

An abstract graphic composed of thick, grey geometric shapes. A large, irregular polygonal shape dominates the upper half of the page, with a white triangular void inside it. Below this, a horizontal bar extends across the width of the page, and a curved, semi-circular shape is visible at the bottom left.

Architectural Projects¹

1845 – 9-11 Victoria Parade, Manly
Heritage Impact Statement S4.55
March 2024

1845 – 9-11 VICTORIA PARADE, MANLY – HERITAGE IMPACT STATEMENT S4.55

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1. EXECUTIVE SUMMARY

1.1. BACKGROUND

Architectural Projects were commissioned by Ces Koutsos to prepare this Heritage Impact Statement in March 2024 in association with S4.55 application.

1.2. OUTLINE OF TASKS TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Heritage Impact Statement (HIS) in accordance with the Office of Environment and Heritage (NSW) (OEH) guidelines.

1.3. HISTORY

YEAR	DESCRIPTION
1810	Subject is part of 30 acres granted to Gilbert Baker
1813	Purchased by D'Arcy Wentworth
1827	Land inherited by Wentworth's two year old daughter Katherine
1877	Bassett-Darley Estates Act, East Brighton Estate allowed subdivision
1880	Land purchased for a public school
1887	The Anglo Australian Investment Company purchased and resold much of the subdivision as Eastbourne Estate
1888 and 1882	Part of Lot 8 and Lot 9 were amalgamated by William Kelly
	Kelly erected Lot 9 "Auburn Villa"
1889-1892	Kelly lived in Auburn Villa
1893-1895	House was leased to E.H.Ray, H. De Courcy and Albert Watson until 1913
1922	Janet Laing Getting subdivided the property (part of Lots 8 and 9) into 2 lots
1934/35	Janet Getting sold Lot B, Auburn Villa, to Joseph Meyor; Auburn Villa was demolished and replaced by a block of flats, Beverly Towers
1936	Janet Getting sold Lot A to James Wood Smith of Manly
1926	Smith sold to Henry Richard Robert Willock
1926	Henry Richard Robert Willock erected the present building
1928	"Edesville Flats" are first listed in the Sands Directory
1950	Holiday lettings of "double rooms" in Edesville
1951	Norman Henry Willock and Robert Arnold Willock of Manly became owner
1963	Both buildings ceased in the ownership of the Willock family
1973	James Louis Florance sold Edesville
1976	11 Victoria Parade sold to Donald John Forsyth, architect
1985	11 Victoria Parade sold to Filmscripts Pty Limited
1986	11 Victoria Parade Strata titled DP31058

1.4. PHYSICAL EVIDENCE

The subject building is a two storey former residential Inter-war building with simple hipped roof clad in terracotta tiles with simple battened eaves and copper gutters and downpipes. A two storey loggia/verandah treatment to the street front combines rendered work with face brick trims and a combination of short classical columns and square timber column supports to a projecting hipped roof. Bay windows are located in the main façade while the entrance is located on the side of the building down a narrow walkway. Later timber additions are located on this side of the building. Constructed to the front boundary line the building footprint covers most of the site with largest setback from the north eastern boundary line. The face brick has been painted.

1.5. STATEMENT OF SIGNIFICANCE

The Inventory Sheet for the Item notes:

Of local significance, this property was originally part of Gilbert Baker's grant of 1810, later purchased by D'Arcy Wentworth and leased to HG Smith until the late 1870's. HG Smith made plans from his leasehold, call Montpellier and this property was within an area set aside as Victoria Park. The building appears to be a 1920's development. A residence reflecting another phase of development and the growth of Manly following WWI. It is one of the few remaining small scale residential buildings in Victoria Parade and contributes to the remnant historic streetscape.

The changes including some alteration and removal of walls and partitions, as evidence by existing ceiling patterns where beams and plaster decoration are now exposed or interrupted, installation of WC's, installation of fire doors, construction of a rubbish bin enclosure at the southern end of the ground floor front verandah and addition of external sprinklers/drenchers and a steel fire escape/stair located on the southern façade of the building. It is assumed that other changes such as the addition of a timber framed structure over the north eastern side walkway denoting the entry to the property, paving and access to the ground floor verandah have also been added from that time.

The Heritage Impact Statement by GBA notes:

SHR Criteria A It demonstrates the pattern of development of Manly and in particular that of Victoria Parade. Also associated with the population growth of Manly in the interwar period.

SHR Criteria C An unusual example of a 1920's modification to an early residence.

SHR Criteria G An unusual example of a 1920's modification to an early residence.

Items are assessed against the State Heritage Register Criteria to determine the level of significance contained in the inventory sheet. The significance assessment in the inventory sheet appears to be based on incorrect information.

The building is one of many buildings, which demonstrates the pattern of development of Manly and in particular that of Victoria Parade. It is also one of many buildings associated with the population growth of Manly in the interwar period. It has no specific contribution beyond its general development. In light of the current research the building that the building is not 'a 1920's modification to an early residence' it does not reach the threshold for listing.

The various alterations including conversion of the building to a commercial premises has generally impacted on the building fabric and limited its ability to reflect this residential aspect of its history.

Criteria B

Speculative flat building constructed by Henry Willock – does not have a strong or special association with a significant person in the Manly area.

Criteria C and G

The building does not represent the categories described in criteria C&G due to the incorrect assumption that the building was an unusual example of a 1920's modification to an early residence dating to 1890's, possibly now apartment, not a purpose built apartment building which has not been used as apartments since its conversion to offices in 1985.

The building is a representative example of a former interwar speculative flat building. It is not unusual or 'aesthetically distinctive'. The building's contribution has been diminished by the various alterations and additions, painting of the original face brick façade and extension of the verandah. Its integrity/intactness is moderate to medium.

2. INTRODUCTION

2.1. BACKGROUND

Architectural Projects were commissioned by Ces Koutsos to prepare this Heritage Impact Statement in March 2024 in association with S4.55 application.

2.2. OUTLINE OF TASKS REQUIRED TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Heritage Impact Statement (HIS) in accordance with the Office of Environment and Heritage (NSW) (OEH) guidelines.

2.3. DEFINITION OF THE STUDY AREA

The Assessment relates to a study area with specific focus on 11 Victoria Parade. The site is located on the west side of Victoria Parade as indicated in the aerial photograph. The site contains a local heritage item which is identified as 'De Villa' located at 11 Victoria Parade. The current condition of the building fabric is highly modified.

The proposed redevelopment site comprises two allotments of land on the northern side of Victoria Parade, Manly between Darley Street and East Esplanade. Currently two, separate, two storey residential buildings occupy the land. To the east the site adjoins a three storey, face brick, residential flat development dating from the Inter War period. To the west the site adjoining a six storey, contemporary residential apartment block.

Refer Figure 2.1 Location Plan and Figure 2.2 Aerial Photograph.

2.4. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, **The Conservation Management Plan** by Dr James Semple Kerr (7th Edition 2013). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (**The Burra Charter**) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of each component building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

2.5. LIMITATIONS

A time frame of four weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

2.6. IDENTIFICATION OF AUTHORS

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

2.7. ACKNOWLEDGMENTS

Manly Council

Manly Local Studies Library

Manly Historical Society

National Trust of Australia (NSW)

Australian Institute of Architects

Information searches have occurred with the following organisations:

TROVE, National Library of Australia

The Mitchell Library

The NSW Land Registry Services, Historical Lands Records Viewer

Local Studies Library

Sydney Water Archives

Council Archives

Commonwealth archives

Australian Heritage Council

National Trust of Australia (NSW)

Heritage Council of NSW

NSW State Heritage Inventory

Australian Institute of Architects (AIA) Twentieth Century Heritage Inventory

Art Deco Society of NSW Heritage Inventory

City of Sydney Council

Sands Directories

3. HISTORICAL DOCUMENTARY ANALYSIS

3.1. CONTEXT OF THE AREA TIMELINE

YEAR	DESCRIPTION
1790-1820	Manly remained the haunt of the Aboriginal people with no permanent European inhabitants
1788	Manly-Warringah area belonged to the Ku-ring-gai tribe
1788	First fleet arrived; the arrival of settlers
1810	January, Crown land grants of 30 acres to Gilbert Baker, and 100 acres to Richard Cheers
1818	Both grants purchased by D'Arcy Wentworth who was also granted a further 380 acres at Manly.
1827	D'Arcy Wentworth died. The land was inherited by his daughter Katherine
1836	Manly's total population was 43 people
1841	The census showed that in the Parish of Manly Cove there were 38 males and 23 females, a total of 61 people
1853	Henry Gilbert Smith purchased John Thompson's 100 acre grant for the sum of 800 pounds to create "New Brighton"
1877	Act of the NSW Parliament empowered the trustees of the Bassett-Darley Estate to sell parts of the property
1877-9	The land from the Bassett-Darley Estate sold rapidly

3.2. HISTORICAL CONTEXT OF THE AREA

Various reports including the Heritage Impact Statement by GBA, NBRS and Partners Statement of Heritage Impact and Statements and evidence of the judgement have been reviewed and inform this history.

3.2.1. Pre European History

Prior to the arrival of European settlers in 1788, the Sydney Basin had been the home to the Eora People for thousands of years. Their land stretched north from the Hawkesbury, south to the Shoalhaven and west to the Nepean. The Eora people consisted of three main tribes, based on linguistic groups, the Guringai (Ku-ring-gai), north of Sydney Harbour, the Dharug, around the harbour and to the west, and the Tharawal to the south of Botany Bay.

The Aboriginal people who originally lived in the Manly-Warringah area belonged to the Ku-ring-gai tribe, and like many other Aboriginal people in South Eastern Australia, these people called themselves kuri (koori). "Ku-ring-gai" is the possessive form of the word kuri, which literally means belonging to the Aborigines. The basic unit of traditional Aboriginal society is the band or clan. The Manly area, along the coast was called canna, and a band called the "Cannalgal", mentioned by the early colonial explorer, William Dawes, seem to have come from this region.

Aboriginal occupation of the area over millennia left little physical evidence. While there are identified Aboriginal sites in the Manly local government area there is no evidence of any particular Aboriginal use or occupation of the subject site.

3.2.2. The Development of Manly

When the First Fleet arrived in 1788 the coastal region around Sydney comprised sandstone outcrops, high dunes and coastal lakes and swamps. On Governor Phillip's first exploratory journey into Port Jackson in January 1788 he came upon Manly Cove. In his journal Phillip wrote:

The boats, in passing near a point of land near the harbour, were seen by a number of men, and twenty of them waded into the water unarmed, received what was offered to them and examined the boats with curiosity that gave me a much higher opinion of them than I had formed from the behaviour of those seen in Captain Cook's voyage, and their confidence and manly behaviour made me give the name of Manly Cove to this place.

The same people afterwards joined us when we dined; they were all armed with lances, two with shields and swords - the latter made of wood, the grip small and I thought less formidable than a good stick. As their curiosity made them troublesome when we were preparing our dinner, I made a circle around us. There was little difficulty in making them understand that they were not to come within it and they sat down very quiet.

Two years later in Manly, Phillip had a far less positive encounter when, through a misunderstanding, an Aboriginal speared him in the shoulder. For almost three decades, following these initial encounters Manly remained the haunt of the Aboriginal people with no permanent European inhabitants.

Crown Land Grants

The earliest Crown land grants in the Manly area were made by Governor Macquarie in January 1810. One of 30 acres was made to Gilbert Baker, a police constable. This included all the area between the Corso and Ashburner Street, and another of 100 acres was made to Richard Cheers, his employer, a butcher and a publican (Fig 3.1), Captain of the "Guardian", which extended from Ashburner Street to St Patrick's College grounds and was known as "Cheers Farm".

The grants were collectively known as Cheers' Grant or Cheers' Farm. Cheers, who lived and worked in the Rocks, is believed to have operated a stockyard from his Manly grant where livestock would have been held prior to being butchered and sold. The livestock would have been looked after by stockmen who probably lived in timber huts on the farm. There is also evidence that tallow makers resided nearby. They would have melted down the bones and skin using the end product, tallow, to make soap and candles. Cheers did not retain the grant for long, transferring it to D'Arcy Wentworth in 1813, however the area continued to be known as Cheers' Grant for some time after. Wentworth was Governor Macquarie's personal physician. Macquarie appointed Wentworth to various Government roles including Police Commissioner and further supplemented his salary with substantial land grants including 380 acres at Manly Vale. Wentworth's personal wealth grew and by the time of his death, in 1827, he was one of the wealthiest men in the colony.

The Baker and Cheers grants were purchased by D'Arcy Wentworth. In 1818 D'Arcy Wentworth was also granted a further 380 acres at Manly. All of this land was eventually to be inherited by his daughter Katherine. D'Arcy Wentworth died in 1827.

In 1842, a 100 acre grant was made to John Thompson (Deputy Surveyor General) for land immediately to the north and west of Baker's grant. In 1856 Gilbert cleared and named The Corso and in 1877 Moreton Bay Figs were planted in The Corso.

The restrictions imposed by Wentworth's will after his death, had the effect of leaving much of Manly in its virgin state for more than 70 years.

An Act of the NSW Parliament in 1877 empowered the trustees of the Bassett- Darley Estate, as it was known, to sell parts of the property. The land was finally subdivided and auctioned in 1877-79. The land relating to this study was sold from the Bassett-Darley Estate in 1877.

In 1877, at age 50, Katherine Bassett- Darley (nee Wentworth) gave evidence to the Legislative Assembly stating that she received only a nominal rent for the land and that people were unwilling to build without a freehold.

The Basset-Darley Estate Act was guided through the NSW Parliament by the two trustees of Wentworth's Estate, one of whom was George Osborne. The Act was passed later that year permitting the sale of Katherine's land and making it available for subdivision and development.

The original European settlement in Manly grew up around North Harbour and Manly Cove. It was only a collection of huts and in 1836 Manly's total population was 43 people including 14 "Government men"(convicts) employed in clearing at the Quarantine Grounds on North Head. The 1841 Census showed that in the Parish of Manly Cove there were 38 males and 23 females, a total of 61 people.

By the middle of the nineteenth century Manly was still mostly bushland with only 12 families settled around North Harbour. The Corso area was then only a sandy track fringed with bottlebrush trees and wild flowers and the site of Manly Pier was a wide sandy beach.

Henry Gilbert Smith

In 1853, Henry Gilbert Smith purchased John Thompson's 100 acre grant in Manly, bounded on the south by the present alignment of The Corso, for the sum of £800. Smith then set about turning the little village of Manly into his grandiose vision for a beachside resort town to be called, "New Brighton". The subject property lies partly within this grant and was included in the land purchased

by Gilbert Smith on 9th March 1853.¹ (Fig 3.2)

He set out The Corso and started to build facilities and amenities be fitting of a beachside resort including: guesthouses; shops; hotels; the pier; a regular boat service; parks; and churches. However, despite Smith's efforts the former Cheers grant land, now known as the Basset Darley Estate, remained largely undeveloped.

The following year, Gilbert Smith built a small pier at Manly Cove and instigated his own regular boat service to Circular Quay which promoted development. Opposite the pier he constructed the neat Italian-style Pier Hotel with an adjoining public "Pleasure Garden" for walks. A visitor on Boxing Day 1888 recorded how he sat on the verandah of the Pier Hotel, amid the tinkle of barrel organs and "oompahs" of a German Band, watching the streams of day trippers file off the paddle- steamboats.²

The land at Manly was left to his, then two year old, daughter Katherine. A provision was made in the will that the land was not to be sold until after her death. Wentworth presumably hoped that she could tenant the land and live off the income.

Within weeks of the Bassett-Darley Estates Act being passed, the most valuable of the estates, that at Manly Beach, extending from The Corso to the land owned by the Catholic Church, was subdivided and offered for auction sale as the East Brighton Estate on April 28 1877. (Fig 3.3 and 3.4) Most of the lots were quickly snapped up and, by the end of the year, Katherine, who was then living permanently in London while her husband remained in New South Wales, had netted in excess of £35,000.³ The East Brighton Estate 1879 (Fig 3.5).

3.3. SITE AND BUILDING TIMELINE

YEAR	DESCRIPTION
1810	Subject is part of 30 acres granted to Gilbert Baker
1813	Purchased by D'Arcy Wentworth
1827	Land inherited by Wentworth's two year old daughter Katherine
1877	Bassett-Darley Estates Act, East Brighton Estate allowed subdivision
1880	Land purchased for a public school
1887	The Anglo Australian Investment Company purchased and resold much of the subdivision as Eastbourne Estate
1888 and 1882	Part of Lot 8 and Lot 9 were amalgamated by William Kelly
	Kelly erected Lot 9 "Auburn Villa"

¹ Old Systems Title Bk 25 No.609

² Sharp Alan, *Pictorial Memories of Manly to Palm Beach*, Atrand, Sydney, 1983, p8.

³ Tony Dawson, 'Certain lands at Manly Beach and elsewhere: Katherine Wentworth and the Bassett-Darley estates' *Journal of the Royal Australian Historical Society*, vol 91 part 2, December 2005, pp 148–162

1889-1892	Kelly lived in Auburn Villa
1893-1895	House was leased to E.H.Ray, H. De Courcy and Albert Watson until 1913
1922	Janet Laing Getting subdivided the property (part of Lots 8 and 9) into 2 lots
1934/35	Janet Getting sold Lot B, Auburn Villa, to Joseph Meyor; Auburn Villa was demolished and replaced by a block of flats, Beverly Towers
1936	Janet Getting sold Lot A to James Wood Smith of Manly
1926	Smith sold to Henry Richard Robert Willock
1926	Henry Richard Robert Willock erected the present building
1928	"Edesville Flats" are first listed in the Sands Directory
1950	Holiday lettings of "double rooms" in Edesville
1951	Norman Henry Willock and Robert Arnold Willock of Manly became owner
1963	Both buildings ceased in the ownership of the Willock family
1973	James Louis Florance sold Edesville
1976	11 Victoria Parade sold to Donald John Forsyth, architect
1985	11 Victoria Parade sold to Filmscripts Pty Limited
1986	11 Victoria Parade Strata titled DP31058

3.4. HISTORY OF THE SITE AND BUILDING

Land was purchased for a public school in April 1880. The Anglo Australian Investment company purchased and resold much of the subdivision as Eastbourne Estate in 1885.⁴

Part of Lot 8 and the whole of Lot 9 Section 2 of the East Brighton Estate were amalgamated under the single ownership of William Kelly in 1888 and 1882 respectively. In the intervening period Kelly erected a substantial residence on Lot 9 which he called "Auburn Villa". Accordingly William Kelly is listed in Victoria Parade, Manly in the Sands Directory commencing in 1885. Two years later an auction sale of "the whole of his very superior household furniture" was held at Auburn Villa on 8 February 1887 on account of his "early departure for Europe"⁵. This corresponds with the Sands Directory which lists G. Tate at Auburn Villa in 1888. Upon Kelly's return to Australia he returned to live in Auburn Villa from 1889 to 1892. In November that year he advertised the property to let as "cottage 10 rooms, garden, etc. best position"⁶. The house was leased to E.H. Ray from 1893 to 1895 and thereafter to F. Oakes, James, H. De Courcy and Albert Watson until 1913.

Following William Kelly's death, the property passed by transmission to Catherine Frost and Mary Jane Kelly as tenants in common, and his widow Mary Ann Kelly being entitled to an estate for life in possession. The three family members promptly converted the land, valued at £1,900, to Torrens title in May 1911. According to Primary Application 17167 the property was in the occupation of A.E. Watson, and the attached schedule indicated a lease of same for twelve months from 7

⁴ JP McGuanne, *The Sydney Morning Herald* (NSW : 1842 - 1954) Sat 29 Nov 1924, p13 MANLY BY THE SEA

⁵ "Manly Beach" *Sydney Morning Herald*, 5 February 1887, p19

⁶ "Manly-To Let", *Sydney Morning Herald*, 26 November 1892, p6.

September 1910. He vacated the property in 1913 when a two day sale was held on site at Auburn Villa, 11 Victoria Parade of 698 lots, including household furniture and effects and a Fiat motor car belonging to A.E. Watson.⁷

Figure 3.6 shows the land comprised in Primary Application 17167 and noting the neighbouring owners, Mrs Gregory (Victoria Parade) and Mr Owen (Darley Road). Following Watson's departure, the property was in the occupation of Mrs Mary Ann Kelly whereupon she renamed Auburn Villa "Rexdon". Catherine Frost, Mary Jane Kelly and Mary Ann Kelly sold the property (Figure 3.6 and 3.7) to Janet Laing Getting, wife of Paul Edmund Getting of Manly, Superintendent of Quarantine, in June 1920.⁸ According to the Sands Directory, Mary Ann Kelly remained in residence until 1922. On 4th April 1922,

Subdivision of Lot A and B

Janet Laing Getting subdivided the property (part of lots 8 and 9 Sec 2 Bassett Darley Estate) into 2 lots (RPA 17167_ Subdivision Plan No. 753996)⁹. A and B as shown in Figure 3.6 and corresponding with part Lot 8 (the subject site) and Lot 9 respectively. Janet Getting sold Lot B, comprising the residence Auburn Villa, in 1923 to Joseph Meyor, (together with overhanging eaves and gutter); Auburn Villa was demolished and replaced by a block of flats and service station in 1934/35, Beverly Towers (13 Victoria Parade). The following April, 1936, Janet Getting sold Lot A (the subject site) to James Wood Smith of Manly.¹⁰ This land, comprising eleven perches, is illustrated in Figure 3.8 and Figure 3.6. The land remained undeveloped until March 1926 when Smith sold it to Henry Richard Robert Willock of Wellington, hotelkeeper.

Edesville

Richard Robert Willock proceeded to erect the present building, 11 Victoria Parade, in 1926. The "Edesville Flats" are first listed in the Sands Directory in 1928 with Mrs Alice Kenny and Harry Willock in flat nos. 1 and 2 respectively. The origin of the name "Edesville" is unclear, though only part of the name "de ville" remains on the street facade of the building. The building remained in the ownership of the Willock family until 1969. Henry Richard Robert Willock and his family occupied Edesville from at least 1928. The 1943 aerial photograph indicates the 1926 building similar in configuration to the current layout. Harriet Susannah and Edie Elizabeth Willock, wife and daughter respectively, remained in residence of Edesville after Henry's death on 24 July 1950, aged 73 years. Prior to Henry's death, holiday lettings of "double rooms" in Edesville were advertised in the Barrier Miner and The Land newspapers.

The property passed by transmission in November 1951 to Norman Henry Willock and Robert Arnold Willock of Manly, leading hand and bank officer respectively. They simultaneously transferred the property to their widowed mother, Harriet Susannah Willock. Harriet died in August 1968 and the property passed by transmission to Edie Elizabeth Willock and Robert Arnold Willock, both of Manly. The latter became sole owner in June 1969. He remained owner of 11 Victoria Parade until 1973 when it was sold to James Louis Florance of Beacon Hill. Three years later the property changed hands

⁷ "Auburn Villa", Sydney Morning Herald, 13 August 1913, p19

⁸ Certificate of Title Vol 3075 Fol 84, NSW Land & Property Information

⁹ Miscellaneous Plan of Subdivision No. 3536 (MPS (RP))

¹⁰ Certificate of Title 3313 Fol 36, NSW Land & Property Information

to Donald John Forsyth, an architect, and his wife.¹¹ "It is assumed that...Donald Forsyth... may have been responsible for some of the changes to the building including the timber additions".¹²

The property was sold in 1985 to Filmscripts Pty Limited. The following year the subject site was strata titled and converted internally to an office building comprising four suites. Changes to the building corresponding with the conversion from residential to office include, alteration and removal of walls and partitions, installation of toilets, installation of fire doors, construction of a rubbish bin enclosure at the southern end of the ground floor front verandah, and addition of external sprinklers/drenchers and a steel fire escape/stair located on the southern elevation of the building. Additional changes likely to have been undertaken in this period include addition of a timber framed structure over the north eastern side walkway denoting the entry to the property, and paving and access to the ground floor verandah.

