

# **The Manse**

**Ward 4 Property 8**



**Ward 4 Property 8 – The Manse**

PROPERTY NAME	The Manse
ADDRESS	23 The Avenue, Mount Druitt. Lot X DP 412362. Community Lands funded under Section 94.
DESCRIPTION	A single storey brick house in rectangular plan with hipped roof and separately roofed verandah on two sides. The centrally placed small gable roof ventilator and replacement of the verandah floor are more recent modifications.
HISTORICAL CONTEXT	Built as a private residence c1880s, it was bequeathed to the Presbyterian church by Robert Kennedy in 1896 for the purpose of a manse. This use continued well into the twentieth century.
LISTINGS	Blacktown City Council LEP, State Heritage Register
STRENGTHS	<ul style="list-style-type: none"> <li>• Single level/accessible for people with a disability</li> <li>• Close to Old Mt Druitt/ railway</li> <li>• Substantial undeveloped land attached</li> <li>• Reasonably sized spaces</li> <li>• Ante room/double front entrance</li> <li>• Attic space</li> <li>• Conservation Management Plan (CMP) in progress</li> <li>• Close to Old Mt Druitt Hall</li> <li>• Close to community centre</li> </ul>
WEAKNESSES	<ul style="list-style-type: none"> <li>• Needs extensive renovation work</li> <li>• Use limited to community (acquired out of Section 94 funds)</li> <li>• Configuration needs to stay as it currently is</li> <li>• Fencing an issue</li> <li>• No current use</li> <li>• Development Control Plan not sympathetic and developed before Manse properly considered through CMP</li> <li>• Out of the way</li> </ul>

	<ul style="list-style-type: none"> <li>• Street parking only</li> </ul>
OPPORTUNITIES	<ul style="list-style-type: none"> <li>• Could contribute to development of Old Mt Druitt precinct</li> <li>• New building potential</li> <li>• Possible home for organisations such as Mt Druitt Ethnic Communities Association (MECA)</li> <li>• Outpost for activities, seminars, education, small conferences</li> <li>• Small art groups/activities/possible exhibition space</li> <li>• Community offices</li> <li>• Room to develop onsite parking</li> </ul>
THREATS	<ul style="list-style-type: none"> <li>• Limited to community use</li> <li>• May be seen as low priority in local community (small visible community support)</li> <li>• Potential vandalism</li> </ul>
CONCLUSION	<p>The building has the potential for office type use. The site has the potential for new building development and without it use of the site is limited. Any development would need to integrate the heritage character of the site. The location lends itself to regular shopfront hours use rather than intermittent use by volunteer groups. There is a possibility of organising outdoor activities on the site although the configuration of the building does not cater to school groups. There is no pre-determined use of the site (except as use by the community) which makes it difficult to determine whether a new building is required and if so, how that building could be used.</p>
RECOMMENDATIONS	<ol style="list-style-type: none"> <li>1. Complete essential restoration works</li> <li>2. Consider the provision of a new building on site that would allow for more modern facilities/complex and for a greater variety of uses and users</li> <li>3. Investigate potential uses of existing building including offices, counselling rooms, arts/craft uses, music tuition centre, etc, possibly through formal Expression of Interest</li> <li>4. Conduct community consultation with potential stakeholders on potential uses of the site</li> <li>5. Undertake any use specific works to complete adaptive restoration</li> <li>6. Stipulate in any lease arrangements that the property be open to the public at least twice a year for both Heritage and History Week</li> </ol>

REFERENCES	<ul style="list-style-type: none"> <li>• SHI1140048</li> <li>• Jonathan Falk Planning Consultants P/L et.al. <i>Blacktown Heritage Study</i>, 1988.</li> <li>• G.Nicolaidis. <i>A History of the Manse and Mt Druitt</i>. n.d.</li> </ul>
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Minimum Budget Estimates							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
The Manse	4	Community Space	Complete essential restoration works	2	fragile, in danger	2006-2007	650 000
The Manse	4	Community Space	Complete remaining restoration works	4	no final use determined yet. Other processes first	2007-2008	200 000

Non Budgetary and Optional Budgetary Items							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
The Manse	4	Community Space	Consider extension for additional space if required	4	dependent on future use	2007+	250 000
The Manse	4	Community Space	Community consultation with stakeholders/potential stakeholders re use	4	Ensure best use	2006-2007	5000
The Manse	4	Community Space	Consider potential uses...perhaps call for EOI	4		2007-2008	0

<b>Recommended Use – Community Offices/Facility</b>	
<b>Minimum required budget</b>	<b>\$650 000</b>
<b>Recommended minimum non budgetary and optional budgetary items</b>	<b>\$255 000</b>
<b>Total AVAILABLE funding</b>	<b><u>\$91 000</u></b>
<b>Balance of funding required</b>	<b>\$814 000</b>