

STATEMENT OF HERITAGE IMPACT

**Proposed development at
26-32 Whistler Street,
MANLY**



Job No. 8377
June 2019

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: View to the primary façade of the subject site at 26-32 Whistler Street, Manly.
(Source: Heritage 21, 25 January 2019).

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

| Issue | Description | Date | Written by | Reviewed by | Issued by |
|-------|---------------------------------------|----------|------------|-------------|-----------|
| 1 | Draft report (D1) issued for comment. | 31.01.19 | LS | - | LS |
| 2 | Draft report (D2) issued for comment. | 07.02.19 | LS | - | LS |
| 3 | Report Issued (RI). | 29.05.19 | LS | PR | LS |
| 4 | Report issued (RI2). | 30.05.19 | LS | - | LS |
| 5 | Report issued (RI3). | 11.06.19 | LS | - | LS |
| 6 | Report issued (RI4). | 18.06.19 | LS | - | LS |

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SoHI' or 'report') has been prepared on behalf of DAP Woodland Pty Ltd who have been engaged by the owner of the site to submit a development application for a new development at the site.

1.2 Site Identification

The subject site is located at 26-32 Whistler Street, Manly, and comprises SP15752. The site is situated on the eastern side of Whistler Street, as depicted in Figure 1 below, and falls within the boundaries of the Northern Beaches local government area ('LGA').



Figure 1. Aerial view of locality with approximate boundaries of the subject site outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)

1.3 Heritage Context

1.3.1 Heritage Status

The site is **not** listed as an item of environmental heritage in Schedule 5 of the Manly Local Environmental Plan 2013 ('MLEP').

1.3.2 Heritage Conservation Areas

In addition, the site is **not** located within the boundaries of any Heritage Conservation Areas listed in the MLEP 2013.

1.3.3 Heritage Items in the Vicinity

The site is also situated within the general vicinity of other items of environmental heritage identified in the MLEP 2013 (refer to Figure 2 below). These heritage items follow below:

| Item Name | Address | Significance | Item No |
|---|---|--------------|---------|
| Electricity substation No 15009 | 34A-36 Whistler Street | State | I255 |
| St Mary's Church, presbytery and school | Whistler Street (corner Raglan Street) | Local | I254 |
| Baby health care centre building | 1 Pittwater Road | Local | I196 |
| Congregational Church | Sydney Road (corner of Whistler Street) | Local | I231 |
| Group of 5 commercial buildings | 39-47 Sydney Road | Local | I234 |
| Commercial and residential building | 12 Belgrave Street | Local | I84 |
| Gilbert Park | Gilbert Park (bounded by Gilbert Street, Sydney Road, Belgrave Street and West Promenade) | Local | I157 |
| Pittwater Road Conservation Area | - | Local | C1 |
| Town Centre Conservation Area | - | Local | C2 |

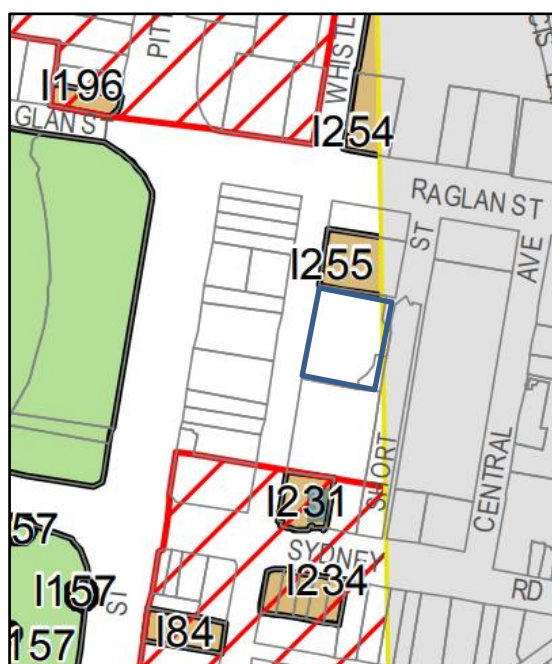


Figure 2. Heritage map HER_003 showing the location of subject site outlined in blue. Heritage items in the vicinity are shaded brown and the HCA's are crosshatched red. (Source: MLEP 2013).