Beverley Towers

Beverley Towers, 13 Victoria Road, was constructed as a dual-purposed building with a garage/Service Station located to the ground floor with residential apartments above. It is not known exactly when the ground floor ceased to be used as a garage or service station but most likely in the mid-1950s.

Beverley Towers was designed by architect Frederick H Fuller, of Manly, and C J Courtney of Warwick, NSW. The builder was A Simpson of Croydon. A photograph of the flats was published in the Sydney Morning Herald, 26 December 1934. The premises were described as "An imposing block of flats and a motor service station." The style is noted as belonging to the Inter War Art Deco Style

Frederick Harvey Fuller was born at Islington, NSW to Francis J and Mary S Fuller on 18 May 1888. He died at Manly on 9 February 1965.

After qualifying as an architect, Fuller designed offices in Macdonell House, Pitt Street in 1914. He enlisted in 1915, and was a bombardier in WWI with the 14th Field Artillery Brigade in France. He finished the war as a staff-sergeant. His father was living at Sunnyclyff, Margaret Street, Manly, during WWI.

After the war, Fuller married his first wife in England. Sadly, she died shortly after childbirth just before their first wedding anniversary. He returned to Sydney and married Thelma Breakspear on 29 March 1924 at St Andrew's Church, Manly. She was born in 1903, daughter of Charles W Breakspear, who was later a Manly Alderman.

They had a son in February 1927, when their home address was Wychwood, White Street, Balgowlah. Fuller remained in Manly for the rest of his life residing in a number of addresses. Having previously designed a service station in Sydney Road on the corner with Woods Parade, in October 1930, he designed a conversion of a residence on the corner of Darley Road and Victoria Parade into a service station. However, due to the Great Depression, it was not built until 1934, following amendments to the plans, in collaboration with architect C J Courtney. The redesigned

¹¹ Certificate of Title Vol 12910 Fol 219, NSW Land & Property Information

¹² Graham Brooks and Associates Pty Ltd, 11 Victoria Parade Manly, Heritage Assessment, May 2002, p9

building was now to be a service station and garage, with three-storey flats above. It was built by A Simpson of Croydon.

Fuller is also noted as undertaking the following works within the Manly area:

- Conversion of premises into flats at corner of Cliff and Reddall Streets, 1932.
- Architect of a block of flats in Oyama Avenue, 1932.
- Alterations to a brick residence, Manly, 1933.
- Architect of 12 Oyama Avenue,
- Architect of 14 Oyama Avenue,
- Brick flats Victoria Parade, 1934
- Brick flats 17 Darley Road, 1935.
- Conversion of Olympic Theatre in Sydney Road, Manly into two shops and four flats, 1939.

In World War II he enlisted in the Australian Army in January 1942 (N389237) and was a Captain with the 8th Battalion.

It is not known when the garage ceased to operate. However, the last two advertisements for the South Steyne Service Station were placed in the Sydney Morning Herald during the early 1950s. In September 1951, the garage was identified in a "partial list of the Service Stations in the Sydney Metropolitan area whose owners refuse to allow their businesses to become 'tied houses'". Four other 'independent service stations were noted in Manly at this time. The second and final advertisement was in June 1952 calling for a "smart youth to apply petrol".

22 Wentworth Street, Manly

The building was opened by the Governor and Lady Hore-Ruthren on 18th May 1935. The building is named after the Reverend Stanley Drummond MBE who founded the Royal Far West Children's Health Scheme in 1925, and was the first Royal Far West Children's Scheme building. The building is now part of an extensive complex of buildings owned by the Royal Far West Children's Scheme.

3.5. ABILITY TO DEMONSTRATE THEMES

The site has been assessed in comparison to the Historic Themes devised by the Office of Environment and Heritage.

13 Victoria Parade, Manly

Australian theme NSW Local theme – None

4 Settlement – Building settlements towns and cities

Towns suburbs and villages Activities associated with creating planning and managing urban functions landscapes and lifestyles in towns suburbs and villages

22 Wentworth Street, Manly

Australian theme NSW Local theme – None

3. Economy-Developing local, regional and national economies

Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans

7. Governing-Governing

Welfare-Activities and process associated with the provision of social services by the state or philanthropic organisations

4. PHYSICAL EVIDENCE

4.1. THE CONTEXT

The subject site is located on the western side of Victoria Parade in the block bounded by the East Esplanade and Darley Road. This area is generally characterised by a diverse mix of multi-storey residential buildings and small scale commercial buildings and corner cafes of various ages and architectural styles, indicative of the successive waves of development and evolution of the area.

Like most of the surrounding streets, Victoria Parade is a relatively wide thoroughfare and notable for the number of mature Norfolk Pines and street trees which dot the street alignment and shade the ample street car parking.

Victoria Parade extends between the Harbour and the Beach in what is the narrowest section of the peninsula connecting to North Head which is significant for the large sites and installations including St Patrick's, now International College of Tourism and Hotel Management, part of the Sydney Harbour National Park and the North Head Army Barracks.

To the immediate south west of the subject building is a two storey red brick residential building with hipped, terracotta clad roof and timber framed windows and doors. Dating from c.1950/60s it is set back from the street alignment with a small "yard" between. It appears to have replaced the timber structure shown on the early plans of the area.

Immediately adjacent is a seven storey concrete frame residential building of "contemporary" style built up to the street alignment with flat roof and large balcony spaces with north/north eastern aspect. Another seven storey residential building is located on the corner of the East Esplanade and Victoria Parade. Dating from the c.1970s the building features protruding balconies and flat roof and is generally set back from the corner with some planting in between.

To the immediate north of the subject building and on the corner of Darley Road, is 13 Victoria Parade, Beverly Towers, a large, three storey, face brick residential building also with hipped roof clad in terracotta tiles and timber framed windows and doors. Dating from the c.1930s it is mirrored by a similarly styled building on the opposite corner which forms part of the Manly Primary School. The building also features a distinctive brick arch entry and bayed windows.

The eastern side of Victoria Parade, opposite the subject, also features an assortment of buildings ranging from two storey painted commercial building on the corner to two and four storey face brick residential buildings with hipped terracotta roofs. These buildings are also generally built to the street boundaries with larger residential buildings located at the East Esplanade end of the street. The larger face brick buildings generally feature timber framed windows and doors, without balconies.

4.2. DESCRIPTION OF THE SITE AND SETTING

The proposed redevelopment site comprises two allotments of land on the northern side of Victoria Parade, Manly between Darley Street and East Esplanade. Currently two, separate, two storey residential buildings occupy the land. To the east the site adjoins Beverly Towers, a three storey, face brick,

residential flat development dating from the Inter War period. To the west the site adjoining a six storey, contemporary residential apartment block.

4.3. DESCRIPTION OF THE BUILDING

The subject building is a two storey former residential Inter-war building with simple hipped roof clad in terracotta tiles with simple battened eaves and copper gutters and downpipes. A two storey loggia/verandah treatment to the street front combines rendered work with face brick trims and a combination of short classical columns and square timber column supports to a projecting hipped roof. Bay windows are located in the main façade while the entrance is located on the side of the building down a narrow walkway. Later timber additions are located on this side of the building. Constructed to the front boundary line the building footprint covers most of the site with largest setback from the north eastern boundary line. The face brick has been painted.

Entry to the site is via the north eastern corner, accentuated by a non-original timber gabled structure fixed to the side of the front verandah of the building and supported on timber posts. The entry features a number of steps with terrazzo treads and replica tessellated tiles which connect to a brick paved path which extends alongside the building to the side entry. Several steps with a simple non-original stainless steel handrail lead into the front, ground floor entry to the building. The north eastern path to the boundary of the site featuring some planting and palms are located opposite the side entry.

The front of the building features two open verandah spaces behind solid spandrels spanning between double height rendered piers and sitting on a solid rendered base to street level. The ground floor spandrel features painted bullnosed brick capping and supports two simple round columns with cross beam over which bears the name DE VILLE in relief lettering. The ground floor opening also features two decorative brackets at the corners.

The upper spandrel features a decorative panel with roughcast and rendered details including central diamond motif with painted bullnose brick capping. It supports four timber posts which in turn support the timber roof framing which extends over the upper verandah space. It is assumed that the rendered and timber details were originally painted however brick detailing such as the bullnosed capping and surround around the rendered details would have been face brick, contrasting and emphasising the ornamentation on the building.

Both of the verandah spaces feature a protruding bay with a pair of timber framed, multipaned French doors with terrazzo threshold providing access from the internal spaces out. These are flanked by a pair of double hung timber framed windows on brick base all surmounted by toplights featuring coloured glazing. The front wall of the building has been painted, the tuck pointed joints apparent through the paint finish.

Both of the verandah spaces also feature battened ceilings over. The ground floor verandah features a concrete slab floor finish with tessellated tiles whilst the upper verandah space features timber board flooring. The entry to the front, ground floor office area is located adjacent the ground floor

bay. The recessed entry is finished with timber panelled and glazed door with flat arched, glazed toplight over and terrazzo threshold.

The north eastern facade of the building appears to have been originally face brick, with the tuck pointed finish visible through the existing painted finish in the front section of the building. The tuck pointing and subsequently the paint finish has been continued to the side entry after which the north eastern facade kinks and features the original face brick finish. The brickwork to the rear section of the building has not been tuck pointed, however contrasting coloured bricks have been used.

The facades of the building generally sit on a painted solid base/plinth course and generally features terracotta hooded wall vents and timber framed windows and doors. The windows featuring flat arches over and bullnosed brick sills.

The side entry also features a timber and glazed panel doors with double hung timber framed window sidelight on solid base including bullnosed sill. Both surmounted by glazed toplight. The entry is marked by a small hood extending from the wall and supported by decorative bracket. The soffit featuring a roughcast finish.

A non-original timber framed addition cantilevers out from the upper floor of the Victoria Parade end of the north eastern facade. The roof line and cladding were simply extended to cover the structure which features timber framed casement windows with coloured panes of glazing on a weatherboard clad base.

The western end of the north eastern facade features an open timber balcony supported by two simple timber brackets with simple timber framing and balustrade. A small bracketed timber piece sits above the head of the opening, just below the eaves of the main roof. The balcony is accessed via a pair of timber framed multipaned doors with patterned opaque glass. An air conditioning unit has been fixed to the toplight over the doors, also to the window immediately below the balcony.

The rear, face brick western facade features a timber framed balcony across its width. Supported by three triangular steel brackets fixed to the brick facade, it also features timber board flooring and simple timber balustrade. Two paneled timber doors with toplights over, access the balcony and are covered by an extension of the roof which features exposed rafter ends and timber boarding to the soffit. The cover does not extend the full length of the balcony which may suggest that the balcony has been lengthened or altered and may have originally been accessed by stairs to ground level. There is some evidence of fixings apparent in the brickwork. It would also appear that the balcony has been rebuilt as the distance between the door threshold and balcony floor is unusually deep. The ground floor of the rear facade features similar door openings.

The southern facade is also face brick on a solid rendered base generally featuring double hung timber framed windows with bullnosed brick sills and terracotta hooded vents at regular intervals. Constructed close to the southern boundary, the facade is now dominated by a steel fire stair located in the middle of the facade and a number of service pipes fixed to the facade and including drenchers and sprinklers

over the openings.

The stair provides egress from the upper floor to the southern passage which discharges, through a timber gate, to the street. The southern side of the ground floor front verandah, facing the passage, has been cut in and altered to provide housing for the rubbish bins.

4.4. INTERIOR

The building generally comprises of four "suites" about the side entry and associated stair lobby. Male and female WCs are also located near the stair and "common property" on each level.

The ground floor front office is accessed from the front entry and verandah. A long corridor, which runs parallel to the northern wall, accesses the three main rooms and amenity area of the tenancy.

The corridor generally features carpeted timber floor, plastered walls and timber joinery including simple skirting, architraves and picture rails. The northern, external wall features two small, high windows. A decorative plaster ceiling and cornice runs the length of the corridor which kinks at the rear of the tenancy to an open kitchenette area.

Timber panelled doors with toplights over access each of three main rooms. All of the rooms generally feature carpeted timber floors, plastered walls with simple wall vents and simple timber joinery including skirting, picture rail, double hung windows and architraves. All of the ceilings throughout the tenancy generally feature surface mounted fluorescent light fittings and services including smoke detectors.

The front room, currently used as a reception, features french doors which access the front verandah and decorative plaster ceiling and cornice. The other two rooms used as surgeries feature less ornate and geometric ceiling pattern with simple cove cornice.

The rear open kitchenette space features contemporary kitchen fixtures and fillings fixed to the internal wall. Two doors lead off this area to access the ground floor shared WCs and the stair lobby.

The common WCs on both floors simply comprise of two small, individual enclosed cubicles with ceramic tile finish to floor and ceiling. They are accessed from both of the tenancy areas on each floor. The upper floor "air lock" also features a door on the external wall which allows egress to the steel fire stair on the southern facade of the building.

The current WCs were reconfigured as a result of the conversion from residential to commercial. The ground floor "air lock" features remnants of plaster decoration interrupted by the new ceiling layout and finishes.

The rear ground floor unit essentially comprises of three rooms accessed from a corridor from the stair lobby space. Featuring similar features as the front such as carpeted timber floors,

plastered walls and timber joinery, it is a smaller, more compact suite. It would appear some changes have been made to the ceiling in the main room which features plasterboard with surface mounted fittings and fixtures and simple cove cornice between exposed beams.

The adjoining rooms features two doorways accessing the rear yard. The smaller of the two currently used as a tearoom with contemporary kitchen fixtures and finishes and vinyl flooring.

The central stair lobby and stair, which connects each of the tenancies, is simply finished with floating laminate floor and rendered walls. A door below the stair accessing the lower rear suite and WCs. A door on the eastern wall connecting to the office.

The lobby space is dominated by the timber stair featuring carpeted treads and risers and simple timber posts and balustrade with floral motif typical for the style of the building. The stair continues up to the upper lobby space which features a paneled timber screen with heavy timber fretwork over. The upper lobby space being finished with simple rendered walls and plaster, decorative ceilings and cornices. Two fire doors at each end access the two offices suites.

The front, eastern office suite features three offices and open kitchenette area featuring contemporary fittings and a door accessing the upper shared WCs and fire stair. The three offices are connected by corridor which extends from the entry and kitchenette area to the front of the tenancy along the northern wall of the building. The corridor has been previously widened by the enclosed timber addition and features a battened ceiling and an assortment of timber framed fixed, casement and hopper windows along the external wall.

The eastern section of the corridor narrows and accesses the front office which features simple paneled door (no toplight), timber carpeted floors, rendered walls with timber joinery including skirtings, picture rail and architraves and a decorative plaster ceiling and cornice. The eastern wall features a bay with pair of trench doors which access the upper open verandah space.

The western wall kinks and a timber cupboard has been constructed in the gap in the north western corner of the room. It is assumed that prior to the construction of the timber addition, the room was accessed via this area and current doorway cut into the wall or formed out of a former window opening. There is no fireplace or chimney breast.

The adjoining two office areas are similarly finished however feature doors with toplights over and surface mounted fittings to the plaster ceilings. The northern wall of the smaller, western office space features a large window looking into the corridor space.

The upper, rear unit has the same layout as the ground floor rear unit with large open office which leads into two smaller rooms at the western end of the building. The large space also features carpeted timber floors and rendered walls with timber skirtings and timber framed double hung windows on the southern wall. A new plasterboard ceiling with simple cornice also features surface mounted light fittings. A pair of multipaned French doors access a small balcony on the northern wall. Air conditioning units have been fitted to the toplight over.

The two western rooms are similarly finished with plaster ceilings and each feature doors that access the rear, western balcony space. The room in the south western corner, used as kitchenette and storage area, featuring vinyl floor finish and contemporary kitchen fixtures and fittings.

4.5. OTHER ASPECTS OF SITE

4.5.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from the Interwar period, the site has some ability to reveal archaeological remains.

4.5.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance/development from the Interwar period, the site is likely/unlikely to reveal aboriginal remains.

It is beyond the scope of this report to address Indigenous associations with the subject site.

4.5.3. Evidence of Natural Heritage Potential

Given the history of site disturbance/development from the Interwar period the site is likely/unlikely to have heritage significance for its natural features.

4.5.4. Moveable context

No significant moveable items exist.

Recommend further review of collection by Moveable Heritage Panel – Heritage Branch.

4.6. ANALYSIS OF PHYSICAL ANALYSIS

The building appears to be in relatively good and sound condition. The main structure appears free of any major structural cracks or faults and is relatively well maintained. It is generally apparent that a number of changes have occurred to the building fabric which retains evidence of several waves of alteration.

Externally, the installation of fire safety services and elements such as the fire stair have impacted on the fabric of the building, particularly the southern facade where fixings and pipes have penetrated the brickwork. Some patching and infill is also evident. A number of window openings also feature air conditioning units.

It would appear the external balcony spaces have also been altered and modified during the life of the building. However these currently appear in sound and relatively good condition. The steel brackets supporting the western balcony however are rusted.

Other "additions" such as the garbage bin enclosure on the southern wall of the ground floor, appearance and character of the building.

Internally the wall and ceiling finishes are generally intact and in good condition. A combination of the earlier ceiling finishes remain in sections with contemporary plasterboard in other areas. Features such as the timber stair and upper landing screen remain intact. A number of doors have been replaced with

fire doors and the earlier enclosed addition has also altered the nature and impacted on the integrity of the building plan and form.

5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1. COMPARATIVE ANALYSIS

There are numerous face brick flats built in Manly during the Interwar period and they define the character of the area. The painting of this face brick building lessens its contribution.

5.2. DEFINITION OF CURTILAGE

5.2.1. Background

There are different types of Heritage Curtilage that relate to the history and significance of the site.

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

5.2.2. HERITAGE CURTILAGE

11 Victoria Parade has significance as a Heritage Item.

Given the significance of the item, a curtilage could minimally be set as the boundary.

5.3. STATEMENT OF SIGNIFICANCE

The Inventory Sheet for the Item notes:

Of local significance, this property was originally part of Gilbert Baker's grant of 1810, later purchased by D'Arcy Wentworth and leased to HG Smith until the late 1870's. HG Smith made plans from his leasehold, call Montpellier and this property was within an area set aside as Victoria Park. The building appears to be a 1920's development. A residence reflecting another phase of development and the growth of Manly following WWI. It is one of the few remaining small scale residential buildings in Victoria Parade and contributes to the remnant historic streetscape.

The changes including some alteration and removal of walls and partitions, as evidence by existing ceiling patterns where beams and plaster decoration are now exposed or interrupted, installation of WC's, installation of fire doors, construction of a rubbish bin enclosure at the southern end of the ground floor front verandah and addition of external sprinklers/drenchers and a steel fire escape/stair located on the southern façade of the building. It is assumed that other changes such as the addition of a timber framed structure over the north eastern side walkway denoting the entry to the property, paving and access to the ground floor verandah have also been added from that time.

The building is one of many building, which demonstrates the pattern of development of Manly and in particular that of Victoria Parade. It is also one of many buildings associated with the population growth of Manly in the Interwar period. It has no specific contribution beyond its general development. In light of the current research of the building, that the building is not 'a 1920's modification to an early residence', it does not reach the threshold for listing.

Criteria B

Speculative flat building constructed by Henry Willock – does not have a strong or special association with a significant person in the Manly area.

Criteria C

The building is a purpose built apartment building which has not been used as apartments since its conversion to offices in 1985.

The building is a representative example of a former interwar speculative flat building. It is not unusual or 'aesthetically distinctive'. The building's contribution has been diminished by the various alterations and additions, painting of the original face brick façade and extension of the verandah. Its integrity/intactness is moderate to medium.

5.4. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and was further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

5.5. CRITERION A – HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The building has low historical significance for its ability to evidence the pattern of development of Manly and that of Victoria Parade.

5.6. CRITERION B – HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The building has historical associative significance because of its association a building constructed by Henry Willock.

No constraints apply.

5.7. CRITERION C – AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The building has low aesthetic significance as a purpose built apartment building which has not been used as apartments since its conversion to offices in 1985.

No Constraints apply.

5.8. CRITERION D – SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The research to date has not indicated any significance under this criterion.

5.9. CRITERION E – TECHNICAL/RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated any significance under this criterion.

5.10. CRITERION F – RARITY

An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The building has low rarity significance as it provides evidence of the pattern of development of Manly and in particular that of Victoria Parade. It has low significance as it is one of many buildings associated with the population growth of Manly in the Interwar period.

The research to date has not indicated any significance under this criterion.

5.11. CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments
- (or a class of the local areas' cultural or natural places; or cultural or natural environments).

The research to date has not indicated any significance under this criterion.

5.12. INTACTNESS

The primary form of the original building, 11 Victoria Parade, remains intact externally. The original building has been extensively altered in a number of places. The remaining building retains its the original external character which was originally typical rather than exceptional. The painting of the face brick significantly alters the appearance of the building.

Internally the plan layout has been extensively altered and all finishes have been painted or replaced. The remaining building retains its/some of the original internal character which was originally typical rather than exceptional. The interior presents as characteristic of the period despite the extent of alteration.

5.13. LEVELS OF SIGNIFICANCE

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

5.13.1. Local Heritage

Due to its historic and aesthetic significance, the building does not reach the threshold for local significance.

5.13.2. State Heritage

Due to its representative level of significance within the Sydney area, extent of alteration, the building does not reach the threshold for state significance.

5.14. GRADING OF SIGNIFICANCE

	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or State listing
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.

	GRADING	JUSTIFICATION	STATUS
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

5.15. SCHEDULE OF SIGNIFICANT FABRIC

The schedule of existing fabric notes the relevant area and its level of significance.

A	EXCEPTIONAL	
B	HIGH	
C	MODERATE	Exterior and main internal rooms North façade to Victoria Parade
D	LITTLE	North part to Victoria Parade Rear part façade to Victoria Parade
E	INTRUSIVE	South rear façade to Victoria Parade

6. CONSTRAINTS & OPPORTUNITIES

6.1. GENERAL

A general policy for the preservation of a building is based on a recognition of its significance and the relevant constraints, the chief constraint being the Statement of Significance. These constraints may extend to development on site in the vicinity.

6.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The significance of the building as a heritage item requires that the building should be retained and conserved in a recognisable form.

See Section 7 for specific Policies arising from Statement of Significance (if Item).

General Constraints Arising out of Cultural Significance.

The building should be retained and conserved. No new work or activity should be carried out which will detract from or obscure physical evidence of the major phases of development of the key period of significance, the Interwar period, as viewed from the public domain. Architectural and decorative features of the above elements that date from the key period of significance should be conserved. No new building should detract from the prominence of the building on the site. New works or activities at the place should not diminish its significance as a [insert].

See Section 8 for specific policies arising from the Statement of Significance.

6.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE ITEMS IN THE VICINITY

Any proposed changes must consider potential impacts on the following heritage items, which are located in the vicinity:

Victoria Parade, street trees (I238)

13 Victoria Parade (I240)

29 Victoria Parade (I241)

31 Victoria Parade (I242)

Wentworth Street, street trees (I246)

Manly Village Public School (I247)

due to their physical proximity and visual linkages to the proposed location of the development.

6.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE

The building is presently in need of significant maintenance work and upgrade to comply with egress requirement for specific multi residential uses. All essential works should be undertaken as soon as possible prior to the commencement of conservation and refurbishment works. An asbestos survey should be carried out by an experienced and qualified organisation.

