

PRESTIGE TOWN PLANNING

ABN: 70 646 792 467 www.prestigetownplanning.com.au

Email: admin@prestigetownplanning.com.au Tel: 02 4308 7305



HERITAGE IMPACT STATEMENT

Anytime Fitness Manly

3 – 5 Pittwater Road,

Manly, NSW, 2095

Lots A & B/-/DP962291

23 September 2024

Prepared for submission to Northern Beaches City Council

by Prestige Town Planning Pty Ltd. on behalf of Anytime Fitness Manly.

Contents

| | |
|---|----------|
| Summary..... | 3 |
| The site | 4 |
| Proposed Development | 6 |
| Heritage Significance and Impact Assessment..... | 7 |
| The Pittwater Road Local Heritage Conservation Area - Significance | 7 |
| Heritage Impact Assessment | 7 |
| Conclusion | 9 |

Summary

This Heritage Impact Statement was completed by Prestige Town Planning Pty Ltd on behalf of Anytime Fitness Manly for submission to the Northern Beaches City Council. It forms part of the Development Application for the internal expansion of an existing and established "Recreation facility – Indoor" (Anytime Fitness Gymnasium), operating 24 hours a day, 7 days a week, including associated business identification signage at 3 – 5 Pittwater Road, Manly, NSW, 2095.

The subject property is identified to be situated within "The Pittwater Road General Heritage Conservation Area" and adjacent to Local Heritage Listed Item 196 known as the "Baby health care centre building" pursuant to the Manly Local Environmental Plan (LEP) 2013. The subject property/building itself is however not identified as containing any items of registered heritage amenity and is not regarded as a contributory building either.

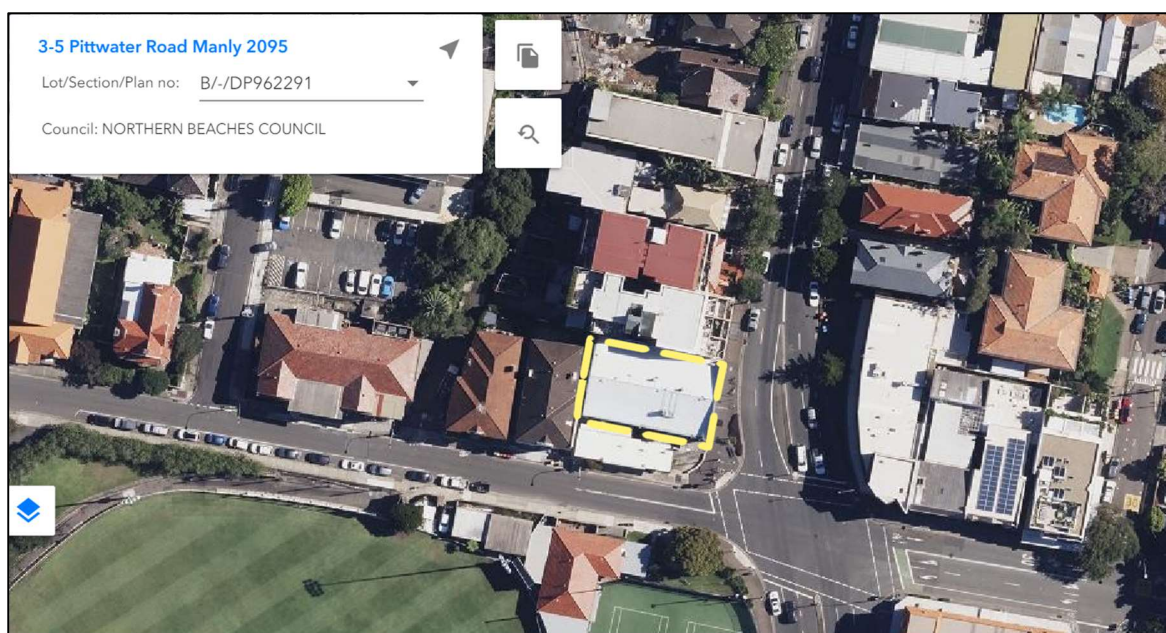
No physical alterations, additions and/or physical building works are proposed to the existing building envelope, apart from the proposed business identification signage. Only the proposed change in land use to unify uses, extended 24/7 hours of operation, and associated business identification signage is proposed for the related purpose. Please see attached Architectural Drawings for reference.