Among the above heritage items in the vicinity listed above, the subject site is adjacent to I255 and is within the visual catchment of C1 and I254.

The proposed development of the site is not located within the visual catchment of heritage items I196, I231, I234, I84, I157, C2 and neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to I255 and I254.

1.4 Purpose

The subject site is located in the vicinity of a heritage item as well as the Pittwater Road HCA, which is listed under Schedule 5 of the MLEP 2013. Sections 5.10(4) and 5.10(5) of the MLEP 2013 require Northern Beaches Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage item and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Lauren Schutz, Heritage Consultant of Heritage 21. Its findings have been reviewed and endorsed by Paul Rappoport, Director of Heritage 21.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.

- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL DEVELOPMENT

2.1 Local History

Governor Arthur Phillip visited the Manly area in January 1788 and was so impressed with the "confidence and manly behaviour"¹ of the local indigenous men that he called the place *Manly Cove*.

Apart from a handful of fisherman and farmers, Europeans were scarce in the Manly district in the early years of the Colony. Great changes began to occur at Manly Cove in the 1850s when Henry Gilbert Smith, a landowner and businessman, recognised its potential as a tourist resort². Sometimes called 'the father of Manly', Smith purchased more land in 1855 and set about developing some of it for sale. In January that year, Smith compiled the *Ellensville* plan and offered this 100-acre estate for sale, however the sale was unsuccessful. This was a recurrent problem in Manly until the beginning of the 20th century and even beyond, possibly due to its isolation from Sydney with the result that there was a constant, rapid turnover of households and businesses and frequent commercial failures in the area.

Much of the latter 19th century growth in Manly was due to the steady stream of tourists. By 1877 Manly had become the favourite daytrip for Sydneysiders, starting and ending with the ferry ride. There was plenty of entertainment, several hotels and refreshment rooms. However, there was a struggle for prosperity during its first 30 years. After World War I, Manly offered a casual lifestyle for singles, young couples and retirees, resulting in a huge wave of flat and bungalow development. Around 400 flats were built in Manly in that decade, many of which remain.

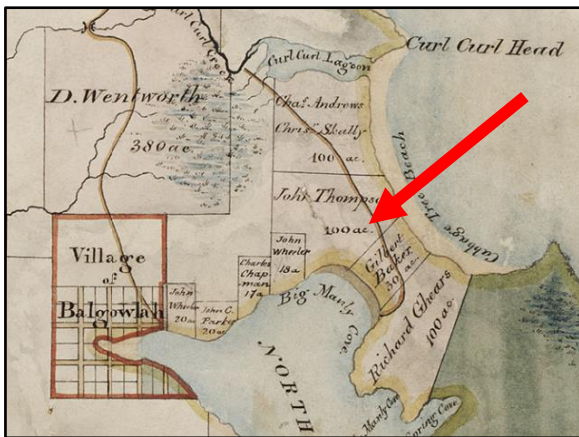


Figure 3. Parish map of Manly Cove, 1842. The approx. area of the subject site is highlighted by the red arrow (Source: P. Curby, *Seven Miles from Sydney: A history of Manly*, Manly Council, Manly, rev. ed. 2002, p.50).

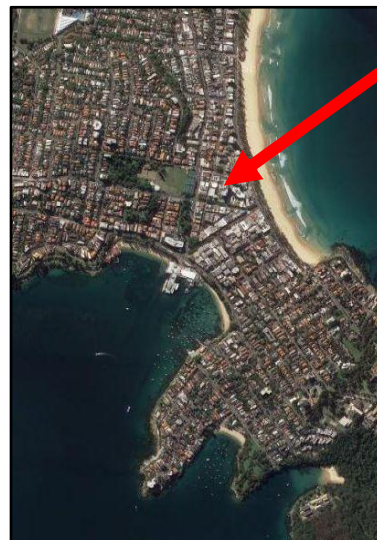


Figure 4. Aerial view of locality with approximate location of the subject site highlighted by the red arrow. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

¹ Ashton, P. 'Manly'. *Dictionary of Sydney*

² Champion, Manly, Warringah and Pittwater, 1850-1880, p.120.