6.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP

The owner wishes to retain the Heritage Item and provide a development commensurate with other apartments in the vicinity.

6.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS

The heritage significance of the building provides a significant limitation to development permissible in the zoning to the same alignment as the adjacent site.

6.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

6.7.1. Australian Heritage Council

The building and site is not included on the National Heritage List, The Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is/is not covered by statutory protection provided pursuant to the Environmental Protection and Biodiversity Act 1999.

6.7.2. Heritage Council of NSW/NSW Heritage Act

The building and site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

6.7.3. National Trust (NSW)

The building and site is not classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.

6.7.4. AIA Register of Significant Buildings

The building is not listed by the AIA. Listings in this register impose no legal restrictions. No constraints apply.

6.7.5. Australian Institute of Engineers

The building is not listed by the RAIE. Listings in this register impose no legal restrictions. No constraints apply.

6.7.6. Art Deco Register of NSW

The building is not listed by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

6.7.7. Docomomo Register of Australia

The building is not listed by the Docomomo Register of Australia. Listings in this register impose no legal restrictions. No constraints apply.

6.7.8. Section 170 Register

The site and building is not listed on any 170 Register of a Government Body. Listings in this register provides statutory protection pursuant to the NSW Heritage Act 1977.

6.7.9. Northern Beaches Council

The building and site is listed as a heritage item identified in the LEP. The building is a contributing component of that Conservation Area. The building dates from the key period of significance, the Interwar period. It therefore has moderate significance. The building lies within the vicinity of other buildings listed as heritage items under the LEP but these are not within the visual catchment, Figure 6.1.

6.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Northern Beaches Council. Matters may be identified in this study that may require modification includes:

7. DEVELOPMENT OF CONSERVATION POLICY

A Statement of Conservation Policy is a document that provides guidelines to assess many different proposals. Policies for the preservation of a Conservation Area or Heritage Item are based on a recognition of its significance and the relevant constraints. Conservation can be regarded as the management of change and can be applicable whether or not the building has reached the threshold for listing as a heritage item or as a contributing component of a streetscape or Conservation Area.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 4, together with any more detailed assessments of individual items in the policy section should be accepted as one of the bases for future planning and work on the place.

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

All work in the building shall be undertaken on the basis of known evidence.

All work affecting significant fabric should be designed and constructed under the constant supervision of a qualified conservation practitioner approved by the Heritage Council of New South Wales. Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

This document should be reviewed regularly as the need arises or when new information comes to light.

The purpose of the following policy is to provide a framework for the management of the building as a heritage item or a contributing or neutral component of the Conservation Area.

The conservation policy focuses on retaining the building as a viable commercial facility/house, commensurate with current standards, while protecting its cultural significance as a [insert].

The Statement of Conservation Policy identifies which elements of the building should be conserved and nominates intrusive elements in need of modification. The Policy identifies action in terms of essential and desirable works. The Policy also identifies new work opportunities. However, work should not occur at the expense of existing significant spaces.

8. STATEMENT OF CONSERVATION POLICY

8.1. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to describe building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in The Burra Charter is a suitable basis for this. Article 1 of The Burra Charter gives the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.

8.2. BASIS OF THE CONSERVATION MANAGEMENT POLICIES

8.2.1. Policy – Compliance with Burra Charter

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 2013.

8.2.2. Policy – Compliance with Statement of Cultural Significance

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 5 should be accepted as one of the bases for future planning and work on the place.

Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

8.2.3. Policy – Conservation Policy Endorsement and Review

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

The Conservation Management Policy should be continually reviewed. Before major works are undertaken review all available documentary and physical evidence in order to guide effective conservation work.

8.2.4. Policy – Implementation of Conservation Policy

All work affecting significant fabric should be designed and constructed under the constant supervision of a suitably qualified conservation practitioner.

8.3. CONSERVATION OF BUILDING FABRIC

Background

No significant item identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.

The grading of significance of the various elements of the building in Section 5 is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The

various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.

The buildings should exemplify and reflect their principal periods of development from the key period of significance, the Interwar period. Significant fabric from this period should be preserved.

8.3.1. Policy – Conservation of Significant Fabric

- Surviving building fabric nominated in this document as being of high significance (refer Figure 5.1) Significance Table) shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative and subject to heritage assessment. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by **The Burra Charter**.
- Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
- No fabric of high significance has been identified.
- Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place.
- Surviving building fabric nominated in this conservation plan as being of little significance can be either retained or removed so long as either option does not intrude on the significance of the building or the value of elements of high significance.
- Elements that are identified in this plan as being of an intrusive nature reduce the overall significance of the place. The preferred option is for their removal, conversion to a more compatible form or replacement in a way that helps retain the significance of the overall.
- The buildings should exemplify and reflect their principal periods of development from the key period of significance. Significant fabric from the respective period should be preserved.
- Significant fabric unavoidably disturbed during the works shall be salvaged, retained on site, securely stored should be reinstated or reused in the building in conjunction with heritage advice.
- Decayed significant building fabric that is not likely to be causing on-going deterioration should not be repaired for visual reasons if by doing so the patina of age and ability to successfully interpret impartial stages of use is degraded.
- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, new materials should not be so well matched as to be impossible to read evidence of change on close inspection.

8.3.2. Policy – Reconstruction

Reinstatement of missing fabric, or reconstruction should be based on documentary evidence and only take place within the context of retention or enhancement of cultural significance of a particular element and of the building generally.

8.4. INTERVENTION

Background

Article 3 of **The Burra Charter** indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved new works and alterations or upgrading facilities, or to facilitate the above significant use.
- Intervention should not be detrimental to the original significant fabric.
- Existing service areas may be upgraded subject to the proper approval process.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- It makes possible the recovery of aspects of greater significance,
- It helps to secure the reasonable future security of the place, where retention of the current significant use as a [insert] is at risk of discontinuing.
- There is no feasible alternative, and care is taken to minimise the adverse effect.
- Recovery of the original character of the building is achieved
- It is necessary to comply with code variations.

Interventions remain subject to approval and should seek to mitigate any heritage impacts and be undertaken in conjunction with heritage advice.

Redevelopment of a heritage site in accordance with the controls should not impact detrimentally on the significance of the Heritage Items and should assist the recovery of significance.

8.4.1. Policy – Restrict Intervention

It is desirable that intervention into significant building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

8.4.2. Policy – Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance and in conjunction with heritage advice. Where it is necessary for work to occur in areas of higher significance it should be detailed in such a way as to be reversible.

8.5. CONSERVATION OF THE EXISTING SETTING

Background

The architectural impact of the building derives from its form and façades. The visual curtilage for the building is predominantly viewed from Victoria Parade and is defined by the setback on the north.

8.5.1. Policy – Setting

Key views of the building available from Victoria Parade should be preserved.

8.6. CONSERVATION OF HERITAGE FABRIC – THE EXTERIOR 11 VICTORIA PARADE

8.6.1. Policy – Exterior Fabric

The architectural impact of the building derives from their form, and façades. Work should recover the integrity and significance of the original façades. All remaining intact fabric on significant façades, as identified in Section 5, should be retained and conserved.

8.6.2. Policy – Exterior Finishes

Materials

The external masonry form and fabric of the building contributes to the significance of the place. The external walls are made of traditional materials – predominantly load- bearing brick on stone footings.

8.6.3. Policy – Protection of Significant Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained and remain unpainted. Investigation should be undertaken to establish whether the removal of later paint finishes to the original face brick is possible. Surfaces intended for painting should continue to be painted in appropriate colours. Paint scrapings are required to identify original finishes and colours.

8.6.4. Policy – Protection of Original Significant Colour schemes

A paint scheme that is appropriate for the Heritage Item should be devised based on research of remaining evidence on site and paint scrapings. Where no evidence is found, a scheme appropriate to the style and period of the building is to be devised that incorporates an appropriate number of colours so as to reinforce the architectural features of the building.

8.6.5. Policy – Painting

The Australian Standard AS2311-1992 The Painting of Buildings provides guidance as to primers and topcoats to use on all surfaces. Note paint manufactured prior to 1970 may contain lead, therefore take necessary precautions to minimise dust or fumes when removing old paint.

8.7. CONSERVATION OF HERITAGE FABRIC – FAÇADE MODIFICATION

Background

The significance of the façades requires them to be retained to a high level of integrity except where restoring lost or missing elements. Changes to the façades if required should be undertaken in an appropriate manner. Changes should only occur to where they are not visible within the visual curtilage

8.7.1. Policy – Heritage Item Façade Modification

Generally, door and window openings to significant façades should not be enlarged or closed in. Where it is necessary to modify the façade to ensure a viable use, changes to the façades should reinforce the composition of the original façades. No additions should occur within the visual curtilage.

8.7.2. Policy – Façade Additions and infills

No additions should occur to 11 Victoria Parade. Additions should only occur to the façade of the building. Additions of little significance such as space can be removed. Scope exists to modify these alterations.

8.7.3. Policy – Removal of Intrusive Elements

Intrusive elements should be removed and if necessary replaced with a more compatible design.

8.7.4. Policy – Façade Changes

The interpretation of the site would benefit an understanding of the original construction and the new development.

8.8. CONSERVATION OF HERITAGE FABRIC – STRUCTURAL

8.8.1. Policy – Original Structure

The timber structures of the building which are original should be presented in-situ.

The timber floors have significance as early fabric and ideally should be retained and conserved.

8.9. CONSERVATION OF HERITAGE FABRIC – INTERIOR

The significant original elements of the heritage item should be conserved as set out in the policies above.

8.9.1. Policy – Interior Elements

Generally, those elements and finishes identified as being of high and moderate significance in the schedule of significant elements should be retained and conserved.

8.9.2. Policy – Interior Spaces

The spatial qualities of the interiors contribute to their significance and interpretation of their former use. The character defined by the original interiors that create the spatial quality should be preserved. If necessary to facilitate an ongoing use insertion into significant interiors could occur. These should be modest in scale and be reversible.

8.9.3. Policy – Impact on Façade

Internal work should not compromise the significant original façades of the buildings.

8.9.4. Policy – Low Integrity Interiors

Where the interior of the building has been remodelled in part, those spaces have reconstructed fabric and could be replaced with similar fabric. No constraints apply to the retention of non-original fabric. Significant spaces should be recovered where feasible. Spaces of less significant can be further altered to accommodate future uses provided they do not impact upon significant interiors.

8.10. CONSERVATION OF HERITAGE FABRIC – INTERNAL JOINERY

The interiors identified as moderate to high significance retain original joinery. The early internal joinery is generally in fair condition and should be retained and repaired.

8.10.1. Policy – Joinery Conservation

Original significant joinery is to be retained and conserved. Original significant joinery as identified during construction are to be retained and conserved. Where significant early element of joinery must be replaced, the replacement joinery should replicate original detail and material qualities.

New joinery that is not in a historical context should be recognisable as not original upon close inspection.

8.11. CONSERVATION OF HERITAGE FABRIC – ORDINANCE COMPLIANCE

Background

The Building Code of Australia is the operative building ordinance in New South Wales for the conservation and re-use of heritage buildings. The key issues are usually compliance with fire resistance and egress provisions. It is essential that the cultural values of the building are not degraded by inappropriate responses to meeting ordinance requirements.

Any work instigated for BCA compliance which encroaches on fabric of any level of significance must be discussed with suitably qualified conservation consultants before proceeding.

Given the continuing use minimum impact related to upgrade is anticipated.

8.11.1. Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance.

Where unacceptable levels of intervention are required, exemptions should be sought.

Conservation, upgrading and reuse programs of the various components of the buildings should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

The fire safety strategy for the building should be updated as needed to respond to code requirements.

Intervention into building fabric for non-conservation purposes should generally be restricted to approved programmes of reuse or upgrading of service areas and facilities.

8.12. CONSERVATION OF BUILDING FABRIC – INTEGRATION OF SERVICES

8.12.1. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services which are not of heritage significance including surface mounted wiring.

8.12.2. Policy – Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re- use, but should ideally be located in existing voids and not have a detrimental impact on the significance of the building components as a whole.

8.12.3. Policy – Ventilation

Appropriate ventilation and climate control that enables retention of long-term tenants should be provided in a manner which considers the identified significance of the fabric and place consistent with other services policies

8.12.4. Policy – Upgrading of Services

Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are less visible and do not damage significant fabric are preferred.

8.13. MANAGING CHANGE NEW DEVELOPMENT

Background

The significance of the buildings which comprise the site is largely reliant on the character and quality of their surviving fabric in particular the form, the façade and identified significant interior spaces. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse effect to the place as a whole that may arise from the action.

8.13.1. Policy – Comprehensive Heritage Design Concept

- Where major development is proposed, a comprehensive Heritage Design Concept for the site that responds to and protects the heritage significance of the site and its components and recognises and enhances the unique qualities, significance and prominence of the site is required.
- Ensure principles of **The Burra Charter** and good architectural practice underpin the siting, scaling and interfacing new built form and alterations to existing heritage items.
- A range of options would be considered where the proposed work does not impact on the significance of the building and benefits to the overall precinct and sympathetic heritage outcomes can be achieved.

8.13.2. Policy – Protection of views

Views of the building from Victoria Parade should be considered and any new development should be located to allow the building to be understood in its setting and reinforce the dominant characteristics of the area.

Significant views which have been identified from Victoria Parade.

8.13.3. Policy – Scale

- Ensure that new development is located to the rear of the heritage item to ensure that the relationship of the building to the setting is not undermined.
- Ensure that additions respect the predominant scale of the heritage items which is reflected in the planning controls for the area being.
- Ensure that development respects the predominant scale of the heritage items which is reflected in Land and Environment Court approval.

8.13.4. Policy – Character

Ensure new built form has regard to the ensemble of buildings of generally high design quality irrespective of their construction date.

8.13.5. Policy – Legibility of Heritage Items

New development should be controlled so as not to detract from the significance of the Heritage Item. The architectural impact of the heritage item derives from its freestanding form and the south and east and west facades.

New development should not obscure the original building form.

8.14. ADAPTATION OF HERITAGE ITEMS – POLICY – PROTECT STRUCTURAL INTEGRITY

The structure associated with any new development should not impact on the significant fabric and quality of the intact interiors.

8.15. MANAGING CHANGE – NEW WORK – ADAPTION OF HERITAGE ITEMS

The significant original elements of the heritage items should be conserved as set out in the policies above.

No spaces of high significance have been identified.

Spaces of Moderate significance must not be compromised. It is desirable that these spaces should be conserved and retained through the reconstruction of missing elements. The building may be adapted in ways that retains the site significance.

Fabric of Moderate significance may be adapted in ways compatible with the conservation however generally fabric of high and moderate significance should be retained and conserved of their principal features.

Minor additions to the building should not be visible from the streetscape or landscape setting and do not cause the removal or obscuring of original features.

Fabric dating from the 1980's excluding the façade may be retained, removed or adapted for an appropriate use.

Whenever the issue of removing significant fabric is raised, it needs to be considered in the context of the reasons for the removal, the impact on the significant element itself and the place as a whole.

8.15.1. Policy – Protection of Interior Spaces and Character

The spatial qualities of the interior spaces of the buildings contribute to their significance and interpretation. The large volumes of interior spaces should be preserved and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

8.15.2. Policy – Creation of new Interior Spaces

New spaces within the additions should be compatible with the existing character.

8.15.3. Policy – Modification

Fabric and spaces of little significance are able to be modified so long as they do not impact on the legibility of the original buildings, principal façades or associated highly significant elements. This relates to the

8.16. INTERPRETATION

Heritage Interpretation

The purpose of the Interpretation Strategy is to identify the most appropriate way of making the significance of the place understood. An Interpretation Strategy should be prepared for the site that interprets the significant use and historical values of the site in sympathetic and culturally appropriate ways. Interpretive themes and devices should take into account all periods of development.

Heritage interpretation should also consider the historical archaeological resource and interpret any remains or findings from test excavation and further site assessment.

A Heritage Interpretation Plan (HIP) should be prepared for the study area in consultation with Aboriginal stakeholders. This plan would include methods of incorporating identified Aboriginal heritage values into the design process, such as use of native vegetation in re-planting, use of local Aboriginal place names and interpretive signage providing information on Aboriginal land-use within the study area and surrounding area.

The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationship and accordingly significant elements should be retained exposed and interpreted.

Any interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance.

8.16.1. Policy – Retain and Interpret Building Evolution

Evidence of the progressive evolution of the site incorporating the Heritage item should be respected, retained and interpreted. Future redevelopment concepts should be informed by the layering of historic references to ensure a rich experience to those users of the site.

8.16.2. Policy – Appropriate Interpretation

The heritage significance of the Heritage item should be interpreted on site by appropriate methods making reference to physical and documentary evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material).

8.16.3. Policy – Interpretation of Original Use

As the historical significance of the three Heritage Items derives from their early function as a [INSERT] Recovering and interpreting this aspect of their significance. The use of the building has ceased so new uses should respect the character integral to the heritage significance.

8.16.4. Policy – Retention of Original Building Names

Consideration should be given to the continued use of the Edesville name given its association with the site of 90 years. The original name should be reinstated.

8.16.5. Policy – Plaque

At a minimum, interpretation should include a plaque on site noting their construction date and original use of the buildings.

8.17. FUTURE USE

Background

The original use of the building as a residential use continues and is likely to continue given the current zoning and the proposed development.

The policies set out in this document should be applied irrespective of the uses that occupy the buildings.

The future uses of the site should provide sustainable uses for the retained heritage items, compatible with each building's level of significance. Future uses should facilitate conservation and ensures long-term retention.

8.17.1. Policy – Future Use

The future use of the building should be compatible with its conservation as a residential flat building and ideally remain. The zoning of the site allows for a range of uses that have been identified as suitable to the site.

8.17.2. Asset Management

It is highly desirable that building the management of the site should occur as a single entity.

8.18. ARCHAEOLOGY MANAGEMENT

The site does have some potential for deeper sub-surface deposits within areas.
The site has low potential for archaeological deposits due to the extent of modification.
The involvement of a qualified archaeologist is not considered necessary.

8.19. MAINTENANCE AND REPAIR

8.19.1. Background

Appropriate and prompt maintenance and repair is an essential component of the conservation of any significant place. Failure to carry out such works contributes to the deterioration of the fabric of the building and requires significant levels of repair/replacement works which would have been either unnecessary or of considerably less impact had the appropriate maintenance been carried out.

The building owner or their appointee should adopt simple strategies for regular inspections and maintenance and have oversight of the activities of maintenance contractors. They should schedule regular visual inspections and keep records sufficient to prepare an annual report for the building owner.

8.19.2. Policy – Maintenance Plan

A planned maintenance and repair program should be instigated for the owner based on a comprehensive understanding of the building's present state, construction phases, significance, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.

8.19.3. Policy – People Responsible

Appoint a person or group of people responsible to co-ordinate and report on building and maintenance matters, and to make periodic reports to the owner.

8.19.4. Policy – Tradespeople

Consultants, tradespeople and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation practices and identified significance of the site and component elements.

8.19.5. Policy – Protect Significant Fabric

Care should be taken by both trades people and supervisory staff that significant fabric is not damaged by maintenance and repair.

8.19.6. Policy – Graded Levels of Intervention

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the acceptable level of intervention or appropriate action required under maintenance.

8.20. APPROPRIATE SKILLS AND EXPERIENCE

8.20.1. Policy – Conservation Advice

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building and to guide suitable development opportunities on the site.

8.20.2. Policy – Skills and Experience

Consultant advice and contractual work on identified significant components or fabric should be limited to firms or persons with proven expertise in conservation-related projects in the relevant field.

8.21. ARCHIVAL RECORDING

8.21.1. Policy – Archival recording

Archival recording should be undertaken prior to and during work to fabric of high significance; or identified significant interiors. Any relevant archival material should be copied and lodged with the building owner and building manager and archivist and this will permit relatively easy access to material when necessary to clarify issues and to aid decision-making in maintaining the fabric of the place.

This should include copies of all extant archival plans, specifications and reports; copies of all significant original and early photographic records of the place; a copy of this plan and any subsequent specialists' reports including contracts and accounts; an itemised record of all future maintenance and conservation works including documents and specifications; and a record of decisions taken in respect to conservation issues.

9. IMPLEMENTATION OF POLICY

9.1. MANAGEMENT PROCESSES

In future management of the building the decision making process should centre on the protection of heritage values. The building is listed as a Heritage Item / contributory component of a Conservation Area. The Manly Council is the consent authority for all building work. As such any Development Application should be accompanied by an Assessment of Heritage Impact, which assesses the proposed scheme in terms of the Conservation Policies outlined in this report/Inventory Sheet for the Conservation Area.

The following management processes should be implemented / maintained when considering the ongoing use of the building:

- The Conservation Policies should be included in any future sale documents in order that the enquirer or prospective purchaser is fully apprised of heritage requirements.
- Skilled and appropriate staff or consultants should be employed to develop an understanding of the nature of the building or place, re-assess its significance and develop compatible approaches taking into consideration user requirements and heritage issues.
- Insurance cover for the building should be reviewed to acknowledge the areas of heritage significance.
- Regular BCA reporting on emergency services as required.
- A building Maintenance Program should be implemented.

9.2. REVIEW OF THE CONSERVATION MANAGEMENT POLICY

The Conservation Management Policies propose a framework for the management of heritage issues into the long term. Conservation Policies need to progressively respond to changing situations if they are to remain relevant. The Conservation Management Policies should remain publicly accessible.

Conservation Policies should be reviewed every five years or subsequent to major programmes of upgrading or changes in ownership and should reflect latest relevant legislation and conservation practices. Reviews should be carried out by experienced Conservation Practitioners.

9.3. CONSERVATION WORKS

A Schedule of Essential and Desirable Conservation Works should be prepared to ensure the adequate conservation of the building.

9.4. MAINTENANCE WORKS

A planned Maintenance Program should be prepared and implemented based on the cyclical inspection, monitoring and recording of the condition of the fabric. The main elements requiring attention are:

- Roofing
- Gutters
- Rainwater disposal system
- Brickwork and render finishes
- Timber cladding
- Windows and doors
- Structural defects.

A schedule of ongoing maintenance works should be prepared. This should identify cyclic maintenance works to fabric and services that should be implemented by the owner / manager as part of the process of ongoing management of the building, beginning from the time that conservation works are substantially completed. A record of when this work is performed, and any faults found, or repairs made should be recorded and kept alongside this maintenance schedule.

10. STATEMENT OF HERITAGE IMPACT

10.1. THE PROPOSAL

The approved development is a mixed-use, shop top housing building in the heart of Manly. The project comprise thirteen residential apartments, two retail and two commercial tenancies at the ground level. The new building successfully incorporates the front room of a local heritage item 'Deville'. The new development creates a transition between higher buildings to the west and lower buildings to the east by stepping down from 7 floors to 4. This is further accentuated by using brickwork at the lower levels and light cladding at the upper levels.

The S4.55 modification proposal is described in Drawings dated February 2024, prepared by Platform Architects and are as follows:

1. Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
2. The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
3. Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
4. Level 4 brick wall shifted to align with adjacent brick walls.
5. Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
6. Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
7. Private roof terrace introduced to improve amenity of unit 14. The glass stair enclosure is not readily visible from the street and has no real impact on privacy, bulk or overshadowing.
8. Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
9. Minor adjustment to the GFA due to the above— still less than LEC approved FSR 3:1.
10. Window heads have been lowered to 2.58m to fit services.

The relevant drawings related to heritage are:

A1.02 Ground Floor.

A1.03 Level 1.

A1.04 Level 2.

A1.05 Level 3.

A2.01 Elevation.

A2.02 Elevation.

A2.03 Elevation.

A2.04 Elevation.

