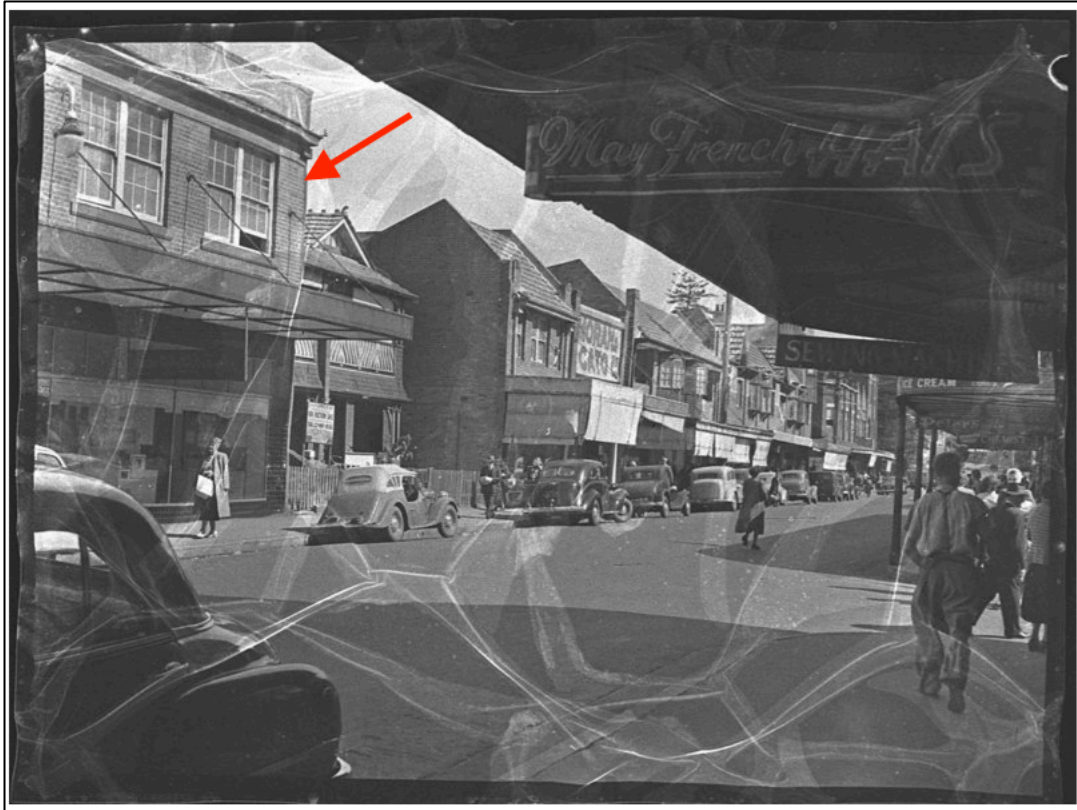


Figure 2: 17-19 Sydney Road Manly showing the subject site in the 1950s.
SLNSW



Figure 3: 17-19 Sydney Road Manly showing the subject site in the 1950s.
SLNSW

Weir Phillips Heritage and Planning

Site Description:

The site is a three-story Inter-war era Free-Classical style commercial building with a dual frontage to Sydney Road (primary) and Market Place (secondary). The building is built to both boundaries with a three-storey street wall height at both elevations. The building is constructed from brick with some masonry details which have been painted. Windows at Levels 1 and 2 are six-paned aluminium framed top-hinged awning windows. There is a suspended awning at Sydney Road. The shopfronts are contemporary plate glass with modern fitouts. See Figure 4 to Figure 7.



Figure 4: The site as viewed from Sydney Road.



Figure 5: The Ground Floor Shopfronts at Sydney Road.

Weir Phillips **Heritage and Planning**



Figure 6: The site as viewed from Market Place.



Figure 7: At detailed view of the rear elevation showing the later addition above Level 2.

Weir Phillips Heritage and Planning

Scope of Works

Please refer to the architectural plans prepared by MHNDUNION for the full extent of the proposed works.

It is proposed to demolish the existing building and construct a new mixed use building with retail at Ground Floor and residential use at the upper three levels. The Third Floor will be set back from the façade. The Ground Floor retail configuration will address both Sydney Road and Market Place and will incorporate a through site link.

The façade will adopt a primarily face brick finish with corbelled detailing to reference the original building on site. Fenestration is to be a painted steel.