2.2 History of the Site

It is unknown as to the exact date in which the allotment of the subject site was subdivided, nor when the original buildings were constructed on the site. However, an image from 1950 indicates the form of the buildings that were previously located on the subject site.



Figure 3. View to the adjacent heritage item and subject site, located on Whistler Street, Manly. Photograph taken 29 June 1950. The red arrow indicates the buildings located at 26-32 Whistler Street, Manly. (Source: Manly Local Studies Image Library, <http://photosau.com.au/manly/scripts/home.asp>)

The subject site previously contained two bricks buildings which underwent demolition in 1975. Numbers 26-28 contained the Village Dry Cleaners, and nos. 30-32 had been occupied by Peters Creameries Pty Ltd.

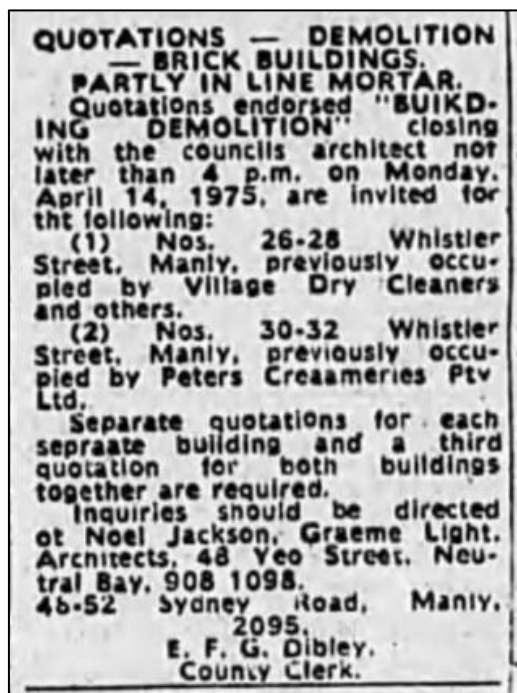


Figure 4. Newspaper article requesting quotations for the demolition of the existing buildings at 26-32 Whistler Street, Manly in 1975. (Source: Newspaper.com, <https://www.newspapers.com/>)

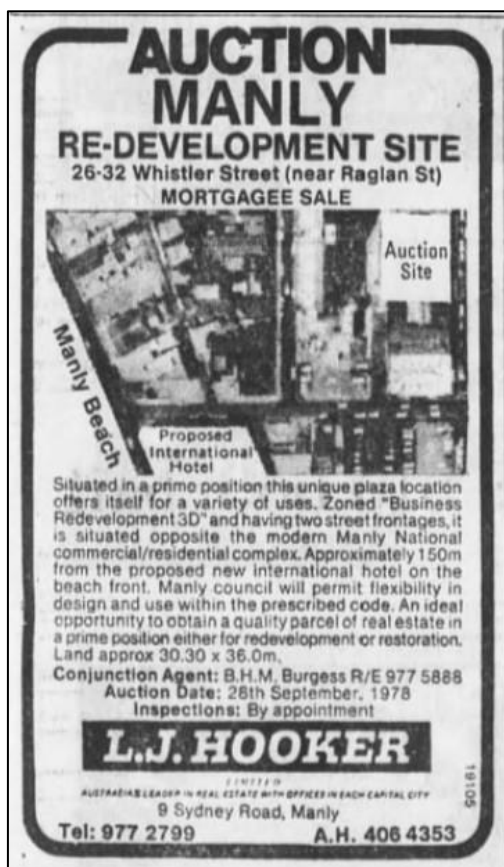


Figure 5. The Auction Advertisement for the allotments located at 26-32 Whistler Street, Manly. Placed in the Sydney Morning Herald in September 1978. (Source: Newspaper.com, <https://www.newspapers.com/>)