The proposed modification does not adversely impact upon the relationship between the new building and the heritage item. The extension of the balcony from the first floor level and above will not adversely impact upon views of the heritage items façade. The proposed extended retail space at the ground floor is setback 1.5m from the boundary which allows for views to and from the heritage item to be maintained (Refer Figure 6.1, 6.2).

The proposed off-white cladding colour to the upper levels replaces the previously approved darker colour scheme. It is considered that the lighter colour scheme complements the heritage item better than the darker scheme and therefore provides a greater heritage outcome. It is also noted that due to the setback of the upper levels, adjustment of the colour scheme will have a minimal impact on the significance of the heritage item (Refer Figure 6.3).

10.2. SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)
The Inventory Street for 11 Victoria Parade notes:

Of local significance, this property was originally part of Gilbert Baker's grant of 1810, later purchased by D'Arcy Wentworth and leased to HG Smith until the late 1870's. HG Smith made plans from his leasehold, call Montpellier and this property was within an area set aside as Victoria Park. The building appears to be a 1920's development. A residence reflecting another phase of development and the growth of Manly following WWI. It is one of the few remaining small scale residential buildings in Victoria Parade and contributes to the remnant historic streetscape.

The changes including some alteration and removal of walls and partitions, as evidence by existing ceiling patterns where beams and plaster decoration are now exposed or interrupted, installation of WC's, installation of fire doors, construction of a rubbish bin enclosure at the southern end of the ground floor front verandah and addition of external sprinklers/drenchers and a steel fire escape/stair located on the southern façade of the building. It is assumed that other changes such as the addition of a timber framed structure over the north eastern side walkway denoting the entry to the property, paving and access to the ground floor verandah have also been added from that time.

10.3. ASSESSMENT OF HERITAGE IMPACT AGAINST THE HERITAGE POLICIES IN THIS REPORT
Proposed works are considered in relation to policies developed in this Assessment to determine their impact upon heritage significance.

8.3.1 Policy – Conservation of Significant Fabric

- Surviving building fabric nominated in this document as being of high significance (refer Figure 5.1) Significance Table) shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative and subject to heritage assessment. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by The Burra Charter.
- Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
- No fabric of high significance has been identified.
- Fabric of moderate significance being the front part of the building as viewed from Victoria Parade should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place.
- Surviving building fabric nominated in this conservation plan as being of little significance can be either retained or removed so long as either option does not intrude on the significance of the building or the value of elements of high significance.

- Elements that are identified in this plan as being of an intrusive nature reduce the overall significance of the place. The preferred option is for their removal, conversion to a more compatible form or replacement in a way that helps retain the significance of the overall.
- The buildings should exemplify and reflect their principal periods of development from the key period of significance. Significant fabric from the respective period should be preserved.
- Significant fabric unavoidably disturbed during the works shall be salvaged, retained on site, securely stored should be reinstated or reused in the building in conjunction with heritage advice.
- Decayed significant building fabric that is not likely to be causing on-going deterioration should not be repaired for visual reasons if by doing so the patina of age and ability to successfully interpret impartial stages of use is degraded.
- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, new materials should not be so well matched as to be impossible to read evidence of change on close inspection.

8.4.1 Policy – Restrict Intervention

It is desirable that intervention into significant building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

8.4.2 Policy – Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance and in conjunction with heritage advice. Where it is necessary for work to occur in areas of higher significance it should be detailed in such a way as to be reversible.

8.5.1 Policy – Setting

Key views of the building available from Victoria Parade should be preserved.

8.6.1 Policy – Exterior Fabric

The architectural impact of the building derives from their form, and façades. Work should recover the integrity and significance of the original façades. All remaining intact fabric on significant façades, as identified in Section 5, should be retained and conserved.

8.6.2 Policy – Exterior Finishes

Materials

The external masonry form and fabric of the building contributes to the significance of the place. The external walls are made of traditional materials – predominantly load-bearing brick on stone footings.

8.6.3 Policy – Protection of Significant Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained and remain unpainted. Investigation should be undertaken to establish whether the removal of later paint finishes to the original face brick is possible. Surfaces intended for painting should continue to be painted in appropriate colours. Paint scrapings are required to identify original finishes and colours.

Response

Finishes never intended for painting remain unpainted. Removal of later paint finishes to the original face brick is proposed.

8.6.4 Policy – Protection of Original Significant Colour schemes

A paint scheme that is appropriate for the Heritage Item should be devised based on research of remaining evidence on site and paint scrapings. Where no evidence is found, a scheme appropriate to the style and period of the building is to be devised that incorporates an appropriate number of colours so as to reinforce the architectural features of the building.

Response

A paint scheme is appropriate for the Heritage Item is proposed.

8.7.1 Policy – Heritage Item Façade Modification

Generally, door and window openings to significant façades should not be enlarged or closed in. Where it is necessary to modify the façade to ensure a viable use, changes to the façades should reinforce the composition of the original façades. No additions should occur within the visual curtilage.

Response

Door and window openings to significant facades are not enlarged or closed.

8.8. Policy – Original Structure

The timber structures of the building which are original should be presented in-situ.

The timber floors have significance as early fabric and ideally should be retained and conserved.

Response

The timber structures and timber floors are retained and conserved.

8.9.1 Policy – Interior Elements

Generally, those elements and finishes identified as being of high and moderate significance in the schedule of significant elements should be retained and conserved.

Response

Elements and finishes identified as being of moderate significance are retained.

8.9.2 Policy – Interior Spaces

The spatial qualities of the interiors contribute to their significance and interpretation of their former use. The character defined by the original interiors that create the spatial quality should be preserved. If necessary to facilitate an ongoing use insertion into significant interiors could occur. These should be modest in scale and be reversible.

Response

Original interiors that create the spatial quality are preserved.

8.9.3 Policy – Impact on Façade

Internal work should not compromise the significant original façades of the buildings.

Response

No internal work is proposed.

8.10.1 Policy – Joinery Conservation

Original significant joinery is to be retained and conserved. Original significant joinery as identified during construction are to be retained and conserved. Where significant early element of joinery must be replaced, the replacement joinery should replicate original detail and material qualities.

Response

Original significant joinery is retained and conserved.

8.11.1 Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance.

Where unacceptable levels of intervention are required, exemptions should be sought.

Conservation, upgrading and reuse programs of the various components of the buildings should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

The fire safety strategy for the building should be updated as needed to respond to code requirements.

Intervention into building fabric for non-conservation purposes should generally be restricted to approved programmes of reuse or upgrading of service areas and facilities.

Response

The fire safety strategy for the building minimises intervention into building fabric.

8.13.1 Policy – Comprehensive Heritage Design Concept

- Where major development is proposed, a comprehensive Heritage Design Concept for the site that responds to and protects the heritage significance of the site and its components and recognises and enhances the unique qualities, significance and prominence of the site is required.
- Ensure principles of The Burra Charter and good architectural practice underpin the siting, scaling and interfacing new built form and alterations to existing heritage items.
- A range of options would be considered where the proposed work does not impact on the significance of the building and benefits to the overall precinct and sympathetic heritage outcomes can be achieved.

Response

The proposal which is consistent with the volume of the Land and Environment Court approval has been reconsidered to create a more cohesive response to the site which restores the building to its original face brick finish and provide a more cohesive face brick building which addresses the need to wrap around the Heritage Item.

8.13.2 Policy – Protection of views

Views of the building from Victoria Parade should be considered and any new development should be located to allow the building to be understood in its setting and reinforce the dominant characteristics of the area.

Response

Views of the building from Victoria Parade are retained.

8.13.3 Policy – Scale

- Ensure that new development is located to the rear of the heritage item to ensure that the relationship of the building to the setting is not undermined.
- Ensure that additions respect the predominant scale of the heritage items which is reflected in the planning controls for the area being.
- Ensure that development respects the predominant scale of the heritage items which is reflected in Land and Environment Court approval.

Response

New development is located to the rear of the heritage item retains the relationship of the building to the setting. The proposal is consistent with the volume of the Land and Environment Court approval.

8.13.4 Policy – Character

Ensure new built form has regard to the ensemble of buildings of generally high design quality irrespective of their construction date.

8.13.5 Policy – Legibility of Heritage Items

New development should be controlled so as not to detract from the significance of the Heritage Item. The architectural impact of the heritage item derives from its freestanding form and the south and east and west facades.

New development should not obscure the original building form.

8.14 ADAPTATION OF HERITAGE ITEMS – POLICY – PROTECT STRUCTURAL INTEGRITY

The structure associated with any new development should not impact on the significant fabric and quality of the intact interiors.

8.15 MANAGING CHANGE – NEW WORK – ADAPTION OF HERITAGE ITEMS

The significant original elements of the heritage items should be conserved as set out in the policies above.

No spaces of high significance have been identified.

Spaces of Moderate significance must not be compromised. It is desirable that these spaces should be conserved and retained through the reconstruction of missing elements. The building may be adapted in ways that retains the site significance.

Fabric of Moderate significance may be adapted in ways compatible with the conservation however generally fabric of high and moderate significance should be retained and conserved of their principal features.

Minor additions to the building should not be visible from the streetscape or landscape setting and do not cause the removal or obscuring of original features.

Fabric dating from the 1980's excluding the façade may be retained, removed or adapted for an appropriate use.

Whenever the issue of removing significant fabric is raised, it needs to be considered in the context of the reasons for the removal, the impact on the significant element itself and the place as a whole.

8.16.4 Policy – Retention of Original Building Names

Consideration should be given to the continued use of the Edesville name given its association with the site of 90 years. The original name should be reinstated.

10.4. ASSESSMENT OF HERITAGE IMPACT AGAINST THE INVENTORY SHEET

The Inventory Sheet does not contain recommended management.

10.5. ASSESSMENT OF HERITAGE IMPACT USING THE NSW HERITAGE OFFICE GUIDELINES

The NSW Heritage Office provides the following guidelines as a prompt to assess the impact of a proposed development.

10.5.1. *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Response

The impact of the new development on the heritage significance of the item and Heritage Conservation Area is minimised by new development responding to the adjacent building pattern in terms of height, alignment and façade treatment.

10.5.2. *Can the additional area be located within an existing structure? If not, why not?*

Response

No additional area proposed is consistent with the Land and Environment approval.

10.5.3. *Will the additions visually dominate the heritage item?*

Response

The new development creates a face brick back drop to the Heritage Item.

10.5.4. *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Response

The development is not sited on any known, or potentially significant archaeological deposits.

10.5.5. *Are the additions sympathetic to the heritage item?*

Response

The new development is sympathetic to the Heritage Item as they reinforce the dominant character. The Heritage Item is retained and conserved.

10.5.6. *Why is the new development required to be adjacent to a heritage item?*

Response

New development is required to be adjacent to a heritage item as it cannot be accommodated within the Heritage Item and the current controls allow for a development of this scale. The area is equivalent to the Land and Environment approval.

10.5.7. *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Response

The curtilage around the heritage item can be defined as a distance [insert]m from the lot boundary and a distance [insert]m from the wider setting of Victoria Parade and the Manly Town Centre.

10.5.8. *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Response

New development does not affect views to, and from, the heritage item within the setting of Victoria Parade.

10.5.9. *Will the public and users still be able to view and appreciate its significance?*

Response

The public and users still be able to view the Heritage Item and appreciate its significance within the setting of Victoria Parade.

10.6. MITIGATION MEASURES

The impact of the new development on the heritage significance of the item is minimised.

10.7. OPTIONS

As the site is zoned and has a Land and Environment court approval a range of uses including [insert] are permissible. Three broad options in terms of fabric retention for the future use of the site are considered below:

10.7.1. Reconstruction and Restoration

Description

Returning the building to its known earlier state 1926 by:

- Restoring original layout
- Restoring and reconstructing original internal finishes

- Restoring external finishes
- Removing accretions
- Removal of toilets
- Redesign of fire doors
- Removal of rubbish bin enclosure
- Reinstatement of southern steel fire escape
- Removal of the timber framed structure north eastern side

Impact

The building is returned to its earlier state however there is no economic incentive to pursue that option.

10.7.2. Retention and Adaptation for New Compatible Use

Description

- New development to rear and side predominantly on an adjacent site.
- Recovery of original finishes.

Impact

Heritage significance of the site is enhanced. Significant fabric is restored and reconstructed to original detail.

New additions respect the form and finish of the original building and allow an understanding of the original form of the building and its prominence on the site.

10.7.3. Demolition

Description

- Demolition of existing building
- Construction of new building on site

Impact

Evidence of construction of site as apartments in 1926 will be lost. Historic contribution of the site to the Manly Town Centre will be lost.

10.8. CONCLUSION

Given the heritage significance of the building, its history, its condition and the current options for retention and adaptive reuse of the building as part of a larger development are most appropriate to the Land and Environment Court approval.

The amended proposal retains the front façade, the partial side façade and the front room on 2 levels in accordance with the original consent.

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12. LIST OF ILLUSTRATIONS

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Fig 2.2	2019	Current Aerial Photograph	Google Maps
Fig 2.3	2019	Heritage Map	SIX Maps
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Fig 3.2	1855	Ellensville the Property of H.G.Smith Esq, Map F 642 C	National Library of Australia
Fig 3.3	1877	Detail of East Brighton, Bassett Darlet Estate, Auction Sale Advertisement, Map Folder 92	National Library of Australia
Fig 3.4	1877	East Brighton Estate Auction Sale Advertisement, Map Folder 92, LFSP 1442	National Library of Australia
Fig 3.5	1877	East Brighton, Bassett-Darley Estate Manly, Map F 339	National Library of Australia
Fig 3.6	1911	Catherine Frost's Land – COT 2210-138	Certificate of Title
Fig 3.7	1920	Janet Laing Getting's Land – COT 3075-84	Certificate of Title
Fig 3.8	1921	Deposited Plan 303536, Plan of the Part of the Land in Application 17167	Manly Council
Fig 3.9	1922	James Wood Smith's Land	Certificate of Title
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Fig 4.3.2	2019	11 Victoria Parade, Manly, Typical Interior Plasterwork	Architectural Projects
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Fig 6.1	2024	Proposed S4.55(8) Modification Balcony Alignment	Platform Architects
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Fig 6.3	2024	Proposed S4.55(8) Modification Colour Scheme Changes	Platform Architects
Fig 6.4	2024	Proposed S4.55(8) Modification Photomontage	Platform Architects
Fig 6.5	2024	Proposed S4.55(8) Modification Photomontage	Platform Architects

Figure 2.1

2019

Location Map

SIX Maps

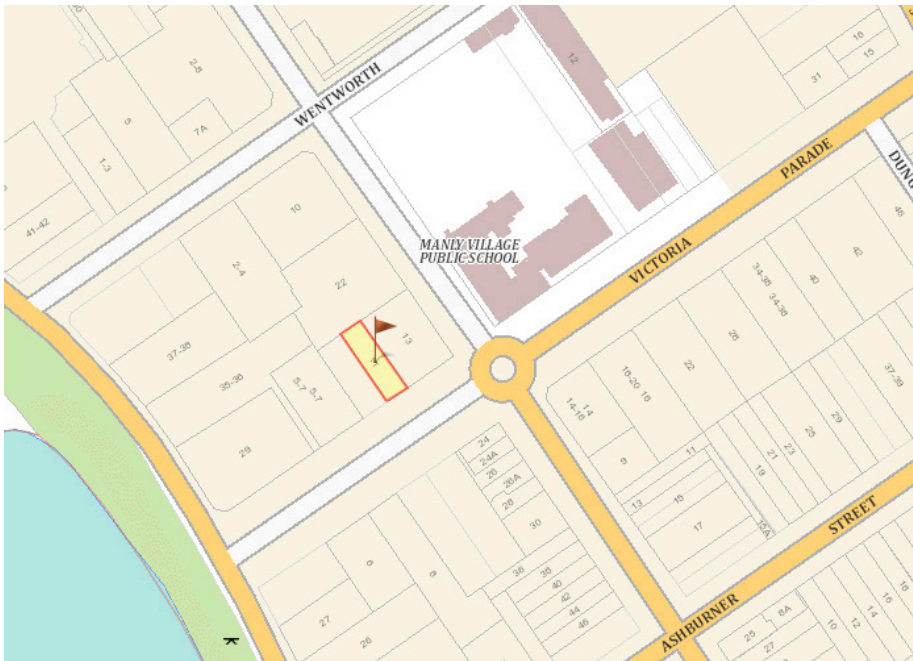


Figure 2.2

2019

Current Aerial Photograph

SIX Maps

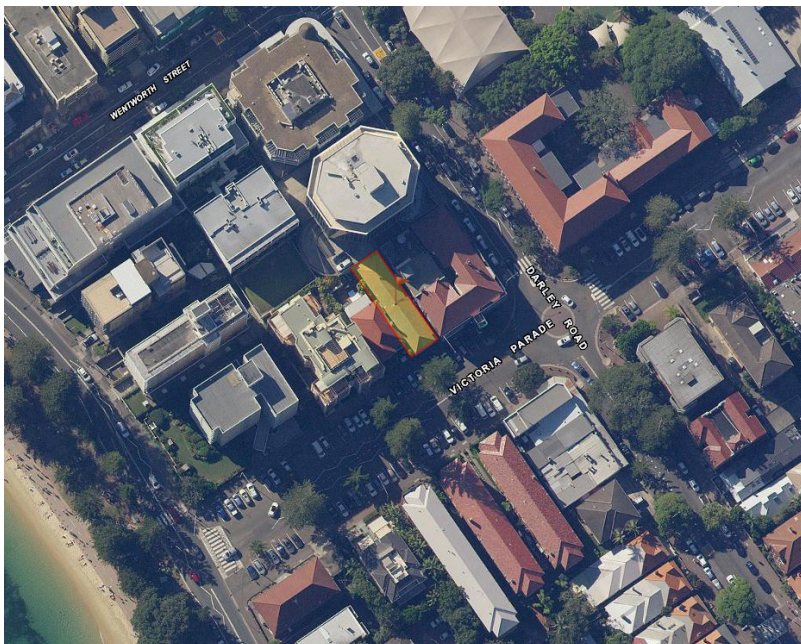


Figure 2.3

2019

Heritage Map

SIX Maps

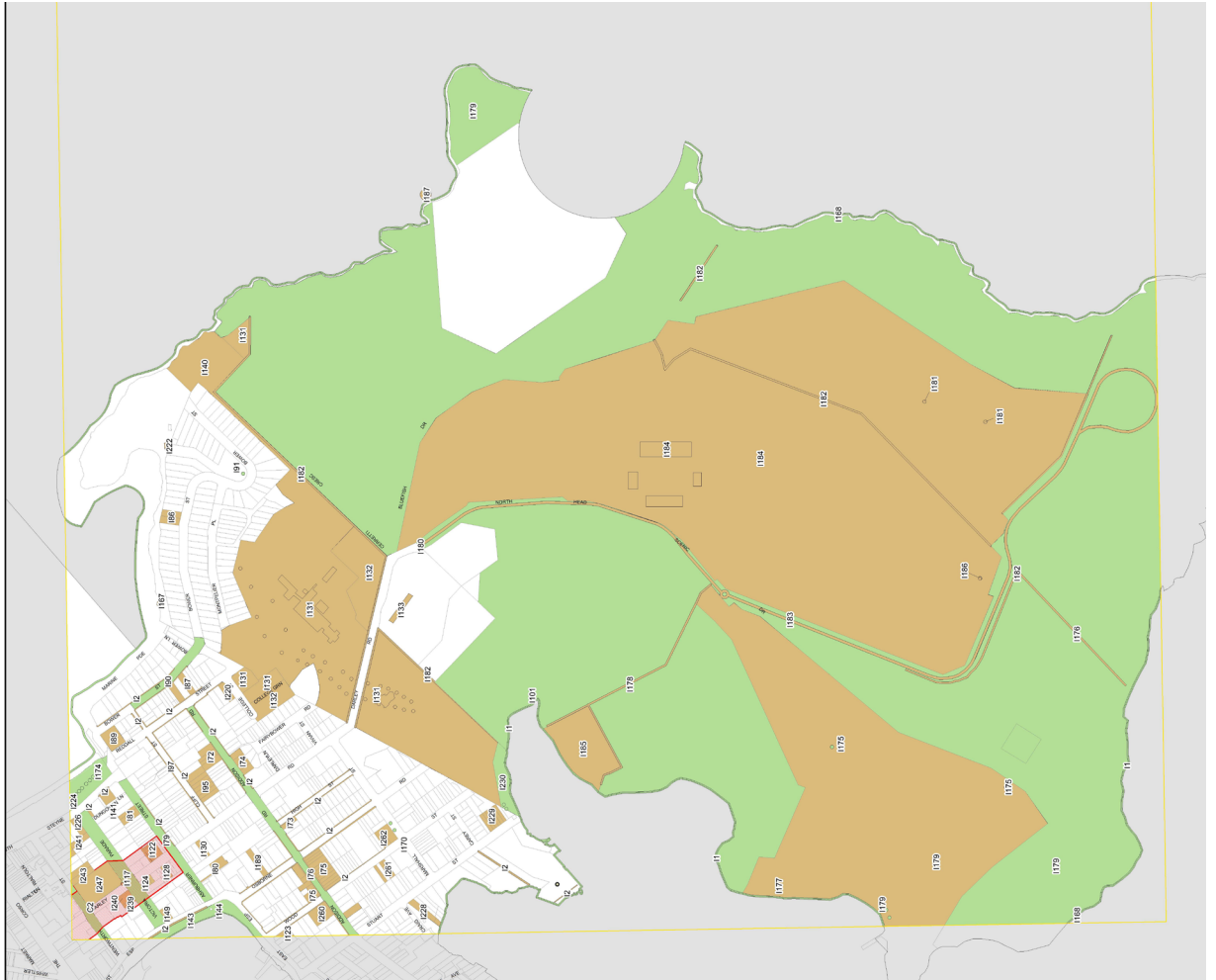
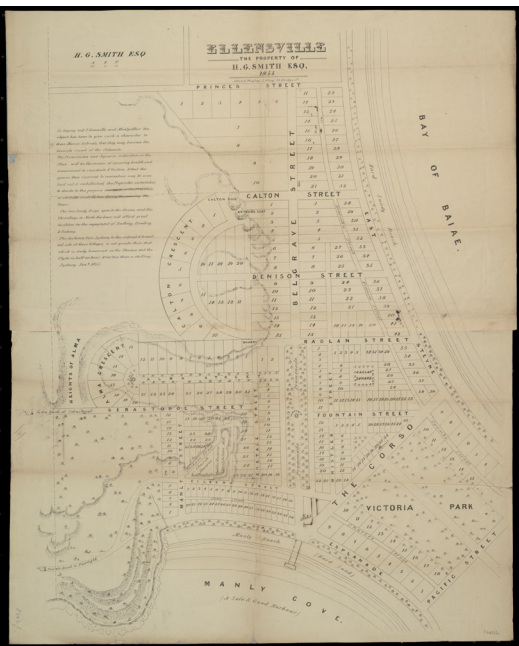


Figure 3.1 | Undated | Parish Map Showing Gilbert Baker's 1810 Grant | Historic Land Records Viewer



Figure 3.2 | 1855 | Ellensville the Property of H.G Smith Esq, Map F 642 C | National Library of Australia



1845 | 9-11 Victoria Parade, Manly

Figure 3.3 | 1877 | Detail of East Brighton, Bassett Darlet Estate, Auction Sale Advertisement, Map Folder 92

