

STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing childcare building and installation of landscaping at Ivanhoe Park, Manly



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SUMMARY & BACKGROUND

This statement of Environmental Effects accompanies plans and details as follows:

Ivanhoe Park is owned by Dept of Industry – Lands and managed by Northern Beaches Council.

RELEVANT PLANNING LEGISLATION

The following planning legislation is

- Environmental Planning & Assessment Act, 1979 (as amended)
- Environmental Planning & Assessment Regulations 2000
- Manly Local Environmental Plan 2013
- Manly Development Control Plan

PROPERTY DESCRIPTION & LOCATION

Ivanhoe Park is a large Victorian era leisure park bounded by Raglan St, Belgrave St, Sydney Rd and Park Ave, Manly. It comprises two parcels of land with Manly Oval located on the lower, flatter site, and the Manly War Memorial Park on the upper slopes. While the Manly Lawn Bowls Club is sited in the centre of the park, this is in separate ownership and does not form part of either the park or this Development Application.

The upper section of the park is characterised by a wooded landscape with sandstone outcrops, streams, small grassed glades and areas of planting which feature mature trees and underplanting and a variety of paths intersecting the site. There is a grassed area with a war memorial located just off the main footpath from Belgrave St towards the Sydney Rd/Park Ave entrance and the Scout Hall is located close to Park Ave. The site of the former tram lines runs in an arc from the northern end of Park Ave down towards the Bowling Club, and the childcare centre is sited in the centre of the site overlooking the children's playground and the bowling green. The park is surrounded by mainly residential uses on the upper slopes, with commercial uses on the lower area.

The legal description of Ivanhoe Park is as follows:

- Lot 2502 DP 1143032
- Lot 7379 DP 1164856



Figure 1: Location of Ivanhoe Park, Manly

The site is zoned RE1 – Public Recreation under the provisions of Manly LEP 2013. It is also listed as an item on the State Heritage Register. While landscaping and demolition of a structure would usually be exempt development, the State Heritage Register listing and limited exemptions list, combined with the absence of either a Plan of Management (PoM) or Conservation Management Plan (CMP) authorising the works means that a Development Application is required for the subject works.



Figure 2: Extract from Manly LEP 2013 zoning map

SEE – Demolition of childcare centre & landscaping – Ivanhoe Park, Raglan St, Manly

PROPOSAL

The proposal is for the demolition of the existing childcare centre in Ivanhoe Park, and the installation of interpreting paving and landscaping at the Park Ave entrance to the park.

PROJECT RATIONALE

The existing preschool was constructed as a single storey masonry and concrete building in 1962 and used as a combined preschool and Girl Guides hall from then until 2002, when the Guides moved to join a company in Harbord/Freshwater. Since then it has been used exclusively as a community pre-school by Manly and then Northern Beaches Council. The building has a stated area of 195sqm. In the intervening years, the building has suffered from a lack of maintenance. There are also issues caused by its location on a watercourse, including rising damp and mould issues along with structural issues caused by inadequate drainage. Mould was a constant problem, despite ongoing cleaning and treatments when it was still being used for childcare.

The premises flood regularly. In one recent example in November 2019, the majority of the preschool's play area to the north was rapidly inundated while there were children in attendance which led to the temporary closure of the preschool. Damage has also been caused to structures on the property from floodwater.

Property has been advised that it would cost at a minimum \$1,000,000 to rectify the drainage works, excluding the cost of any works associated with repairing the building or addressing damp or mould issues. The building is no longer used for childcare, as the Dept of Family and Community Services advised that the building was not suitable to be used as a childcare facility. As a result, Council undertook a \$2 million project to upgrade the nearby Kangaroo St Childcare, partially to accommodate the additional children from Ivanhoe Park, which reopened in 2020.

Property has also examined alternate options for the building now that it is no longer needed as a childcare centre, however the cost of renovations, due to the ongoing mould and damp issues is prohibitive. Moreover, the location of the building in the centre of the park, makes access for delivery vehicles and those with limited mobility difficult and ultimately precludes the redevelopment of the building for other uses.

Prior to any demolition of the site, Property will conduct a full photographic survey in accordance with the guidelines of the Heritage Council which will then be lodged with the Local Studies section of Council's Library Service.

It is intended that following demolition of the preschool, the area will be grassed pending a final decision on the landscaping elements proposed for the area.

Parks & Recreation will also prepare an interpretive strategy for Ivanhoe Park more generally, to help the public understand the many layers that have led to the park as we know today. This has not yet been finalised, as the complexity of uses and the length of time humans have been using the park, which dates from indigenous tribes to the modern day, means that we want to ensure we give appropriate weight to each of the varied strands of history and usage that come together in Ivanhoe Park.