The site

The site address relates to the existing commercial building located at 3 – 5 Pittwater Road, Manly, NSW, 2095 which is legally registered as Lots A & B/-/DP962291. The property is situated on the Western side of Pittwater Road and within proximity of the Raglan Street intersection. The subject property is entirely occupied by a two (2) storey commercially orientated building while the existing gymnasium occupies the entire First Floor Level and Part of the Ground Floor Level. The remainder of the Ground Floor Level was most recently used for the purposes of a Commercial Premises (Retail Shop) The subject tenancy is further situated within a E1 – Local Centre Land Use Zone pursuant to the Manly Local Environmental Plan (LEP) 2013. The subject proposal entails the expansion of the existing Recreation Facility – Indoor (Gymnasium) into the adjacent Ground Floor Commercial Premises (Retail Shop), thus, to occupy the entirety of the building.



Locality Map – NSW ePlanning Portal – Accessed August 2024

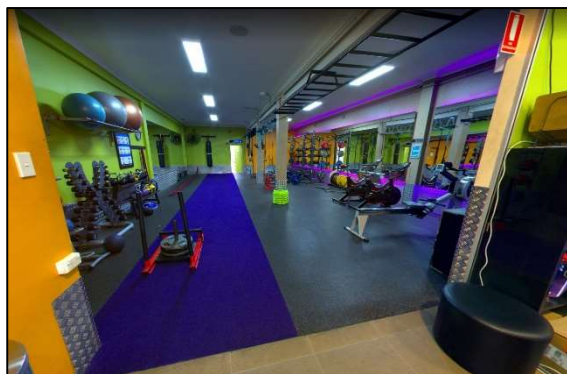


Locality Aerial – NSW ePlanning Spatial Viewer – Accessed August 2024

The following images depicts the current state of the building façade within the streetscape context as well as the interior condition of the existing building.



View from Pittwater Road – Google Street View – Accessed August 2024 – Superimposed



Internal Elevation 1 – Ground Floor Level – Google Streetview – Accessed August 2024



Internal Elevation 2 – First Floor Level – Google Streetview – Accessed August 2024



Internal Elevation 3 – First Floor Level – Google Streetview – Accessed August 2024



Internal Elevation 4 – First Floor Level – Google Streetview – Accessed August 2024

Proposed Development

This Development Application seeks consent for the internal expansion of an existing 24-hour 'Anytime Fitness' gymnasium (Recreation Facility – Indoor) into the adjacent Ground Floor Level Tenancy located at 3 – 5 Pittwater Road, Manly, NSW, 2095, and includes extended 24/7 hours of operation and associated business identification signage while involving only minor internal building alterations.

Proposed land use parameters:

- Open 24hrs a day, 7 days a week, including all bank and public holidays.
- Maximum of 3 staff on site (gym manager, personal trainers or assistants depending on market demand) during staffed hours of 10:00am – 7:00pm Monday – Thursday; 10:00am – 4:00pm Friday; 10:00am – 2:00pm Saturday and Sunday unstaffed;
- Absolute expected maximum usage of thirty-five (35) persons at any one time during absolute highest peak hours and maximum average hourly usage of approx. 15 – 20, based on usage statistics for the existing Anytime Fitness Manly facility as well as numerous similar Anytime Fitness gymnasiums in NSW.

Proposed business identification signage:

(Please refer to the attached elevation drawings for further details)

Sign 1: 1 x Internally LED Illuminated "Anytime Fitness" Wall Sign, to be 3700mm x 100mm in size and to be located on the first-floor level of the Southern Façade.

Sign 2: 1 x Internally LED Illuminated "Anytime Fitness" Wall Sign, to be 10,000mm x 1540mm in size and to be located on the first-floor level of the Eastern Façade.

Sign 3: The installation of transparent graphic vinyl artwork applied to the internal glazing surface of the exterior windows along the Eastern façade for privacy.

Note: The existing and previously approved projecting lightbox located on the Eastern façade and Internally Illuminated Top Hamper Sign on the Eastern façade is to remain.