National Library of Australia

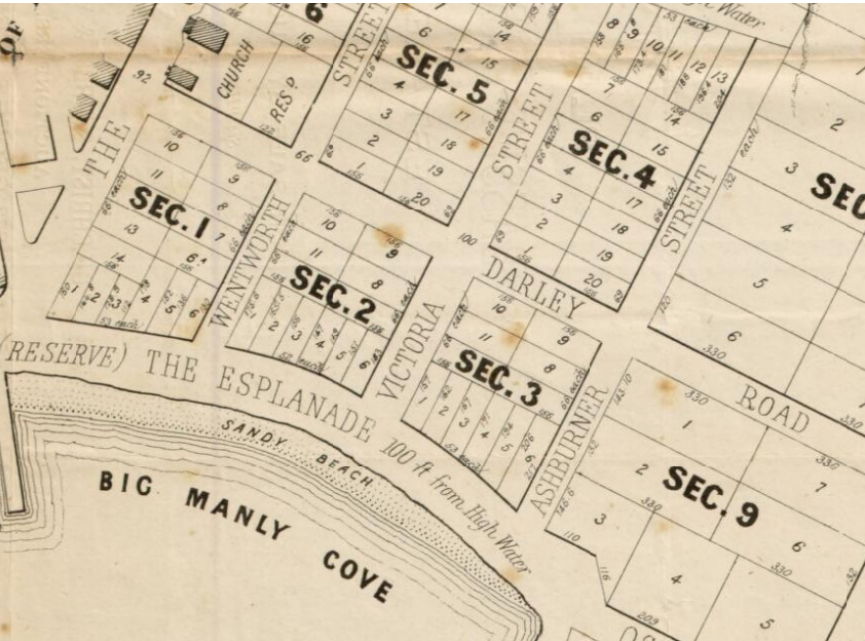


Figure 3.4 | 1877 | East Brighton Estate Auction Sale Advertisement Map Folder 92, LFSP 1442

National Library of Australia



1845 | 9-11 Victoria Parade, Manly

Figure 3.5 | 1877 | East Brighton, Bassett-Darley Estate Manly, Map F 339 | National Library of Australia



Figure 3.6 | 1911 | Catherine Frost's Land- COT 2210-138 | Certificate of Title

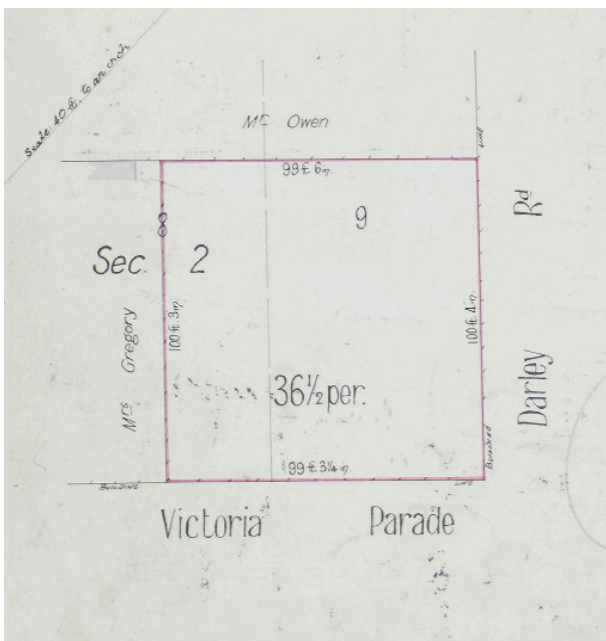


Figure 3.7 | 1920 | Janet Laing Getting's Land- COT 3075-84 | Certificate of Title

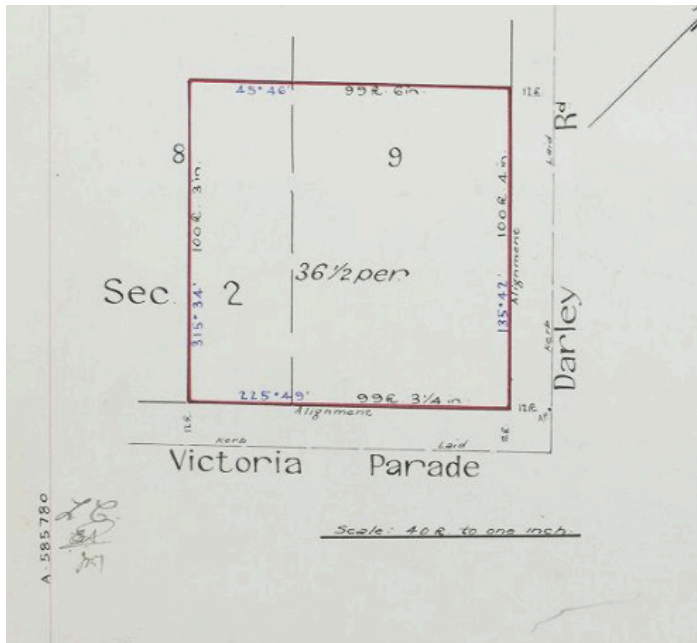
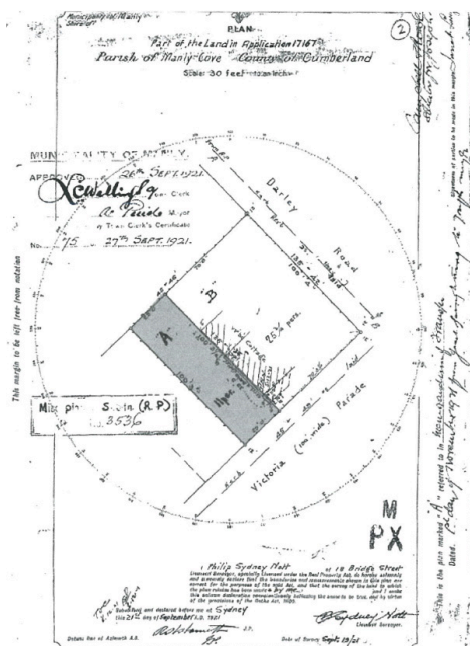


Figure 3.8 | 1921 | Deposited Plan 303536, Plan of the Part of the Land in Application 17167 | Manly Council



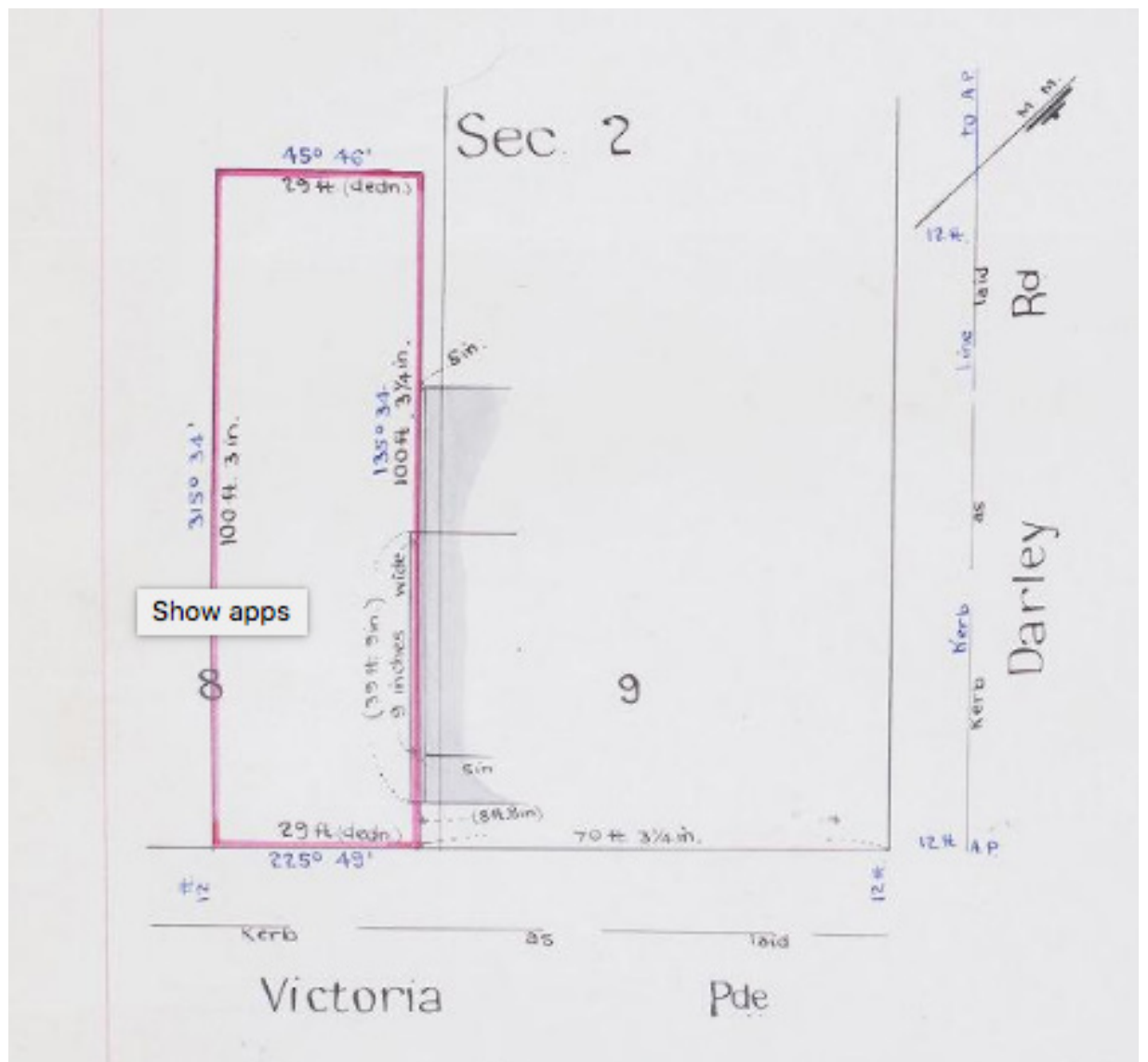


Figure 3.10

1943

Historic Aerial Photograph

SIX Maps



Figure 3.11

2019

Current Aerial Photograph

SIX Maps

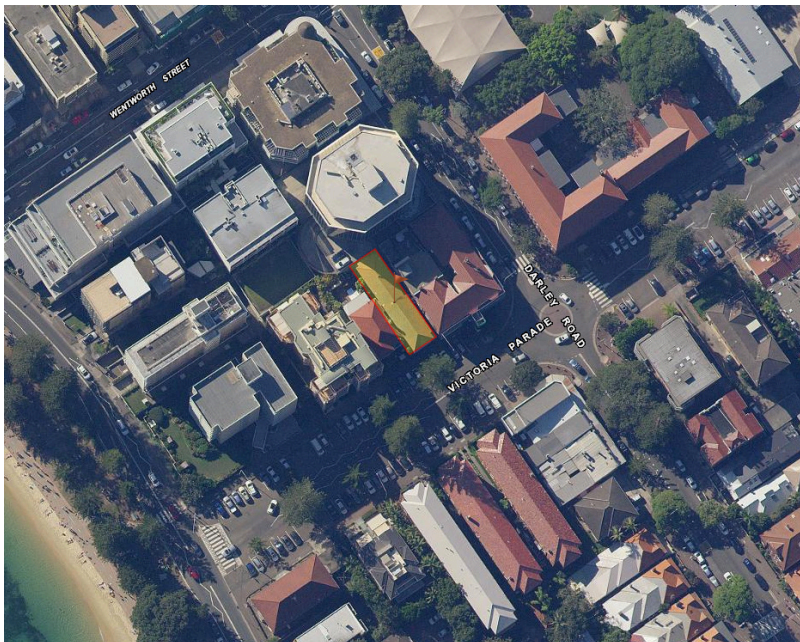


Figure 3.12	2002	PWD 845/1544 Showing the vacant subject site, amalgamated with the adjoining site featuring the Auburn Villa.	GBA Heritage Assessment 2002
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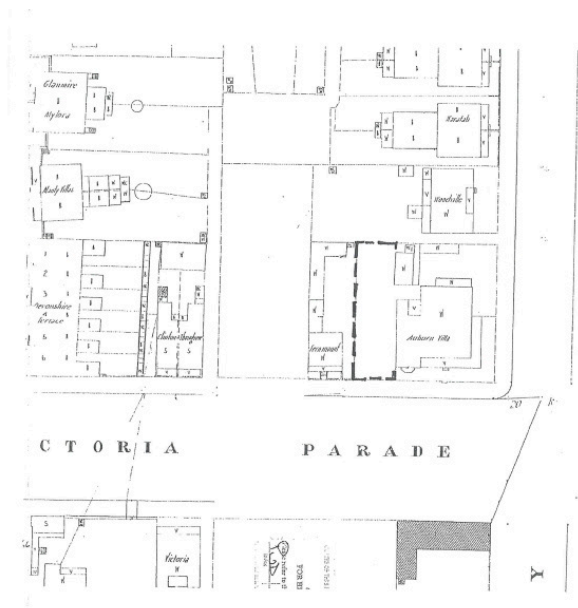
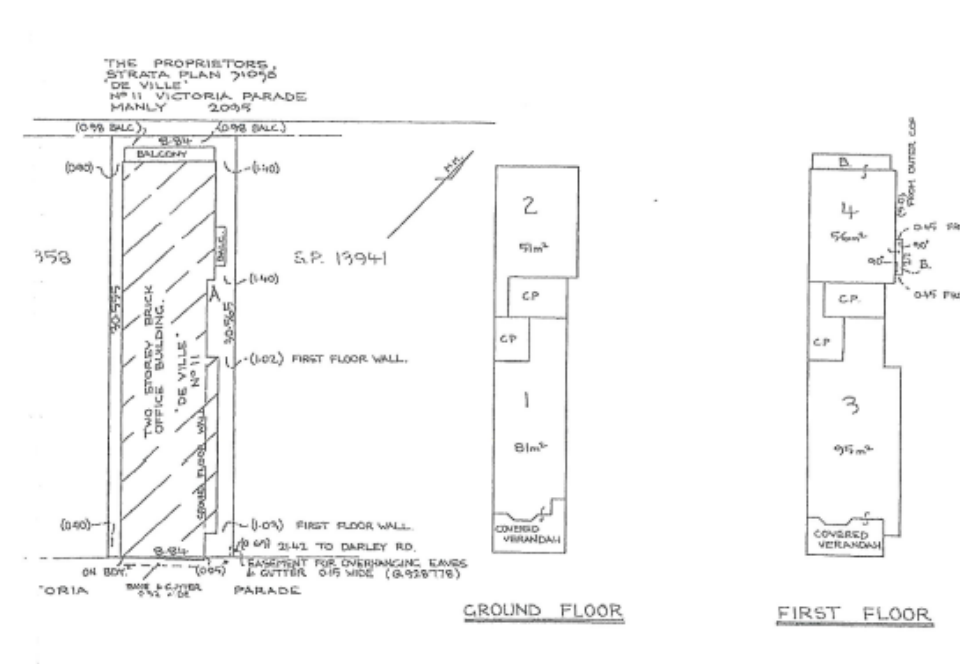


Figure 3.13	2002	SP 31058 showing form & configuration of the building May 1986	GBA Heritage Assessment 2002
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1845 | 9-11 Victoria Parade, Manly

Figure 4.1.1 | 2019 | 15-13 Victoria Parade- West Side | Google



Figure 4.1.2 | 2019 | 15-13 Victoria Parade- East Side | Google



1845 | 9-11 Victoria Parade, Manly

Figure 4.1.3 | 2019 | 15-13 Victoria Parade- East Side Looking South to Darley Road | Google



Figure 4.1.4 | 2019 | 15-13 Victoria Parade- West Side looking South to East Esplanade | Google



Figure 4.2.1 | 2019 | South Elevation, 11 Victoria Parade, Manly | Architectural Projects



Figure 4.2.2 | 2019 | 11 Victoria Parade, Manly, Original Face Brick | Architectural Projects



Figure 4.3.1 | 2019 | Interior Stair, 11 Victoria Parade, Manly | Architectural Projects



Figure 4.3.2 | 2019 | 11 Victoria Parade, Manly, Typical Interior Plasterwork | Architectural Projects



Figure 4.3.3

2019

11 Victoria Parade, Manly, Original Face Brick

Architectural Projects



1845 | 9-11 Victoria Parade, Manly

Figure 5.1

2019

Aerial view of Manly Area

Google



1845 | 9-11 Victoria Parade, Manly

Year | Buildings of Interwar period

Architectural Projects

Figure 5.1.1 | 8 Victoria Parade, Manly

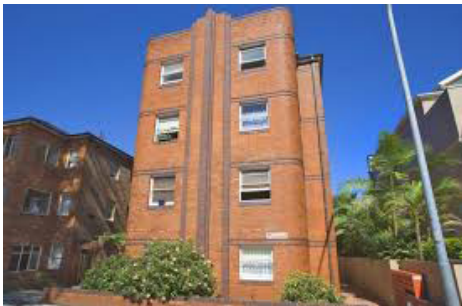


Figure 5.1.3 | 31 Victoria Parade, Manly



Figure 5.1.5 | 8 Ashburner Street, Manly



Figure 5.1.7 | 4 Victoria Parade, Manly



Figure 5.1.2 | 29 Victoria Parade, Manly



Figure 5.1.4 | 46 Victoria Parade, Manly



Figure 5.1.6 | 39 Ashburner Street, Manly



Figure 5.1.8 | 8,10 and 12 Victoria Parade, Manly



1845 | 9-11 Victoria Parade, Manly

Year	Buildings of Interwar period	Architectural Projects
------	------------------------------	------------------------

Figure 5.1.9 | 33 Darley Road, Manly



Figure 5.1.11 | 17 Darley Road, Manly



Figure 5.1.13 | 28 East Esplanade, Manly



Figure 5.1.15 | Castle Vennon, The Corso, Manly



Figure 5.1.10 | Manly Public School



Figure 5.1.12 | 7 Commonwealth Parade, Hilder Lea



Figure 5.1.14 | 8 West Promenade, Manly



Figure 5.1.16 | The Drummond House, Wentworth



1845 | 9-11 Victoria Parade, Manly

Year | Buildings of Interwar period

Architectural Projects

Figure 5.1.17 | 49 Wood Street, Manly 'Kalos'



Figure 5.1.18 | 129 Bower Street, Manly 'Borambil'



Figure 5.1.19 | Three Brick Flats, Eurobin Avenue, Manly



Figure 5.1.20 | 217 Condamine Street, Manly



Figure 5.1.21 | 124-130 Addison Street, Manly



Figure 5.1.22 | 41 Ashburner Street, Manly



Figure 5.1.23 | 5 Cameron Avenue, Manly



Figure 5.1.24 | 14 Ethel Street, Manly



Figure 6.1 | 2024 | Proposed S4.55(8) Modification Balcony Alignment | Platform Architects



9-11 Victoria Prd
March 2024
By Platform Architects

Figure 6.2 | 2024 | Proposed S4.55(8) Modification Balcony Alignment | Platform Architects



9-11 Victoria Prd
March 2024
By Platform Architects

Figure 6.3 | 2024 | Proposed S4.55(8) Modification Colour Scheme Changes | Platform Architects



9-11 Victoria Prd
March 2024
By Platform Architects

Figure 6.4 | 2024 | Proposed S4.55(8) Modification Photomontage | Platform Architects

PROPOSED S4.55(8)



9-11 Victoria Prd
March 2024
By Platform Architects

Figure 6.5 | 2024 | Proposed S4.55(8) Modification Photomontage | Platform Architects

PROPOSED S4.55(8)

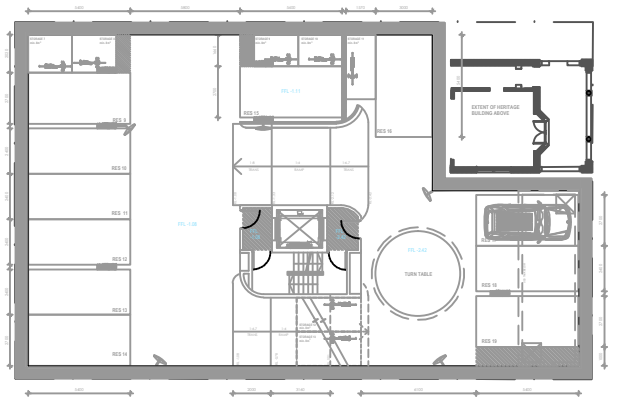


9-11 Victoria Prd
March 2024
By Platform Architects

13. LIST OF APPENDICES

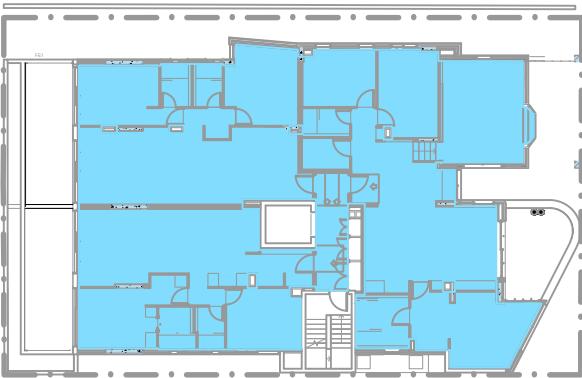
APPENDIX A S4.55 Architectural Drawings February 2024, Platform Architects

SECOND BASEMENT



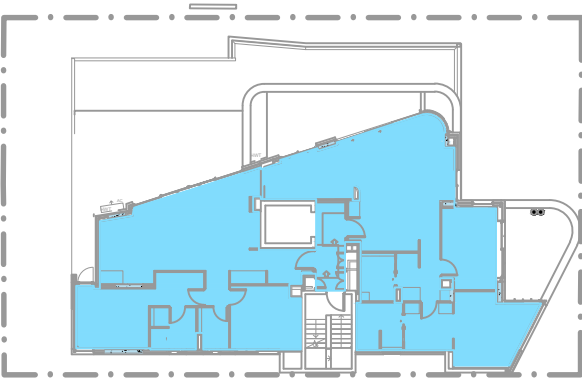
FIRST FLOOR

GROSS FLOOR AREA = 326.9 M²



FOURTH FLOOR

GROSS FLOOR AREA = 189.2 M²



SUMMARY

SITE AREA: 576.2 M²

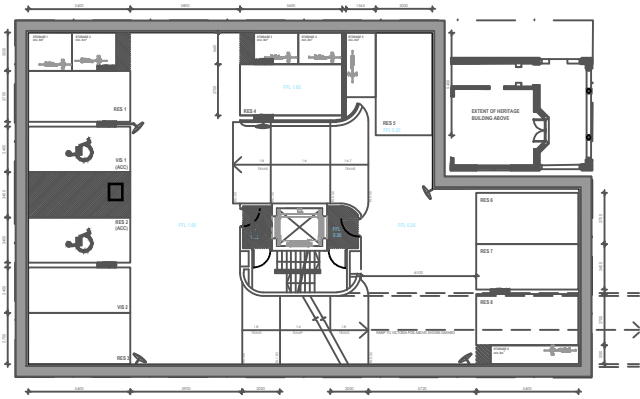
RETAIL/COMMERCIAL: 273.1 M²
(16.25% OF GFA)