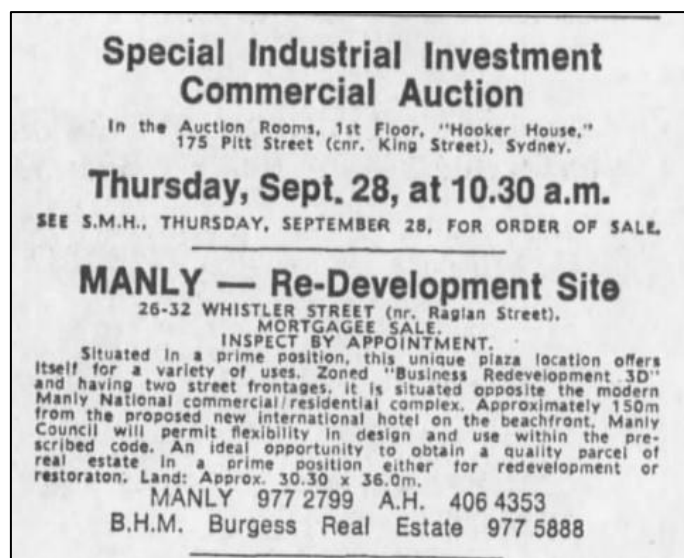


Figure 6. The proposed advertisement of the allotments at 26-32 Whistler Street, Manly on 28 September 1978. (Source: Newspaper.com, <https://www.newspapers.com/>)



Figure 7. Inspection times for the apartment buildings, advertisement located in the Sydney Morning Herald on 14 July 1990. (Source: Newspaper.com, <https://www.newspapers.com/>)

3.0 PHYSICAL EVIDENCE

3.1 Locality

The suburb of Manly, located approximately 17 kilometres north-east of the Sydney CBD, is considered part of the Northern Beaches region. It is a beach-side suburb with a population as of the last census of around 15,866.

3.2 Streetscape

The subject site is located on Whistler Street, which stretches from The Corso to Pine Street. The predominately flat street is characterised by residential and commercial structures and runs parallel to Manly Beach.

3.3 Views

The principal views – from the public domain – towards the site are at street level from Whistler Street and Short Street to the rear. There is also a public pathway which connects Whistler Street to Short Street.

3.4 The Existing Site

The subject site contains a 4-storey brick apartment building, with the ground level operating as a carpark, with vehicular access from Whistler Street. Pedestrian access to the apartment lobby is via Short Street.

3.5 Photographic Evidence

The following photographs were taken by Heritage 21 at the site inspection undertaken on 25 January 2019, unless stated otherwise.



Figure 8. View to the existing garage entrance located at the apartment building of 26-32 Whistler Street, Manly.



Figure 9. View to the existing apartment building at 26-32 Whistler Street, Manly.



Figure 10. Close-up view of the apartment building at 26-32 Whistler Street, Manly.



Figure 11. View from the laneway which connects Whistler Street to Short Street, Manly.



Figure 12. View to the entrance of the apartment building from Short Street.

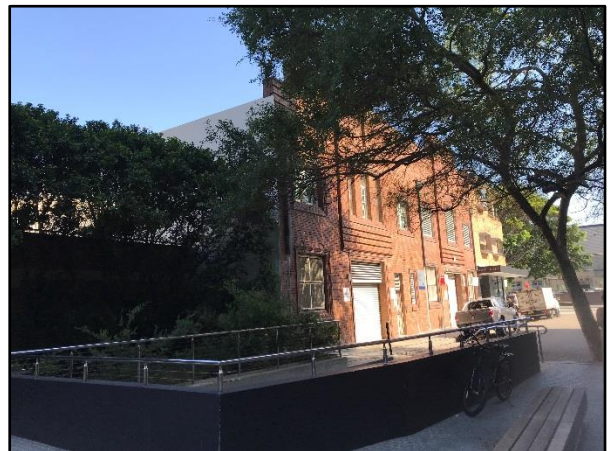


Figure 13. View to the adjacent heritage item (I255) from Short Street, facing north.