Proposed Internal Building Works:

- Replacement and renovation of existing internal wall and floor linings.
- The internal reconfiguration of the existing commercial gym fit out for the proposed purpose and expansion, including manager's area, lobbies, cubbies for personal belongings, bathrooms, showers, change rooms and a fully accessible suite.
- Installation of various recommended acoustic abatement materials, flooring systems, finishes, joinery and gym equipment.
- Upgrading of the high-tech security, access and CCTV system.

Heritage Significance and Impact Assessment

The Pittwater Road Local Heritage Conservation Area - Significance

In accordance with Part 5 – Special Character Areas and Sites, Section 5.2.1 & 5.2.2 of the Manly Development Control Plan (DCP) 2013, the heritage significance of “The Pittwater Road Heritage Conservation area”, pursuant to the Manly Local Environmental Plan (LEP) 2013 is significant for the follow reasons:

“5.2.1 Statement of Significance

- a) *The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specivally its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.*
- b) *New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP.*

5.2.2 Development fronting Pittwater Road

In relation to development fronting Pittwater Road, Council must be satisfied that Das will not:

- a) Adversely affect the amenity of the locality;
- b) Result in excessive vehicular movements to and from the site or in adjacent residential streets.
- c) Involve signage or other non-structural change in the in the appearance of the exterior of the building that is inconsistent with the preservation or restoration of the heritage streetscape in the vicinity;
- d) Change in the appearance of the exterior of a building without being in keeping with the preservation or restoration of the heritage streetscape.”

Heritage Impact Assessment

Reference is made to the heritage provisions of the Manly EPI and the Manly DCP as the subject property is located within the “The Pittwater Road Heritage Conservation Area” and adjacent to Local Heritage Listed Item 196 known as the “Baby health care centre building” pursuant to the Manly LEP 2013.

The subject proposal is however not expected to have any adverse, permanent and/or negative impact on the streetscape, heritage amenity and/or street pattern of the local area nor any surrounding heritage listed items in any way shape or form.

The subject proposal would not inhibit the continued conservation of the environmental heritage significance of the locality and would not alter and/or affect any heritage listed items of their amenity either. The installation of the proposed business identification signage is considered to be appropriately situated in terms of context and design and consistent with the signage parameters as previously approved for the site, as to cause no intrusion onto the public and/or heritage domain.

The proposed illumination of the signage is further of great importance to the safety and security of the building and will enhance the visual interest of the main entrance to the proposed facility. All proposed aspects of the development are further readily reversible and would have no permanent and/or adverse negative impact on the heritage amenity of the site in any way.

The subject proposal would further result in no increases in vehicular movements to and from the site and all streets would remain unaltered in their alignment. The subject proposal is therefore not expected to have any adverse and/or negative impact on the established heritage conservation area and would not impede on the heritage significance of the surrounding buildings either. The subject proposal is considered to adequately comply with the relevant aims and objectives of the applicable heritage amenity controls and would retain the surrounding building's contribution to the heritage fabric of the local area.

The existing shopfront and external commercial character of the subject building will remain completely intact with no permanent alterations and/or modifications of any kind proposed to the existing external façade (apart from the proposed business identification signage. All existing materials, finishes, textures and details will be retained and remain unaffected by the subject proposal.

The proposed signage installation is further considered to be non-intrusive as it does not detract from the existing building's original features and is considered consistent with the desired commercial orientated character of the locality. The proposed signage is considered of an appropriate scale, proportion and commercial character of the streetscape, which consists of a variety of business uses and similar signage design.

The signage is designed to integrate with the overall building while still keeping the visual interest of the street frontage which is achieved through the use of appropriate colouring and building materials. The signage does not protrude on the heritage amenity of the building façade of surrounding properties and would have no adverse and/or negative impact on the street frontage of the property either.

Conclusion

In summary, it is considered that this proposal represents an appropriate development for the site with a positive impact on the local area.

The proposal as submitted could be supported on the following grounds:

- The subject proposal is considered to be consistent with the commercial nature of the locality and pertains to no additional adverse and/or negative impacts on the exterior building façade to which was previously approved for the site.
- The subject proposal is considered acceptable in terms of *Environmental Planning and Assessment Act 1979*, *Manly Local Environmental Plan (LEP) 2013* and the Manly Development Control Plan (DCP) 2013.