GROSS FLOOR AREA: 1684.4 M²

FSR: 2.92 :1

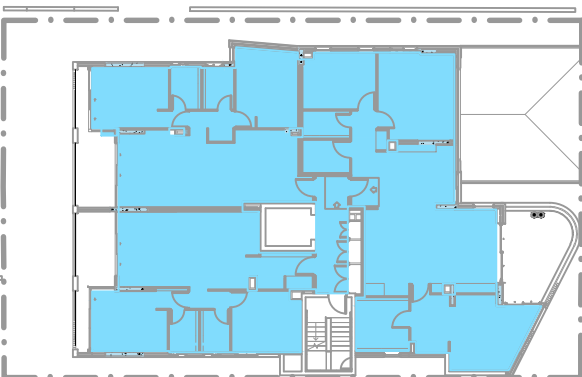
9

FIRST BASEMENT



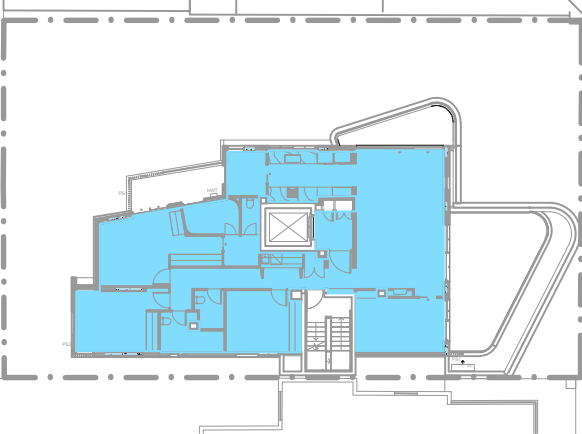
SECOND FLOOR

GROSS FLOOR AREA = 284.8 M²



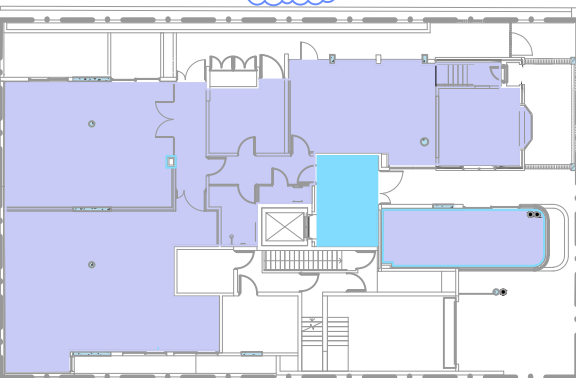
FIFTH FLOOR

GROSS FLOOR AREA = 154.8 M²



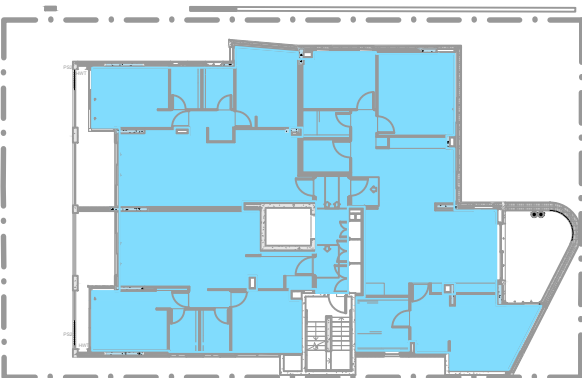
GROUND FLOOR

GROSS FLOOR AREA = 14.9 M²
COMMERCIAL/RETAIL = 273.1 M²



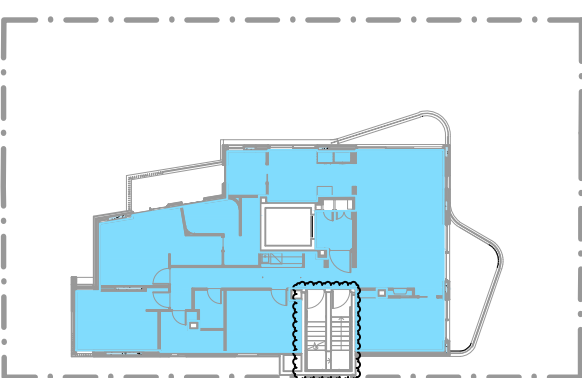
THIRD FLOOR

GROSS FLOOR AREA = 283.8 M²



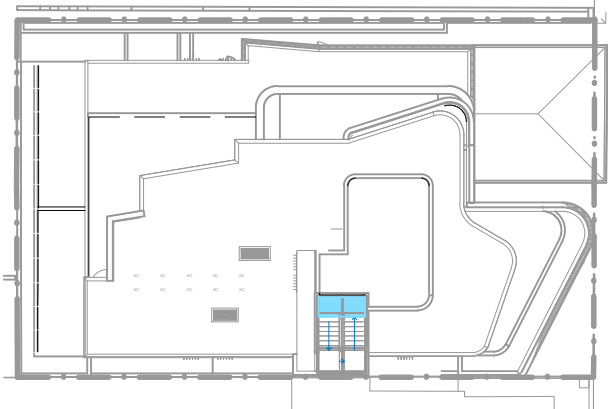
SIXTH FLOOR

GROSS FLOOR AREA = 154.4 M²



ROOF TERRACE

GROSS FLOOR AREA = 2.5 M²



IMPORTANT NOTES:
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- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD/FB

REVISION NOTES

ISSUED FOR S4.55 (8) LODGMNT

NOT FOR CONSTRUCTION

CLIENT

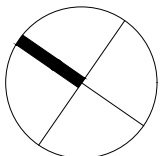
C.G. & I.B. KOUTSOS

platform
ARCHITECTS

Level 1, 57 The Corso Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bridie Gough Reg No. 8280

PROPOSED SHOP-TOP HOUSING
WITH BASEMENT CAR PARKING

9-11 VICTORIA PARADE
MANLY, NSW



DRAWING TITLE

GFA SUMMARY

SCALE

1:400
@A3

STATUS

S4.55 (8)

NUMBER

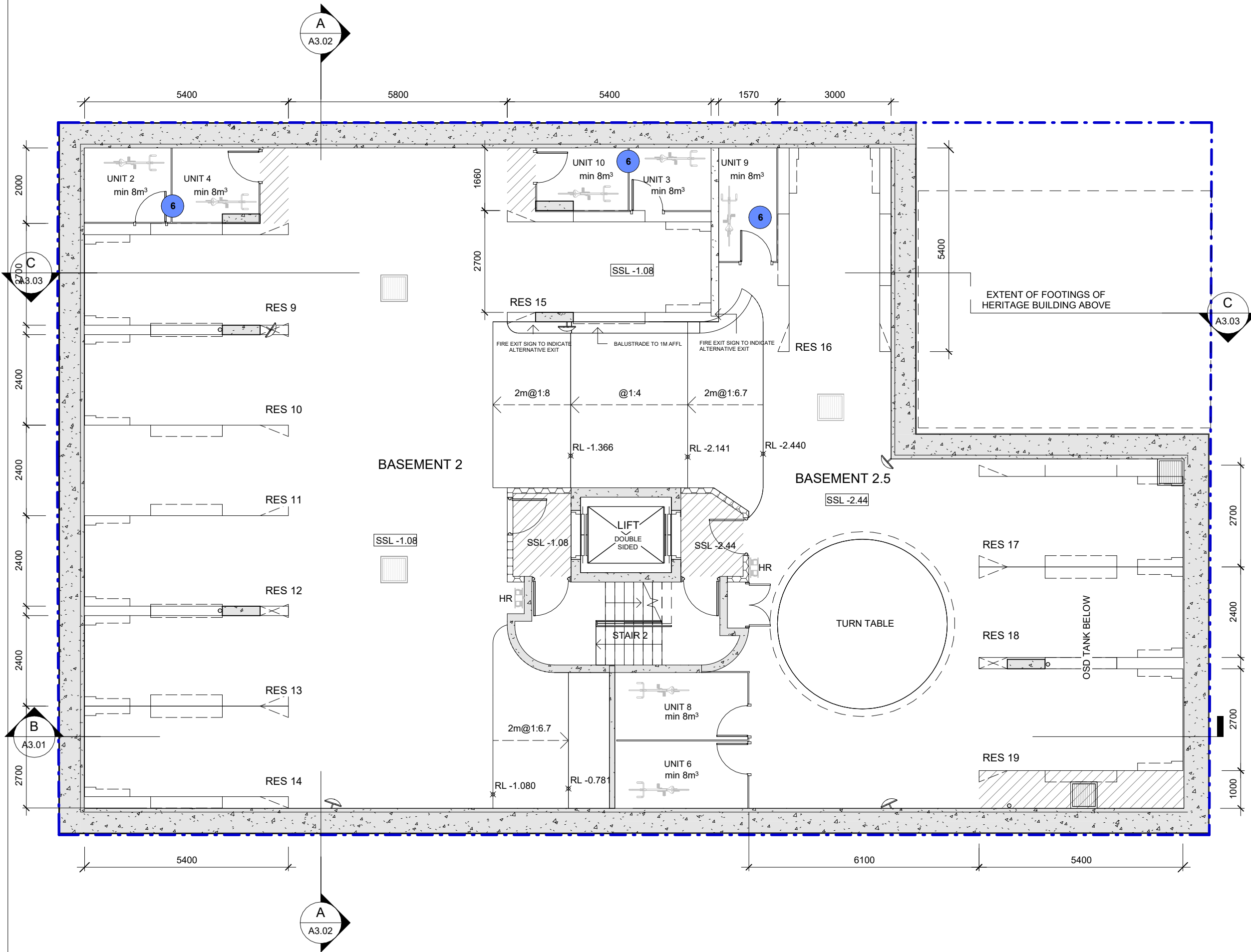
A0.01

PROJECT

VPM

REVISION

A



PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
- The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
- Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
- Level 4 brick wall shifted to align with adjacent brick walls.
- Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
- Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
- Private roof terrace introduced to improve amenity of unit 14. The glass stair enclosure is not readily visible from the street and has no real impact on privacy, bulk or overshadowing.
- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

IMPORTANT NOTES:
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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET
NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

platform
ARCHITECTS

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

SECOND BASEMENT PLAN

PROJECT

VPM

SCALE

1 : 100 s4.55 (8)

STATUS

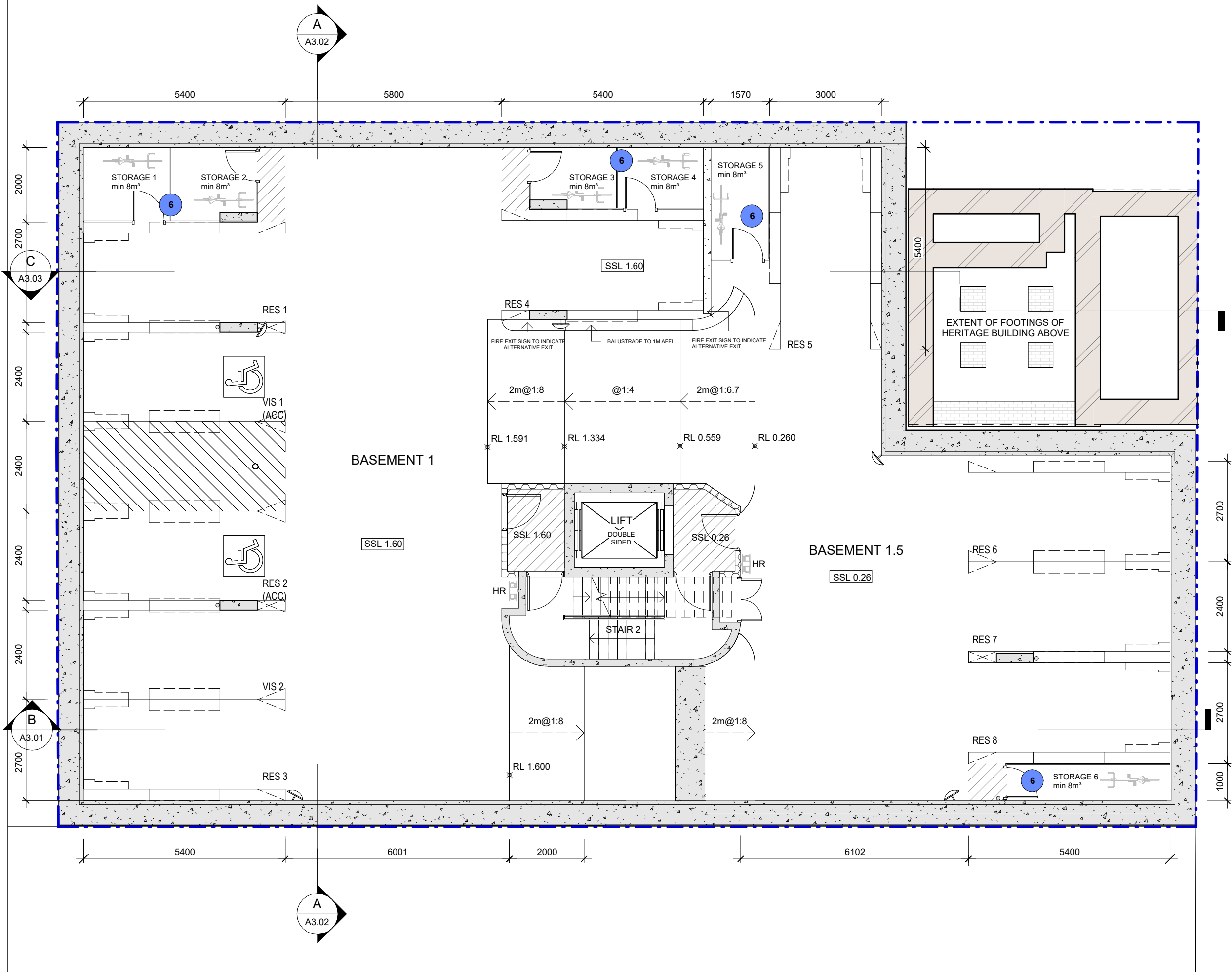
s4.55 (8)

NUMBER

A1.01 a

REVISION

A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET
NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

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ARCHITECTS

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

FIRST BASEMENT PLAN

PROJECT

VPM

SCALE

1 : 100 s4.55 (8)

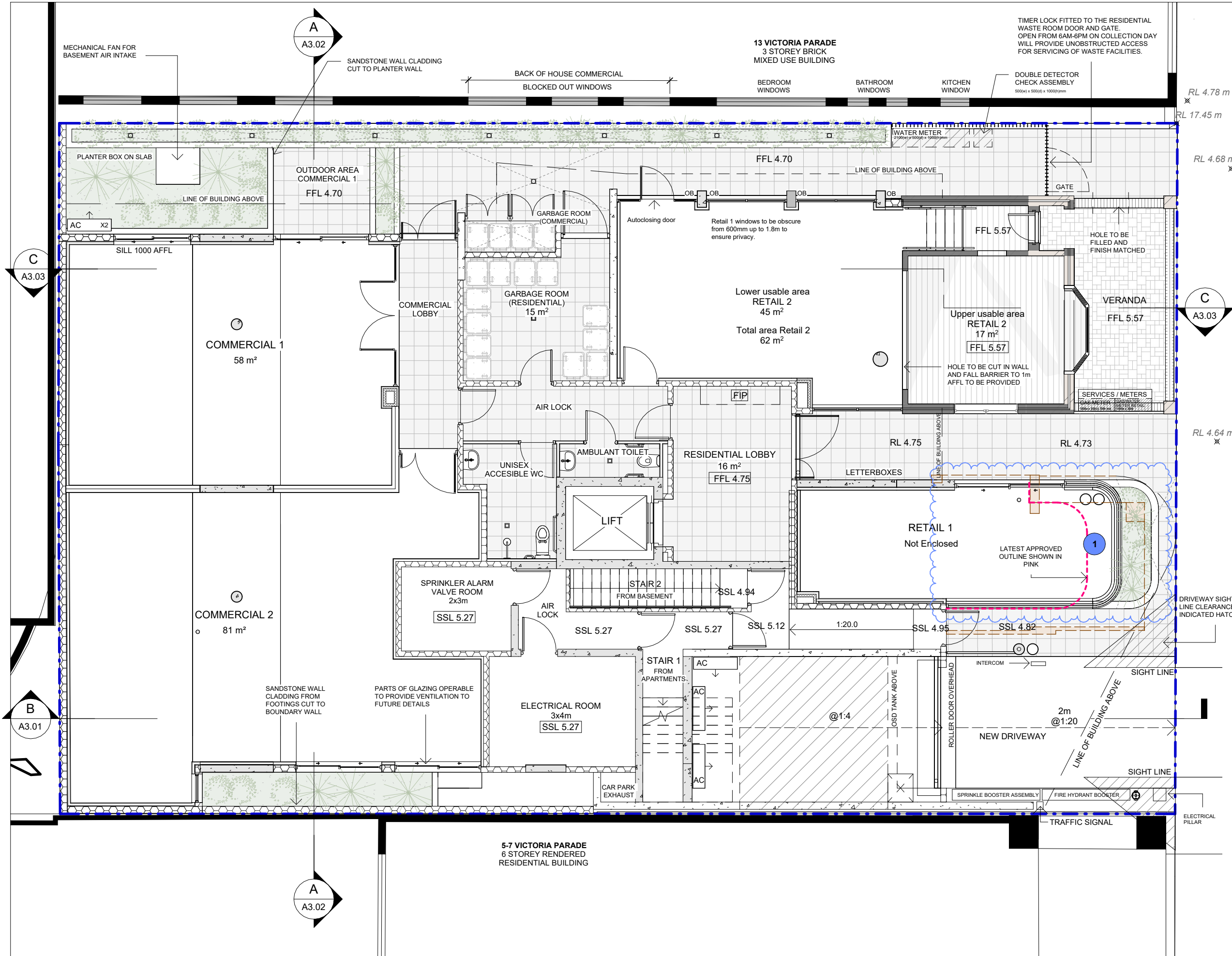
STATUS

NUMBER

A1.01 b

REVISION

A



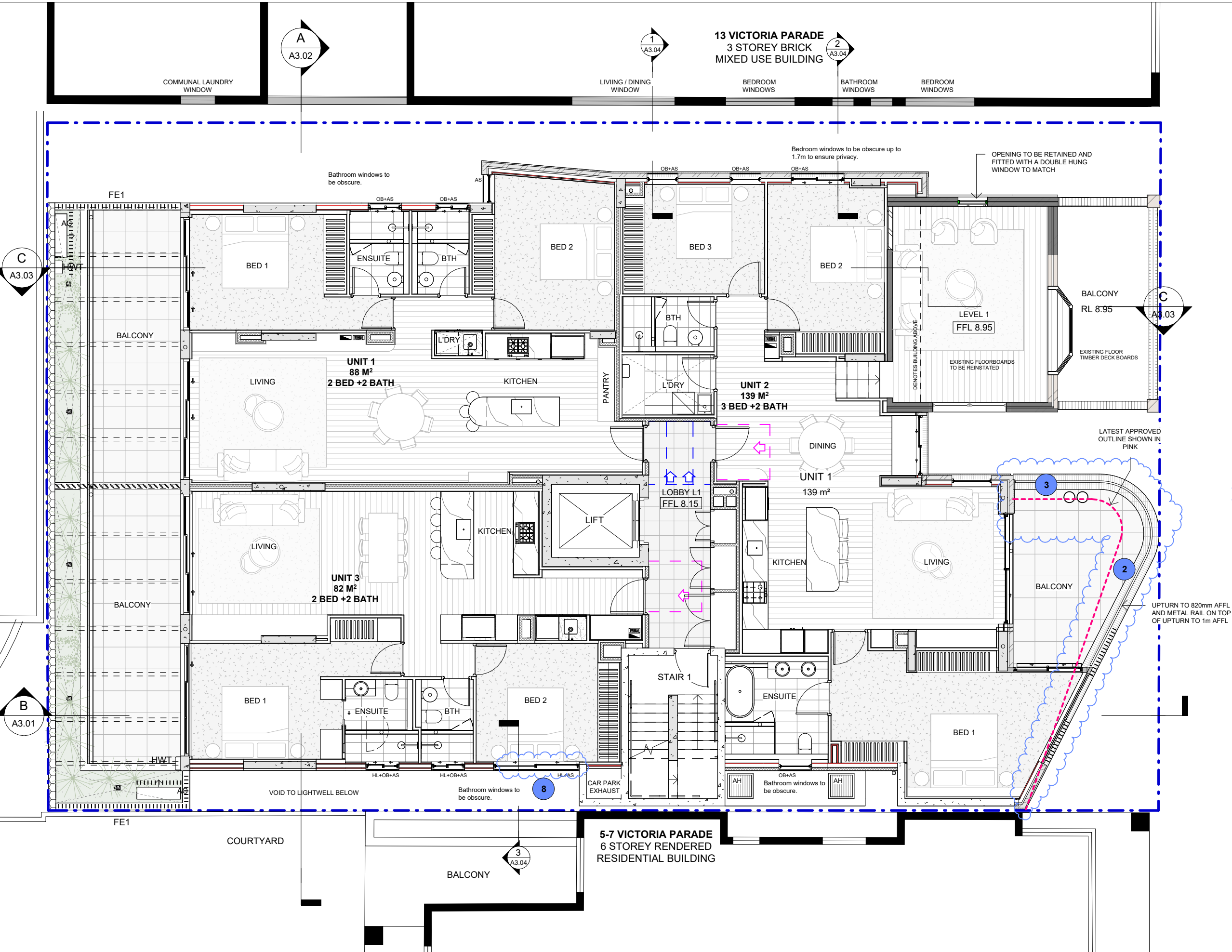
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- Window heads have been lowered to 2.58m to fit services

- FINISHES** *REFER TO EXTERNAL FINISHES
- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
 - MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
 - REN1 RENDER - LIGHT
 - CL1 CLADDING **5**
 - CL2 CLADDING
 - GB GLASS BALUSTRADE

- LEGEND**
- SD SLIDING PANEL
 - LVR GLAZED LOUVRE WINDOW
 - SW SWING DOOR
 - FX FIXED GLAZING
 - PS PRIVACY SCREEN
 - OB OBSCURE GLAZING
 - AW AWNING WINDOW
 - DH DOUBLE HUNG WINDOW
 - AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
- DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
- S4.55(8) MODIFICATIONS



PROPOSED S4.55(8) MODIFICATIONS LIST:

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2. The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
3. Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
4. Level 4 brick wall shifted to align with adjacent brick walls.
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- MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
- REN1 RENDER - LIGHT
- CL1 CLADDING 5
- CL2 CLADDING
- GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
- LVR GLAZED LOUVRE WINDOW
- SW SWING DOOR
- FX FIXED GLAZING
- PS PRIVACY SCREEN
- OB OBSCURE GLAZING
- AW AWNING WINDOW
- DH DOUBLE HUNG WINDOW
- AS FIRE ATTENUATION SCREEN