The tram lines paving has been designed to create a sense of entry at the northern Park Ave entrance to Ivanhoe Park, which will celebrate the historic tramline that

once travelled along this section of the park and will provide interpretive elements including paved areas and shaded seating areas.



Figure 3: Ivanhoe Park Childcare Centre and Guide Hall 1964 (photo courtesy Northern Beaches Council Local Studies, Manly Library)



Figure 4: Damaged caused to fencing at the preschool from flooding – March 2018

SEE – Demolition of childcare centre & landscaping – Ivanhoe Park, Raglan St, Manly



Figure 5: Flooding at the preschool November 2019



Figure 6: Flooding at the preschool November 2019



Figure 7: Flooding at the preschool November 2019

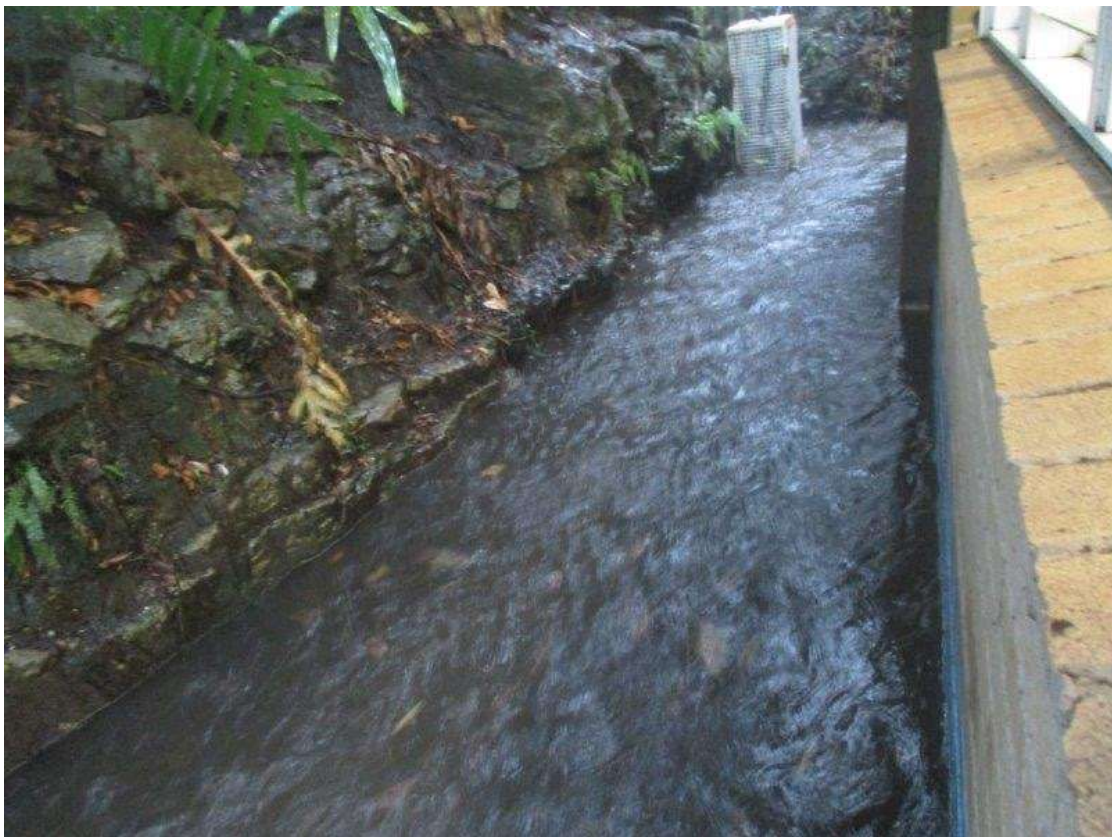


Figure 8: Flooding at the preschool along the western wall – November 2019

PLANNING HISTORY

A search of Council's records does not show any recent development history on the subject site.

RELEVANT PLANNING LEGISLATION

The following planning legislation is relevant to this application

- Environmental Planning & Assessment Act, 1979 (as amended)
- Environmental Planning & Assessment Regulations 2000
- Manly Local Environmental Plan 2013
- Manly Development Control Plan

MANLY LOCAL ENVIRONMENTAL PLAN 2013

Clause 2.3 Zone objectives and land use table

The site is zoned RE1 – Public Recreation under the provisions of the Manly LEP 2013. The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect, manage and restore areas visually exposed to the waters of Middle Harbour, North Harbour, Burnt Bridge Creek and the Pacific Ocean.*
- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

The proposal is aimed at removing a building which has reached the end of its functional life, and commencing the process of upgrading and renovating Ivanhoe Park to provide for the needs of residents and the wider community into the future while reflecting and enhancing its State Heritage Register listing.