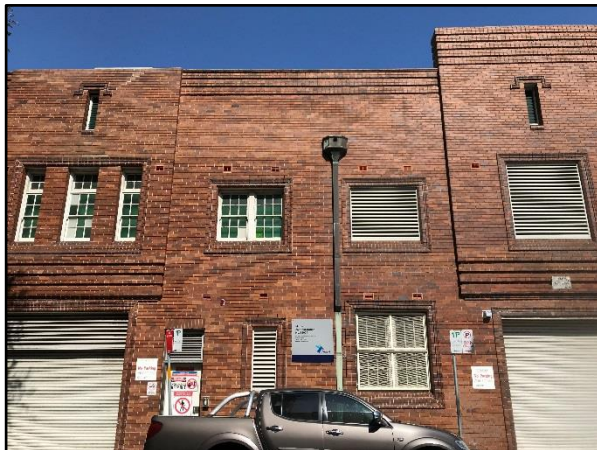


Figure 14. View to the rear of the adjacent heritage item, from Short Street, facing north-west.



Figure 15. View to Whistler Street from the corner of Raglan Street, facing south.



Figure 16. View to the adjacent heritage item, the red arrow indicates the existing apartment building.



Figure 17. View to the existing heritage item and apartment building from Whistler Street, facing south-east.

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

There is no Statement of Significance available for the subject site.

However, there is a Statement of Significance available for the adjacent heritage item on the State Heritage Inventory:

The Manly Zone Substation is a well detailed electricity substation building still in service for its original purpose. It is an excellent and externally intact representative example of the Interwar Art Deco style and is the last remaining known asset constructed by the Manly Electric Supply Company. It was subsequently acquired and extended by the Municipal Council of Manly. It is representative of the transition period from private to public electricity in the early 20th century in Sydney's Northern Beaches area.

4.2 Assessment of Significance

Prior to assessing the level of heritage impact and/or compatibility of a proposed development it is crucial to understand the cultural heritage value of a place. This understanding of significance then informs and guides decision-making so as to retain values into the future. The assessment to ascertain the significance of a place is carried out below, based upon criteria specified by NSW OEH.

| Criterion | Assessment |
|---|--|
| A. Historical Significance An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history (state/local significance). | <p>The existing apartment building was constructed on the subject site following the demolition of the brick building that had been on the site in 1978. As such, it does not reflect a particular historical development within Manly but the redevelopment of the local area during the late 1970's.</p> <p>Therefore, the subject site does not attain the requisite standard of historical significance at a local or state level.</p> |
| B. Associative Significance An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (state/local significance). | <p>The subject site was previously associated with Peters Creameries Pty Ltd. Although the company started in Manly, there is no evidence to suggest that the subject site was in fact the original location.</p> <p>Since the demolition of the brick buildings, the subject site has contained a residential apartment building which has no known association with a particular person or group of people.</p> <p>Therefore, the subject site does not attain the requisite standard of significance at a local or state level.</p> |
| C. Aesthetic Significance | <p>As a utilitarian apartment building constructed during the 1980's, the subject site does not demonstrate aesthetic characteristics or a high degree</p> |

| Criterion | Assessment |
|--|---|
| An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW or the local area (state/local significance). | <p>of creative or technical achievement in either the NSW or local area. In particular, the subject building was not constructed with materials or techniques other than those still commonly used today.</p> <p>Therefore, the subject site does not attain the requisite standard of aesthetic significance at a local or state level.</p> |
| D. Social Significance An item has a strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons (state/local significance). | <p>Despite historical research, no known association between the subject site and a particular community or cultural group has been uncovered.</p> <p>Therefore, the subject site does not attain the requisite standards of social significance at a local or state level.</p> |
| E. Technical/Research Significance An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history (state/local significance). | <p>Constructed during the 1980's, the apartment building does not demonstrate qualities that would offer the potential to further our technical understanding of materials or techniques other than those commonly used today.</p> <p>Therefore, the subject site does not attain the requisite standard of technical or research significance at a local or state level.</p> |
| F. Rarity An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history (state/local significance). | <p>The apartment building constructed in the 1980's is not rare but is a utilitarian style commonly found across NSW.</p> <p>As such, the subject site does not demonstrate rare qualities at a local or state level.</p> |
| G. Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or cultural or natural environments (state/local significance). | <p>The apartment building is representative of utilitarian buildings constructed during the 1980's. However, it does not attain the requisite standards of representative qualities as it does not demonstrate the principle characteristics of a class of NSW's or the local area's cultural or natural places.</p> <p>Therefore, the subject site does not attain the requisite standard of representative qualities at a local or state level.</p> |