APPROVED DA OUTLINE IN S34 CONFERENCE

DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS

S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8) LODGMENT

NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

platform
ARCHITECTS

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

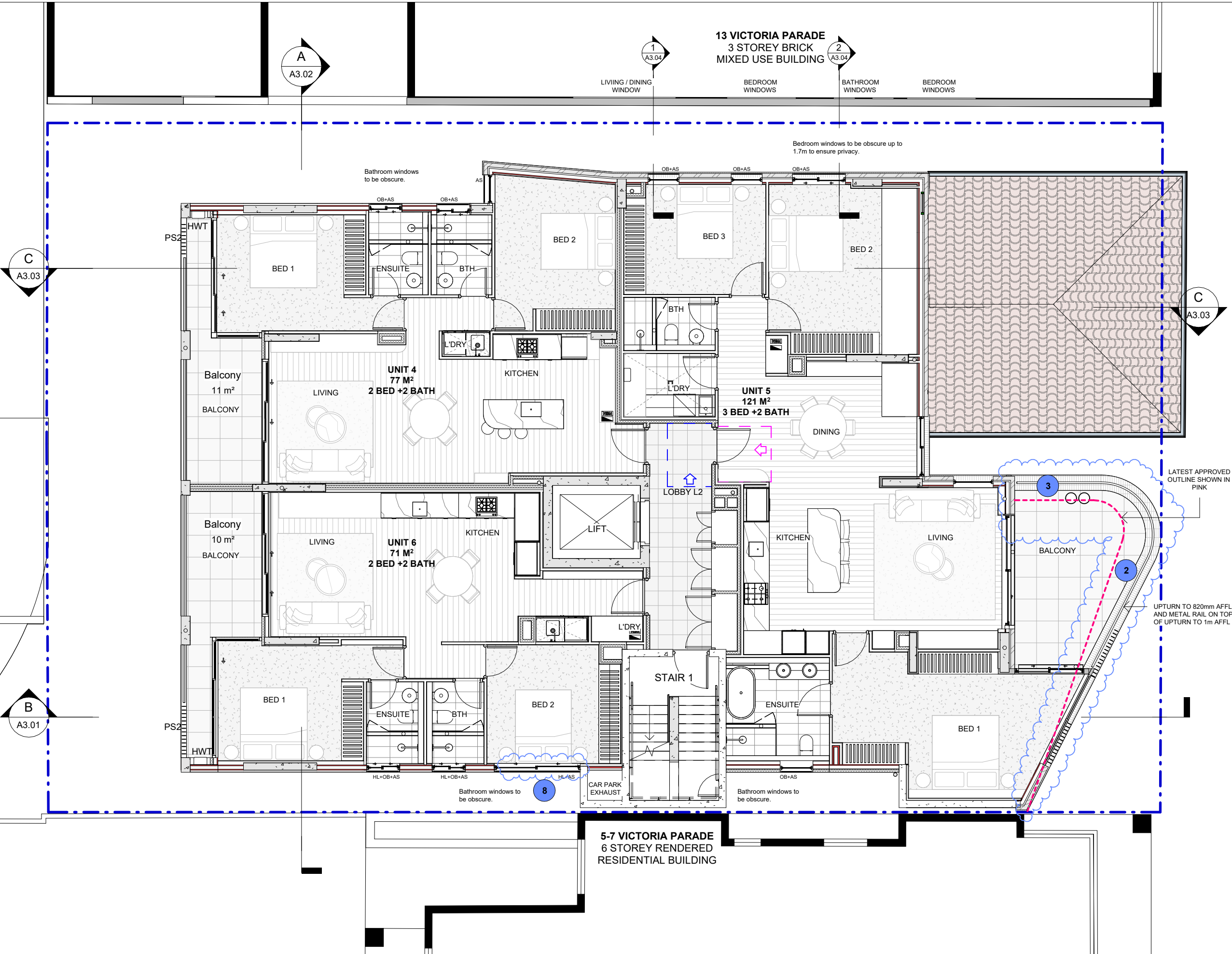
FIRST FLOOR PLAN

SCALE STATUS
1 : 100 s4.55 (8)

PROJECT

VPM

NUMBER REVISION
A1.03 A



PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
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FINISHES *REFER TO EXTERNAL FINISHES

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MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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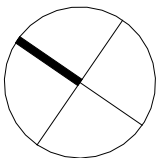
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

ISSUED FOR s4.55(8) LODGMENT
NOT FOR CONSTRUCTION

CLIENT
C.G. & I.B. KOUTSOS

platform ARCHITECTS
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM
9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE			PROJECT
SECOND FLOOR PLAN			VPM
SCALE	STATUS	NUMBER	REVISION
1 : 100	s4.55 (8)	A1.04	A

REVISION

A

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
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- Window heads have been lowered to 2.58m to fit services

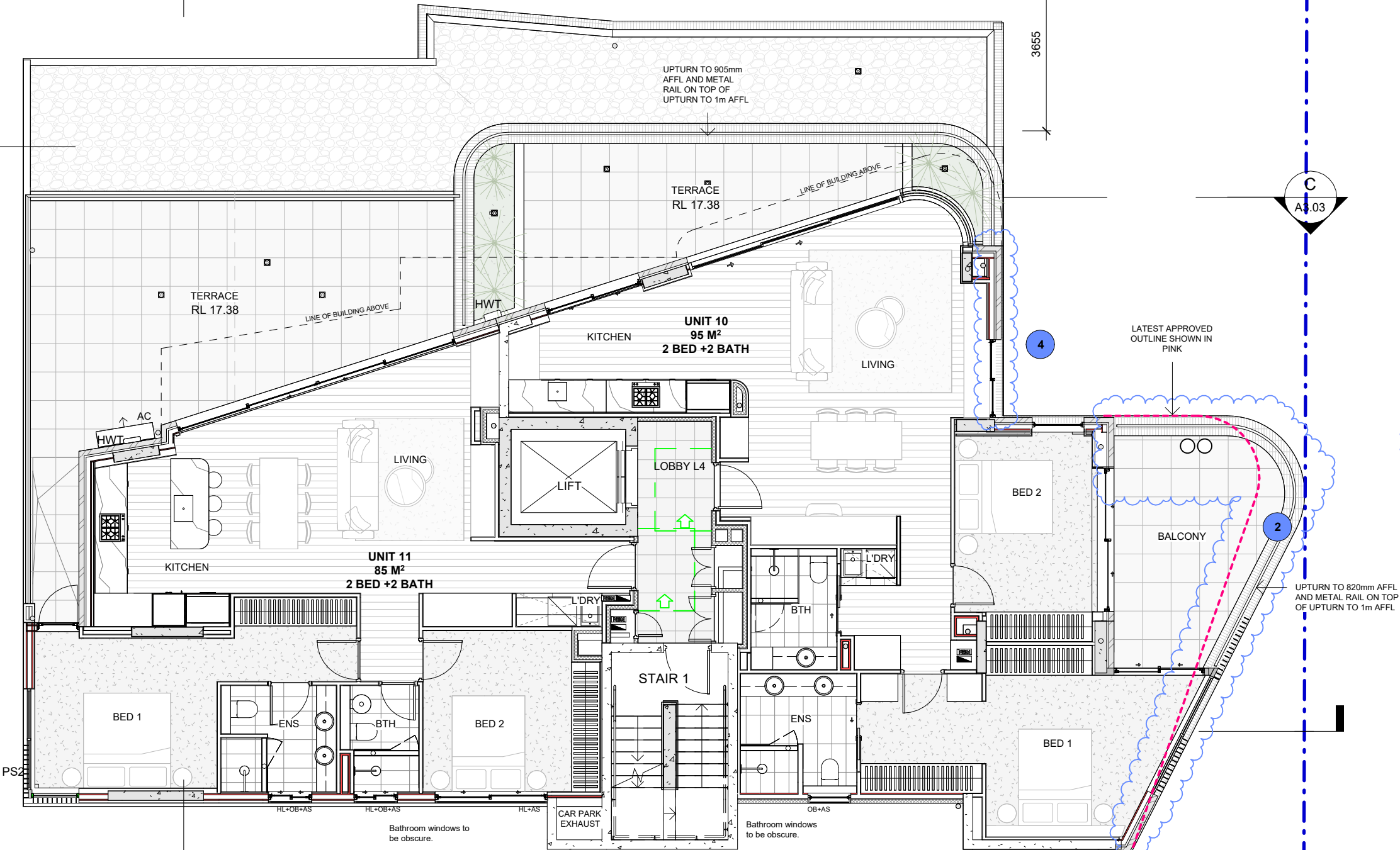
FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING 5
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS



5-7 VICTORIA PARADE
6 STOREY RENDERED
RESIDENTIAL BUILDING

IMPORTANT NOTES:
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- Larger scale drawings and written dimensions take precedence.
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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET

NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

platform
ARCHITECTS

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

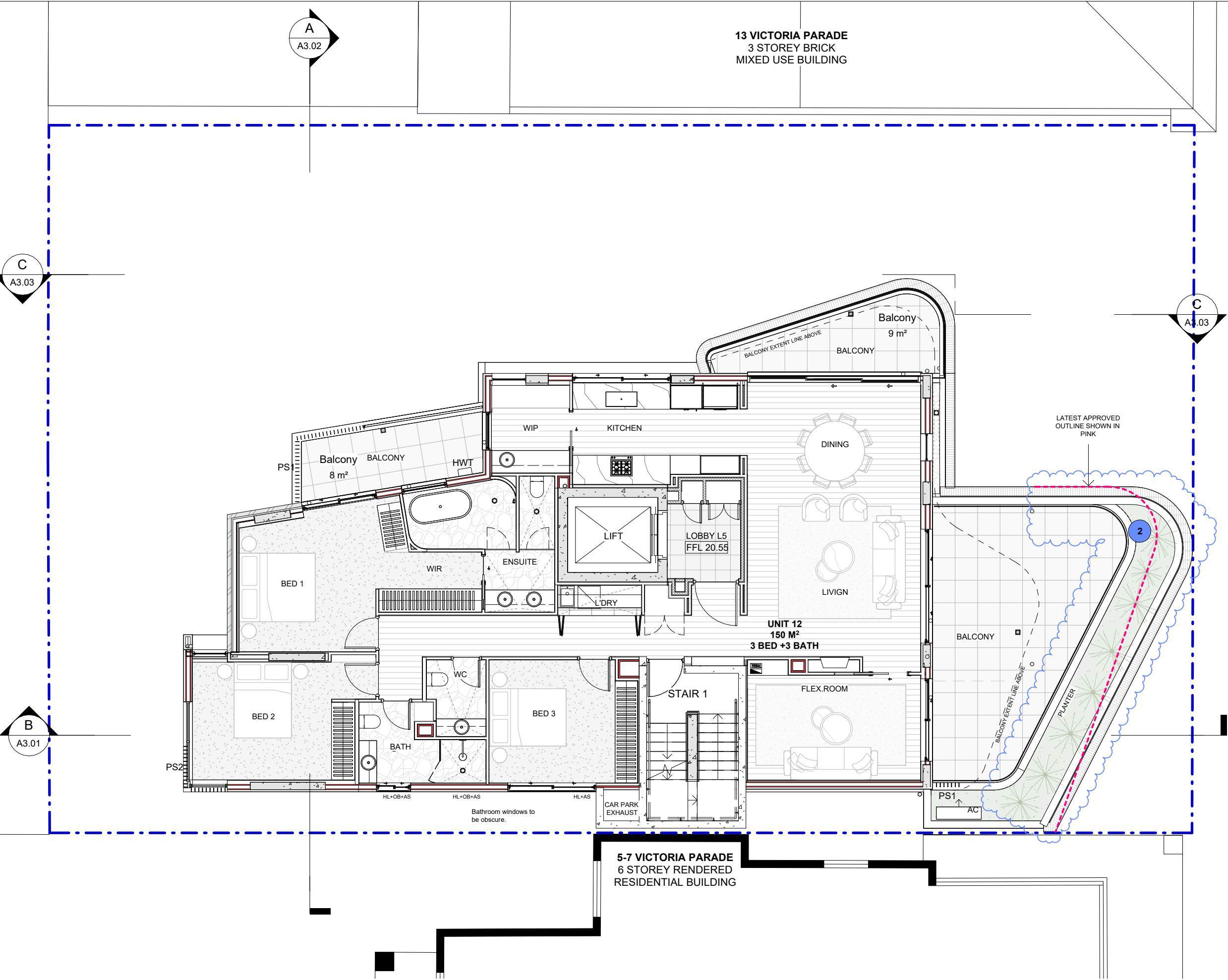
FOURTH FLOOR PLAN

PROJECT

VPM

SCALE STATUS
1 : 100 s4.55 (8)

NUMBER REVISION
A1.06 A



PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
- The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
- Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
- Level 4 brick wall shifted to align with adjacent brick walls.
- Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
- Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
- Private roof terrace introduced to improve amenity of unit 14. The glass stair enclosure is not readily visible from the street and has no real impact on privacy, bulk or overshadowing.
- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
- MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
- REN1 RENDER - LIGHT
- CL1 CLADDING 5
- CL2 CLADDING
- GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
- LVR GLAZED LOUVRE WINDOW
- SW SWING DOOR
- FX FIXED GLAZING
- PS PRIVACY SCREEN
- OB OBSCURE GLAZING
- AW AWNING WINDOW
- DH DOUBLE HUNG WINDOW
- AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
- DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
- S4.55(8) MODIFICATIONS

IMPORTANT NOTES:
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- All discrepancies to be brought to the attention of the Architect.
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- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8) LODGMENT

NOT FOR CONSTRUCTION

CLIENT

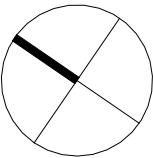
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Nominated Architect: Bridie Gough 8580
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VPM

9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE			PROJECT
FIFTH FLOOR PLAN			VPM
SCALE	STATUS	NUMBER	REVISION
1 : 100	s4.55 (8)	A1.07	A

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

PROPOSED S4.55(8) MODIFICATIONS LIST:

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- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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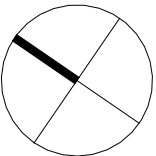
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

ISSUED FOR s4.55(8)
LODGMET
NOT FOR CONSTRUCTION

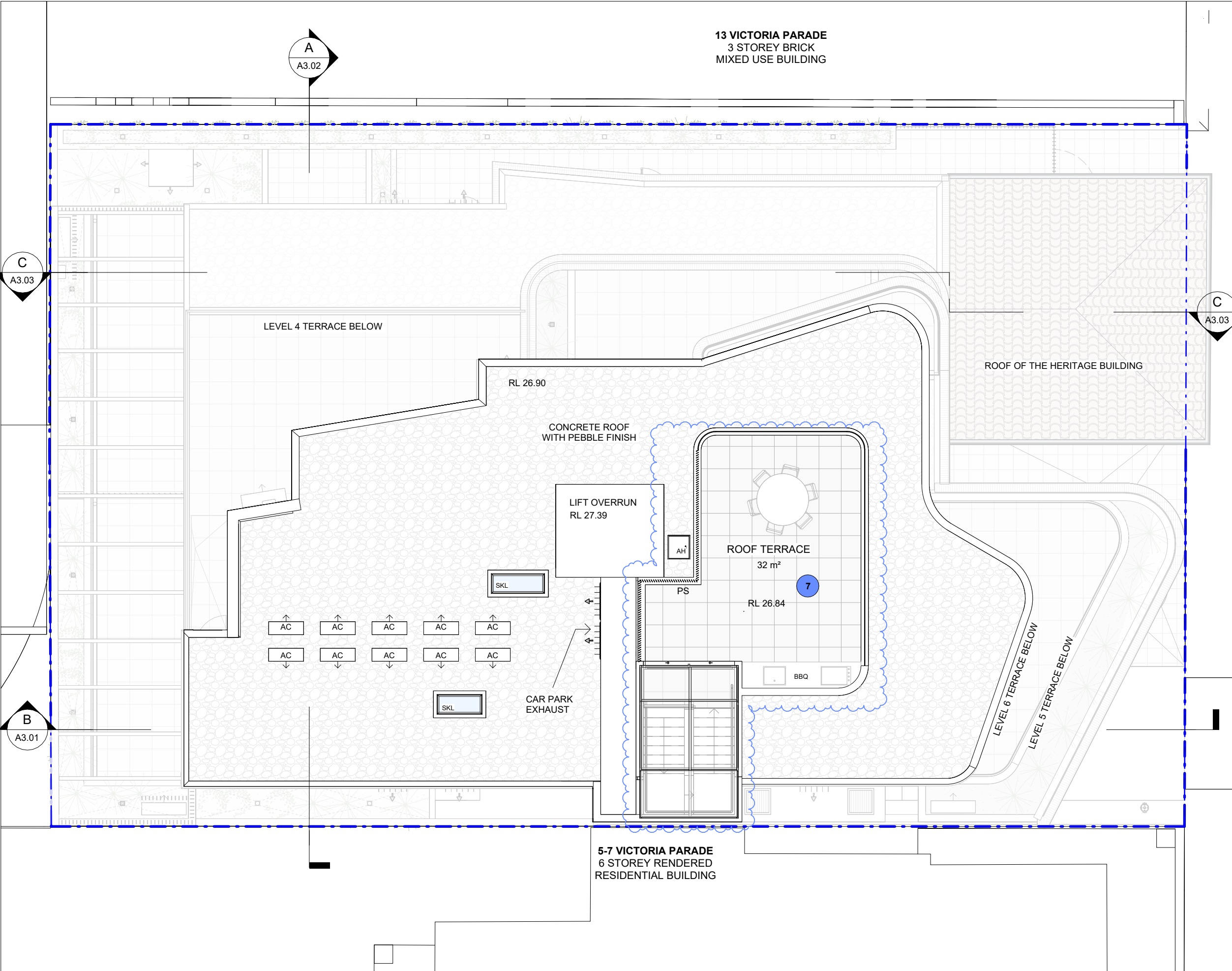
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VPM
9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE			PROJECT
SIXTH FLOOR PLAN			VPM
SCALE	STATUS	NUMBER	REVISION
1 : 100	s4.55 (8)	A1.08	A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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- Minor adjustment to the GFA due to the above- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
- MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
- REN1 RENDER - LIGHT
- CL1 CLADDING 5
- CL2 CLADDING
- GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
- LVR GLAZED LOUVRE WINDOW
- SW SWING DOOR
- FX FIXED GLAZING
- PS PRIVACY SCREEN
- OB OBSCURE GLAZING
- AW AWNING WINDOW
- DH DOUBLE HUNG WINDOW
- AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
- DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
- S4.55(8) MODIFICATIONS

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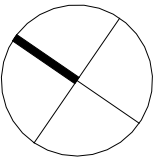
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES
ISSUED FOR s4.55(8)
LODGMNT
NOT FOR CONSTRUCTION

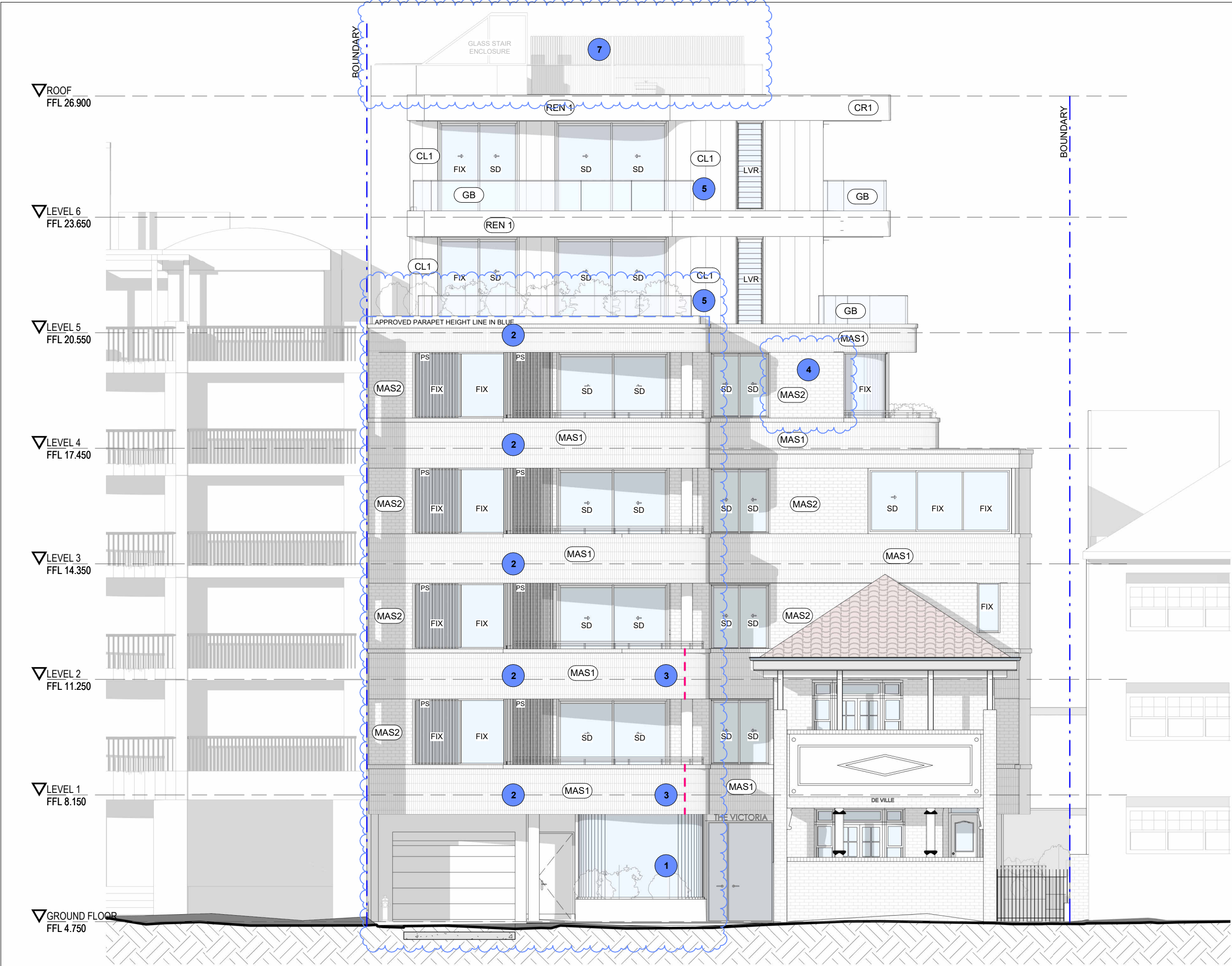
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VPM
9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE			PROJECT
ROOF PLAN TERRACE			VPM
SCALE	STATUS	NUMBER	REVISION
1 : 100	s4.55 (8)	A1.09	A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

APPROVED DA OUTLINE IN S34 CONFERENCE

DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS

S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES

ISSUED FOR s4.55(8) LODGMENT

NOT FOR CONSTRUCTION

CLIENT

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VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

SOUTHEAST ELEVATION

PROJECT

VPM

SCALE

1 : 100

STATUS

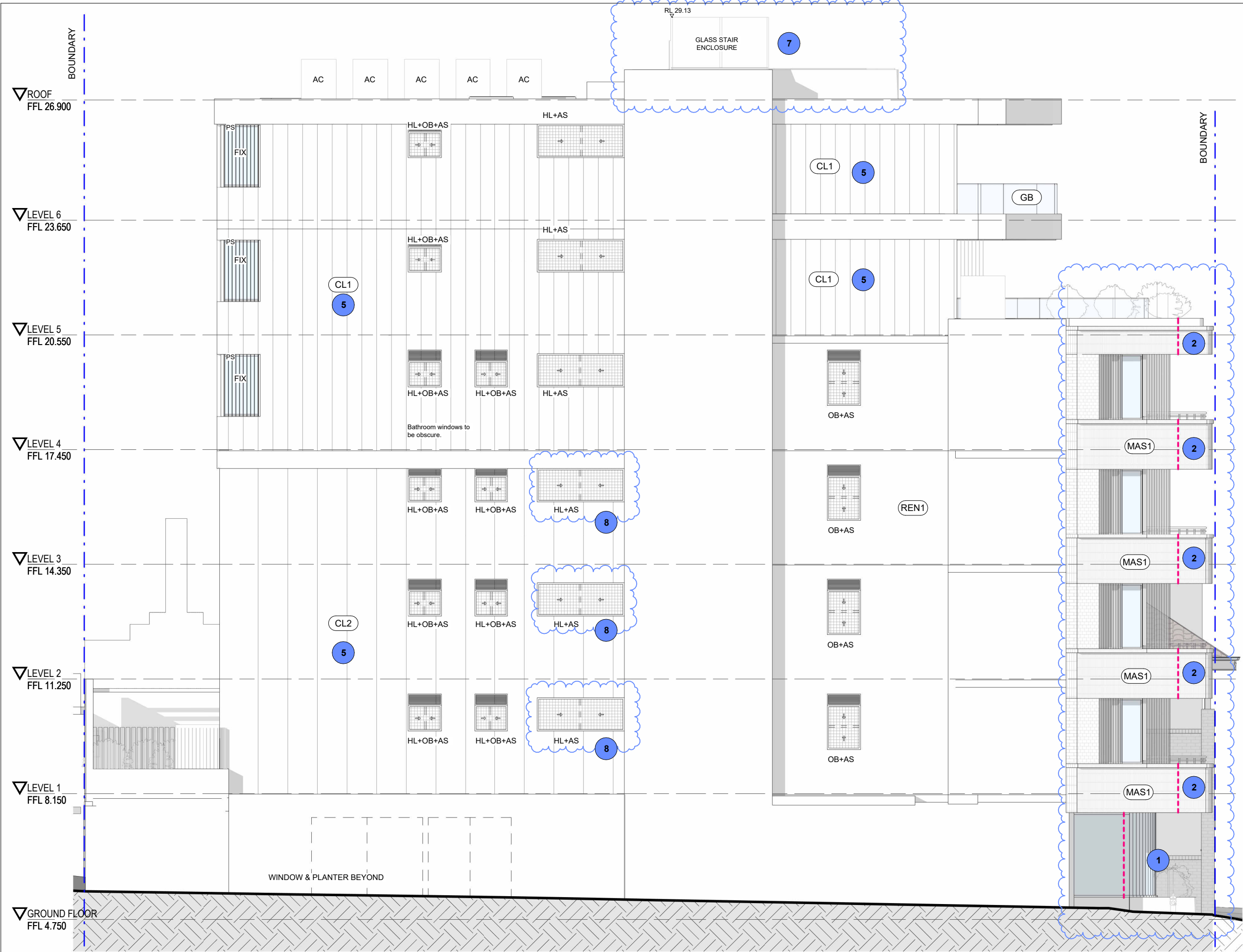
s4.55 (8)