Clause 5.10 Heritage conservation

Ivanhoe Park as a whole, and the Ivanhoe Loop specifically are listed in Schedule 5 of Manly LEP 2013. In addition, Ivanhoe Park (including Manly Oval) cultural landscape is listed as an Item on the State Heritage Register under the provisions of the Heritage Act 1977.

A Heritage Impact Statement detailing the history of the site and the specific impact the demolition of the building has been attached to this report. It should be noted that the preschool itself is not listed specifically as an item on the SHR.

In addition, Council's Parks & Recreation team have prepared a Conservation Management Plan, a Masterplan and a Plan of Management for Ivanhoe Park. These have been endorsed by Council at its meeting of 26 October 2021. The CMP lists the kindergarten as being of little heritage significance and notes that it is currently proposed for demolition.

Clause 6.1 Acid sulfate soils

The preschool is located close to an existing watercourse. The Manly LEP 2013 shows the preschool and landscaping works as being located within Class 5 Acid Sulphate soils, although the preschool is close to Class 4 soils. Neither the preschool demolition nor the landscaping works are considered to be sufficiently large to create an impact as they do not involve excavation.

MANLY DEVELOPMENT CONTROL PLAN

Council's Manly Development Control Plan provides a range of outcomes and controls which form the primary criteria control for development within the subject locality.

Part 3 – General Principles of Development

Section 3.2 Heritage Considerations

Ivanhoe Park as a whole is not only listed as an item of State Significance under the Heritage Act 1977, but is also Item of Environmental Heritage in the Manly LEP 2013.

Manly DCP sets a number of criteria to assess development on or near an item of heritage significance. The majority of these relate to new construction or alterations and additions to building that are, or are near, heritage items. As stated in the accompanying HIS, the demolition of the building will not impact on the aspects of Ivanhoe Park which make it worth of State Heritage listing.

Section 3.3 Landscaping

No significant alteration to the existing landscaping on the site is proposed as part of this DA. The Ivanhoe Park Masterplan and Plan of Management, which have recently been endorsed by Council provide the framework for which future landscaping of the park will be determined.

Section 3.4 Amenity (View, Overshadowing, Overlooking/Privacy, Noise)

Neither the demolition of the childcare centre or the installation of the interpretive landscaping will cause amenity impacts either within outside the park.

Section 3.6 Accessibility

Neither the childcare centre or the location of the proposed interpretive landscaping are currently accessible. The installation of the interpretive landscaping will rectify issues of accessibility in the top of the park at the Park St entrance.

Section 3.7 Stormwater Management

Stormwater management will not be impacted on through the proposed development, and future stormwater management needs are authorised in the Plan of Management.

Section 3.8 Waste Management

A Waste Management Plan has been prepared and is attached to this submission, which details how waste associated with the demolition of the childcare centre and installation of interpretive landscaping will be managed.

Part 4 Development Controls and Development Types

Section 4.4 Other Development (all LEP zones)

4.4.1 Demolition – The demolition of the childcare centre is being undertaken because it is at the end of its functional life. Due to its location on the edge of a creek and within a rainforest setting, the building itself has a significant damp and mould issue, which significantly impacted operation as a childcare centre over a number of years. This is not helped by the regular flooding which occurs. Council has investigated the ability to adaptively reuse the building once it was deemed no longer suitable for childcare, but the significant issues associated with rectifying the building so that it is free from mould and damp, and also remediating the stream so it no longer floods have meant that this cost is prohibitive. While the park is listed as an item of State heritage significance, the childcare centre does not form an integral part of the listing.

Schedules

Schedule 4 - Trees

All existing landscaping is to be retained. An arborist report has been attached to this application.

Schedule 5 - Accessibility

See discussion under Section 3.6

9. MATTERS FOR CONSIDERATION UNDER SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft environmental planning instruments on the site.

Any development control plan

The application has been prepared having regard to the requirements of the Manly DCP.

It is considered that the proposed design respects the desired character objectives of the DCP in that it provides for the ongoing use of a heritage site in a sensitive manner that is compatible with the existing uses surrounding the site.

Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4.

No matters of relevance are raised in regard to the proposed development.

Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).

No matters of relevance are raised in regard to the proposed development.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

There will be no impacts on the amenity of the surrounding built or natural environment.

The suitability of the site for the development

The subject land is currently zoned RE1 Public Recreation under the Manly Local Environmental Plan 2013 and is considered suitable for the proposed development.

Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest. The removal of a building at the end of its functional life, and the installation of interpretive paving to allow a fuller understanding of the history of the park are considered to be in the public interest.

10. CONCLUSION

As the proposed development will not have any significant impact on the environment, scenic quality of the area, the heritage significance of the park or the amenity of the adjoining properties, the issue of Development Consent is requested.