Heritage Impact Statement

The proposed works will have an acceptable impact on the ability to understand the established significance of the Town Centre Heritage Conservation Area Heritage Conservation Area. They are acceptable for the following reasons:

- No. 17-19 Sydney Road, Manly is a plain, Inter-War commercial building with a moderate degree of external integrity which is considered to have a “neutral” contribution to the HCA. The integrity of the building style, the Inter-war Free Classical style, has been diminished through the construction of an additional level after 1951. The building has been internally altered and has a low degree of internal integrity. The rear of the subject building makes a neutral contribution to the Market Place streetscape because of its simple, unadorned form and the scale and massing of the adjoining buildings to the east and west. The demolition of the building and construction of a sympathetically designed modern infill will not detract from the significance of the HCA. The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions, and materials of contributory buildings in the HCA. This is an appropriate response to new works in HCA and is supported by the *Manly DCP 2013* and Article 22 of the Burra Charter 2013. The explanatory notes for which state:

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

- The Inter-war period residential flat buildings that typify the conservation area have strong vertical and horizontal lines. The proposed Sydney Road elevation is divided by vertical blades that echo the rhythm created by the surrounding Inter-war era buildings and original form of the building on site. Many of these building have strong horizontal lines created by the detailed brickwork on the exterior elevations. The balconies within the proposed design continue the expression of these elements and are located at appropriate heights relative to contributory buildings, i.e. the balcony lines match the balcony and parapet heights.
- The proposed materials and finishes complement the Conservation Area whilst helping to identify this building as later infill development, which is a desirable outcome in a Conservation Area. Face brick is the predominant wall finish in the

Weir Phillips Heritage and Planning

Conservation Area. A dark brick has been chosen as part of the contemporary design; it is of a colour and tone that complements the darker brick often used as a highlight element in Inter-war period buildings.

- The upper-level setback of the third level provides for a better articulated building form and façade and a more sensitive connection to the scale of the surrounding area. Given the setback of Level 3 and the topography of the site, it is not easily perceived from Sydney Road or other surrounding streets. It will not have undue prominence in the streetscape as the site is approached in either direction along Sydney Road. It is simple in form and clad in a dark material to make it as recessive as possible. It will sit comfortably within the varied roof heights in Sydney Road.
- The proposed through-site link assists in integrating the building into the fine grain subdivision pattern of the surrounding HCA.
- The proposal will result in a no visual change to the existing view corridors along Sydney Road due to the building being the same scale as the existing building up to the height of the parapet. The proposed work will not significantly alter the Sydney Road streetscape.
- The new building will not be visible from within The Corso due to the bulk of the buildings lining the pedestrian mall. The promenading quality of The Corso will be unaffected by the proposed works
- The new building will not obscure or block any significant view corridors into, within or out of the Manly Town Centre Heritage Conservation Area. The impact of this proposal on heritage items in the vicinity will be a minor visual impact; the proposal will not alter the immediate curtilage or setting of No. 39-47 Sydney Road, as there are seven buildings between the subject site and these heritage items on Sydney Road. There are no other view corridors between the subject site and heritage items in the vicinity. The upper levels are sufficiently set back from the street wall to not obscure views or unreasonably overshadow the surrounding area.
- The aesthetic character of Market Place is diverse resulting in significant visual interest in this laneway which is a key contributor of the townscape character as defined by Section 3.1.1 of the *DCP 2013*. The proposed new building still readily interprets the existing pattern of openings. This maintains the diverse, fine grain nature of the streetscape, thus retaining the townscape character.

The impact of the proposed works on the Conservation Area will be minor, the proposal complies with the townscape requirements set out in the *Manly DCP 2013* and the increase scale and massing are mitigated by the height and scale of the existing and adjacent buildings

The proposal complies with the townscape requirements of Section 4.2.5.1 in the Manly DCP 2013 as follows:

- Maintains the pattern of narrow fronted buildings and incorporates modulation, by the inclusion of balconies on the Market Place elevation, to reduce the perceived bulk of the street wall.

Weir Phillips Heritage and Planning

- The building will not adversely dominate the height of the corner buildings in the same block or adjoining buildings, as the form will appear largely as existing due to the proposed upper-level setback of the additional level.
- There is no consistent architectural detail, parapet height or window heights in this section of Sydney Road. The overall height of the building relates to the adjacent buildings. No views to the Church will be interrupted.
- The proposal will maintain the existing pattern of openings providing a well-designed modern building with a well-articulated elevation to Sydney Road, which provide improved amenity for local residents.

Please do not hesitate to contact us on 02 8076 5317 if you have any questions.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Phillips', with a stylized flourish at the end.

James Phillips | Director