NUMBER

A2.01

REVISION

A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET

NOT FOR CONSTRUCTION

CLIENT

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Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

SOUTHWEST ELEVATION

PROJECT

VPM

SCALE STATUS

1 : 100 s4.55 (8)

NUMBER

A2.02

REVISION

A

PROPOSED S4.55(8) MODIFICATIONS LIST:

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FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
- (MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
- (REN1) RENDER - LIGHT
- (CL1) CLADDING 5
- (CL2) CLADDING
- (GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
- LVR GLAZED LOUVRE WINDOW
- SW SWING DOOR
- FX FIXED GLAZING
- PS PRIVACY SCREEN
- OB OBSCURE GLAZING
- AW AWNING WINDOW
- DH DOUBLE HUNG WINDOW
- AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
- DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
- S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET

NOT FOR CONSTRUCTION

CLIENT

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VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

NORTHWEST ELEVATION

PROJECT

VPM

SCALE	STATUS	NUMBER	REVISION
1 : 100	S4.55 (8)	A2.03	A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
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S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET
NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

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info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

NORTHEAST ELEVATION

PROJECT

VPM

SCALE STATUS

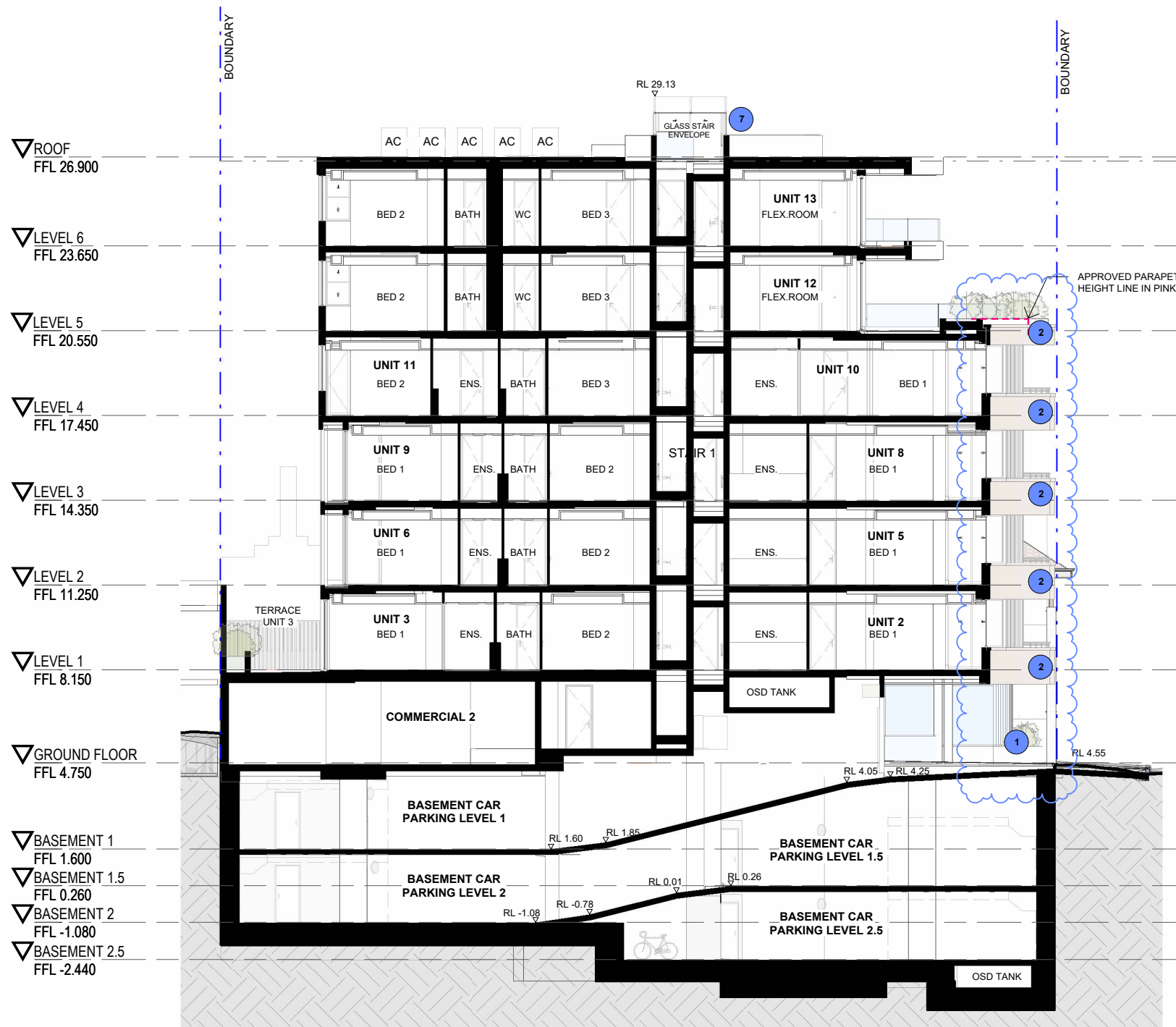
1 : 100 s4.55 (8)

NUMBER

A2.04

REVISION

A



PROPOSED S4.55(8) MODIFICATIONS LIST:

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FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET

NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

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VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE

SECTION B

PROJECT

VPM

SCALE

1:200 S4.55 (8)

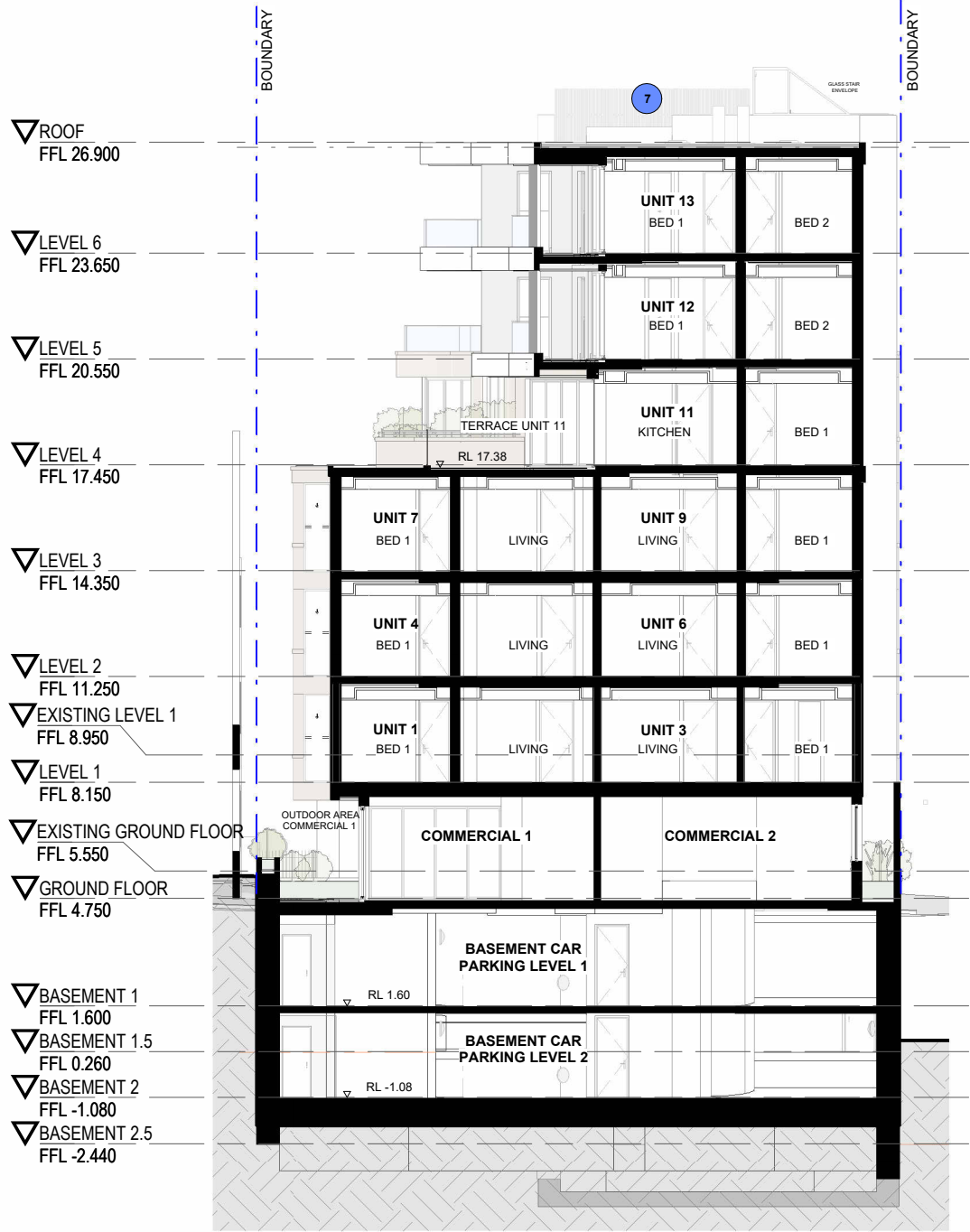
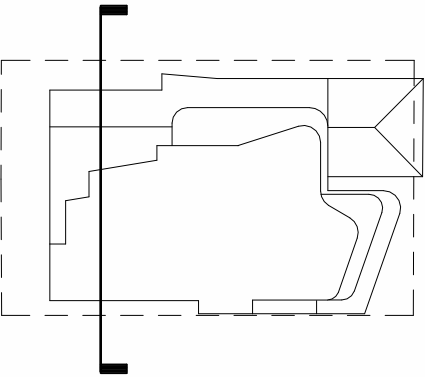
STATUS

NUMBER

A3.01

REVISION

A



PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
- The front facade's angle has been adjusted to enlarge the front balconies and comply with ADG regulations of balcony size.
- Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
- Level 4 brick wall shifted to align with adjacent brick walls.
- Cladding colour proposed to be off-white to visually lighten the bulk of the upper floors.
- Allocation of 1 bicycle space per unit in large storage cages in lieu of separate bicycle parking to satisfy the intention of condition 43D.
- Private roof terrace introduced to improve amenity of unit 14. The glass stair enclosure is not readily visible from the street and has no real impact on privacy, bulk or overshadowing.
- Increase in width of high-light windows to improve ventilation and natural lighting in the bedrooms with no privacy impacts.
- Minor adjustment to the GFA due to the above-- still less than LEC approved FSR 3:1.
- Window heads have been lowered to 2.58m to fit services

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1 MASONRY - VERTICAL STACK BOND FACE BRICK WORK
- MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
- REN1 RENDER - LIGHT
- CL1 CLADDING 5
- CL2 CLADDING
- GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
- LVR GLAZED LOUVRE WINDOW
- SW SWING DOOR
- FX FIXED GLAZING
- PS PRIVACY SCREEN
- OB OBSCURE GLAZING
- AW AWNING WINDOW
- DH DOUBLE HUNG WINDOW
- AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
- DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
- S4.55(8) MODIFICATIONS

IMPORTANT NOTES:
Do not scale from drawings; use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD.FB

REVISION NOTES

ISSUED FOR s4.55(8)
LODGMET

NOT FOR CONSTRUCTION

CLIENT

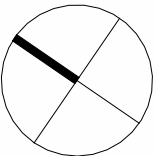
C.G. & I.B. KOUTSOS

platform
ARCHITECTS

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM

9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE

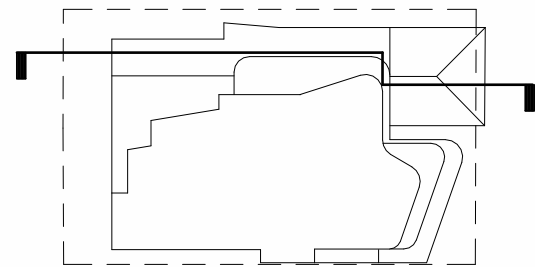
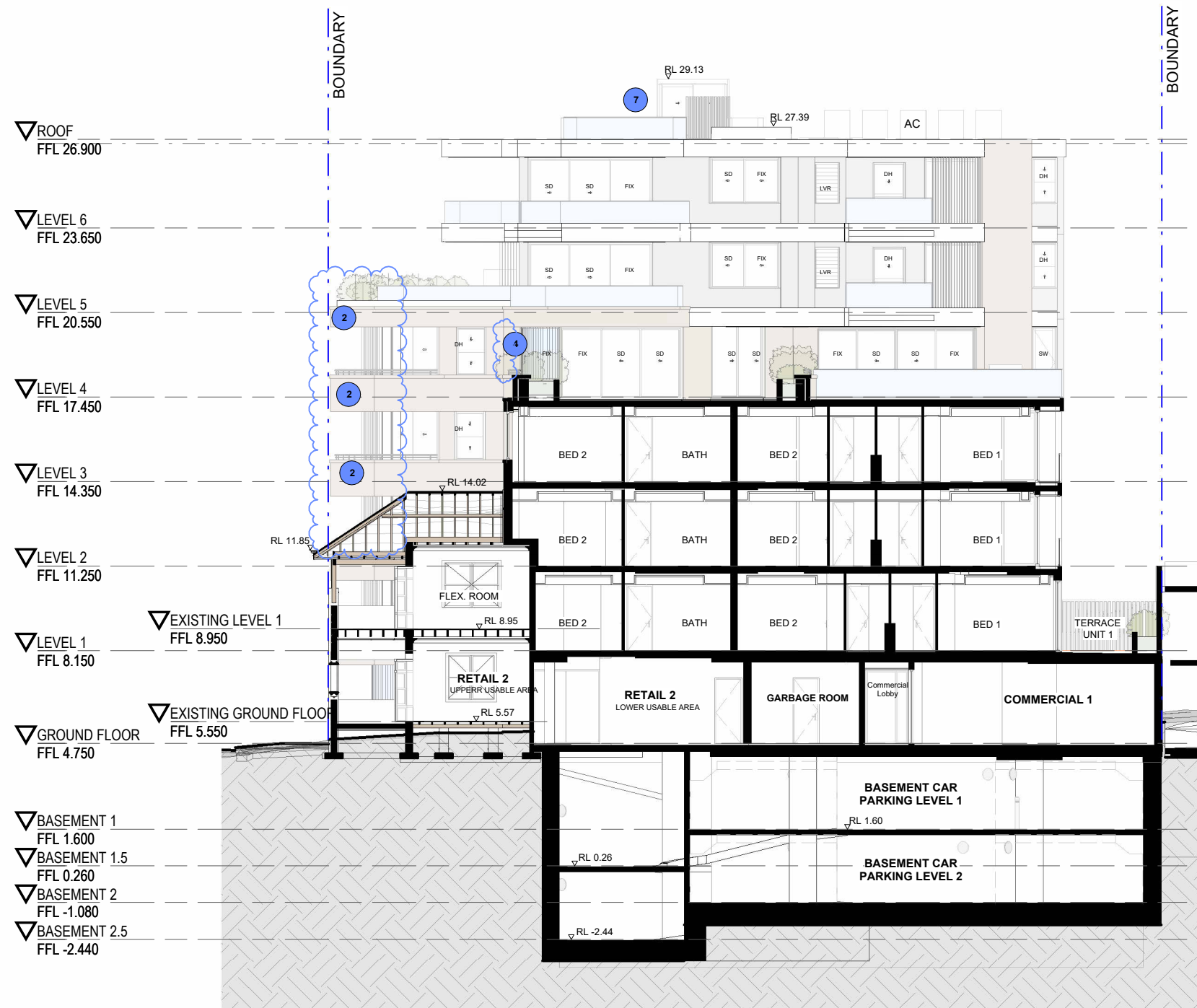
SECTION A

PROJECT

VPM

SCALE STATUS NUMBER REVISION

1:200 S4.55 (8) A3.02 A



PROPOSED S4.55(8) MODIFICATIONS LIST:

- Retail 1 on Ground floor has been pushed out to enhance the usable area and to suit new columns for balconies above.
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- Front balconies on level 1 and level 2 were extended to the north east to align with the approved balconies above to avoid looking 'top-heavy' and unbalanced.
- Level 4 brick wall shifted to align with adjacent brick walls.
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MAS2 MASONRY - STRECHER BOND FACE BRICK WORK
REN1 RENDER - LIGHT
CL1 CLADDING 5
CL2 CLADDING
GB GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- APPROVED DA OUTLINE IN S34 CONFERENCE
DENOTES EXTENT OF BUILDING AS PER MOD2022/0660 PAN-284552 APPROVED DRAWINGS
S4.55(8) MODIFICATIONS

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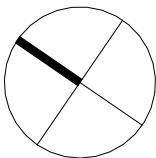
REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES
ISSUED FOR s4.55(8) LODGMET
NOT FOR CONSTRUCTION

CLIENT
C.G. & I.B. KOUTSOS

platform ARCHITECTS
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect: Bridie Gough 8580
info@platformarchitects.com.au

VPM
9-11 VICTORIA PARADE, MANLY, NSW



DRAWING TITLE			PROJECT
SECTION C			VPM
SCALE	STATUS	NUMBER	REVISION
1:200	S4.55 (8)	A3.03	A



(PC) (MAS2) (REN) (MAS1) (CL1)

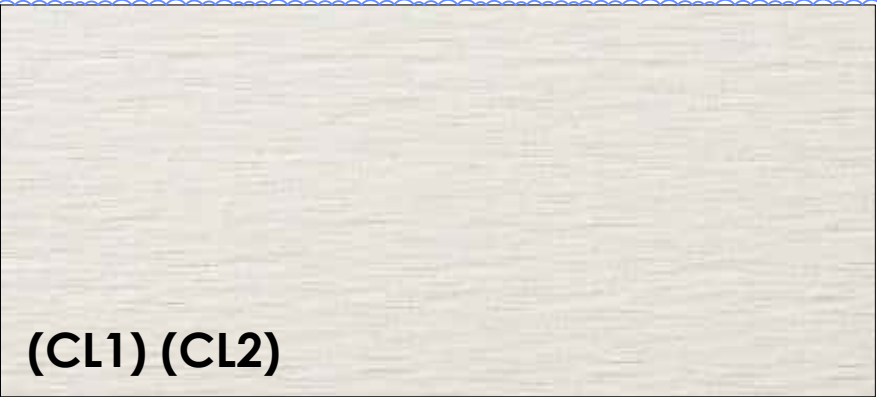


(MAS1)



(MAS2)

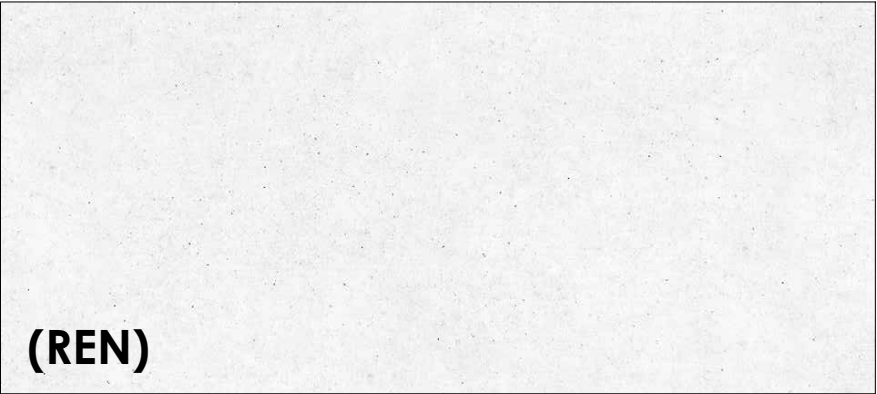
MASONRY FINISH, SAND COLOUR TO FUTURE SPECS, SMOOTH FACE;
IE BOWRAL SIMMENTAL SILVER (IMAGES ABOVE) OR SIMILAR
MAS1 - STRETCHER BOND
MAS2 - STACK BOND VERTICALLY



(CL1) (CL2)

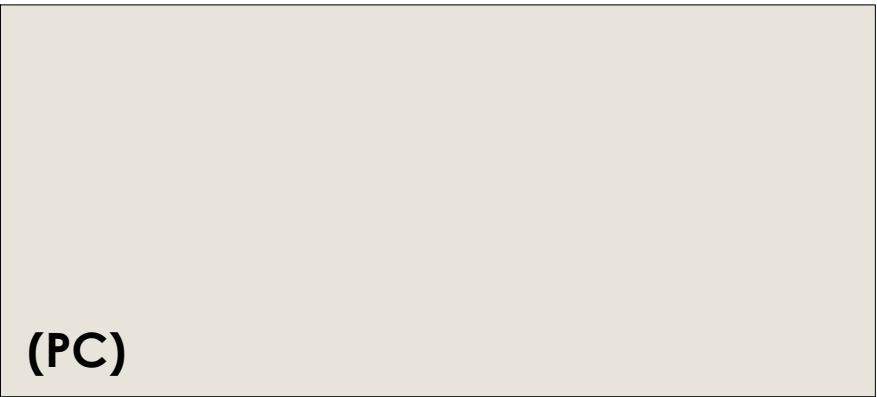
OFF WHITE FIBRE CEMENT CLADDING TO UPPER LEVELS TO FUTURE SPECS AND
DETAILS.
ABOVE IMAGE FOR LOOK AND FEEL, SWISSPEARL FACADES OR SIMILAR

5



(REN)

PAINTED RENDER OF FC SHEETS; OFF WHITE COLOUR; EXTERNAL WALLS AND
AWNING SOFFITS



(PC)

ANODISED OR OFF WHITE POWDERCOATED METAL ELEMENTS INCLUDING
BALUSTRADE RAILS, PRIVACY SCREENS, BRICK PARAPET LINING AND
FLASHING;
DULUX TALC SATIN OR SIMILAR TO MATCH RENDER

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD/FB

REVISION NOTES
ISSUED FOR S4.55 (8) LODGMENT

NOT FOR CONSTRUCTION

CLIENT
C.G. & I.B. KOUTSOS

platform
ARCHITECTS

Level 1, 57 The Corso Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Bldg Gough Reg No. 8280

PROPOSED SHOP-TOP HOUSING
WITH BASEMENT CAR PARKING

9-11 VICTORIA PARADE
MANLY, NSW

DRAWING TITLE
External Finishes

SCALE STATUS NUMBER REVISION
S4.55 (8) A

PROJECT
VPM