4.3 Statement of Cultural Significance

The subject site does not attain the requisite standards of historical, aesthetic, technical or aesthetic significance at a local or state level. Nor is it associated with a particular person or group of people. Although the subject building is representative of utilitarian apartment buildings constructed during the 1980's, it not rare and nor does it attain the requisite standard of representative qualities.

5.0 PROPOSED WORKS

5.1 Description of Proposal

From the set of drawings provided by Wolski Coppin Architecture, dated 07 June 2019, it is understood that the proposal would include the following:

- Demolition of the existing apartment building; and
- The construction of an 8-storey residential apartment building.

5.2 Drawings

Specific details of the proposed development are shown in drawings by Wolski Coppin Architecture, dated 07 June 2019, received by Heritage 21 on 07 June 2019. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

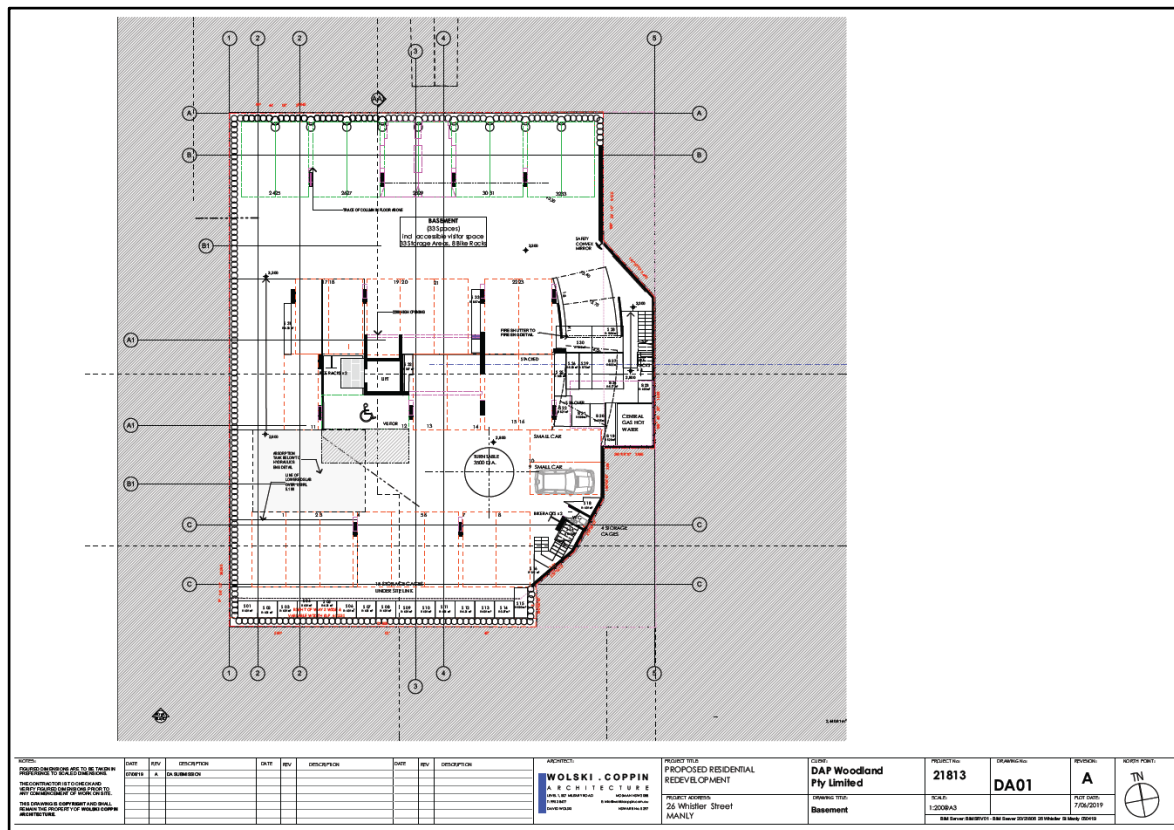


Figure 18. Proposed Basement, DA01.

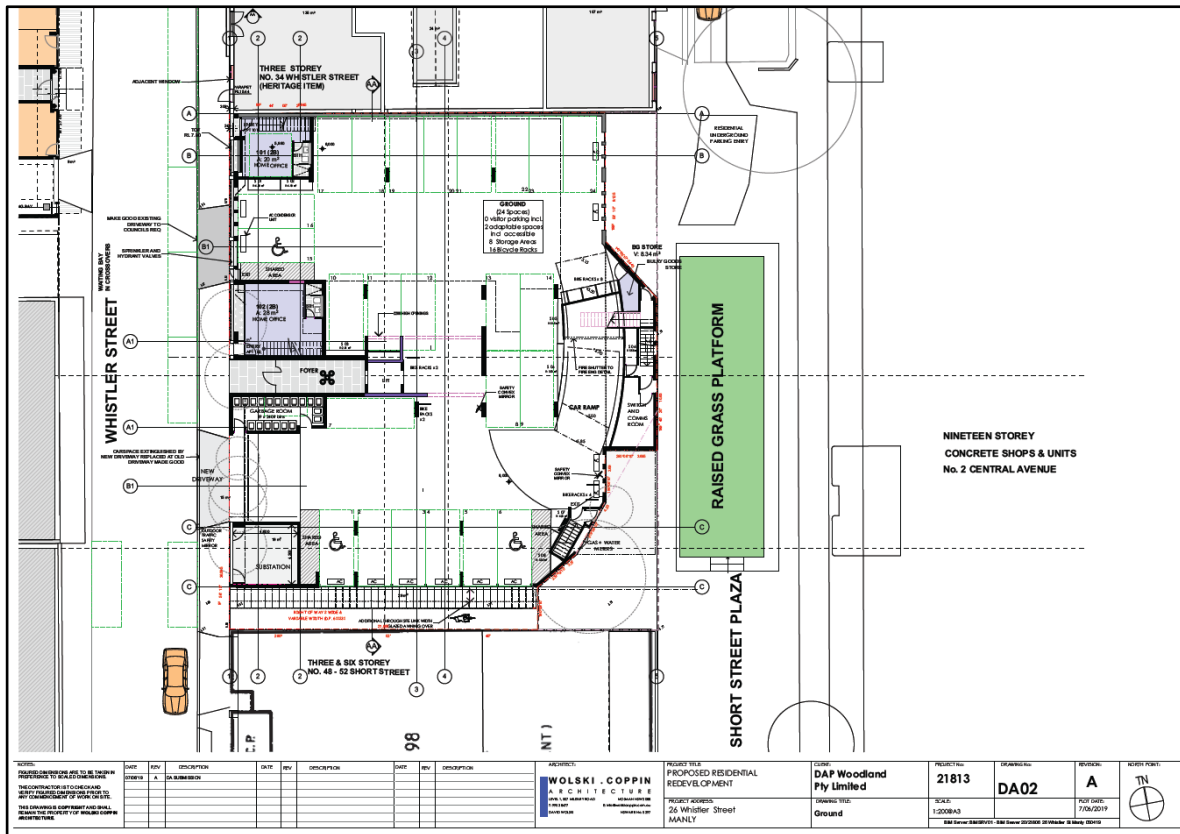


Figure 19. Proposed Ground Level, DA02.

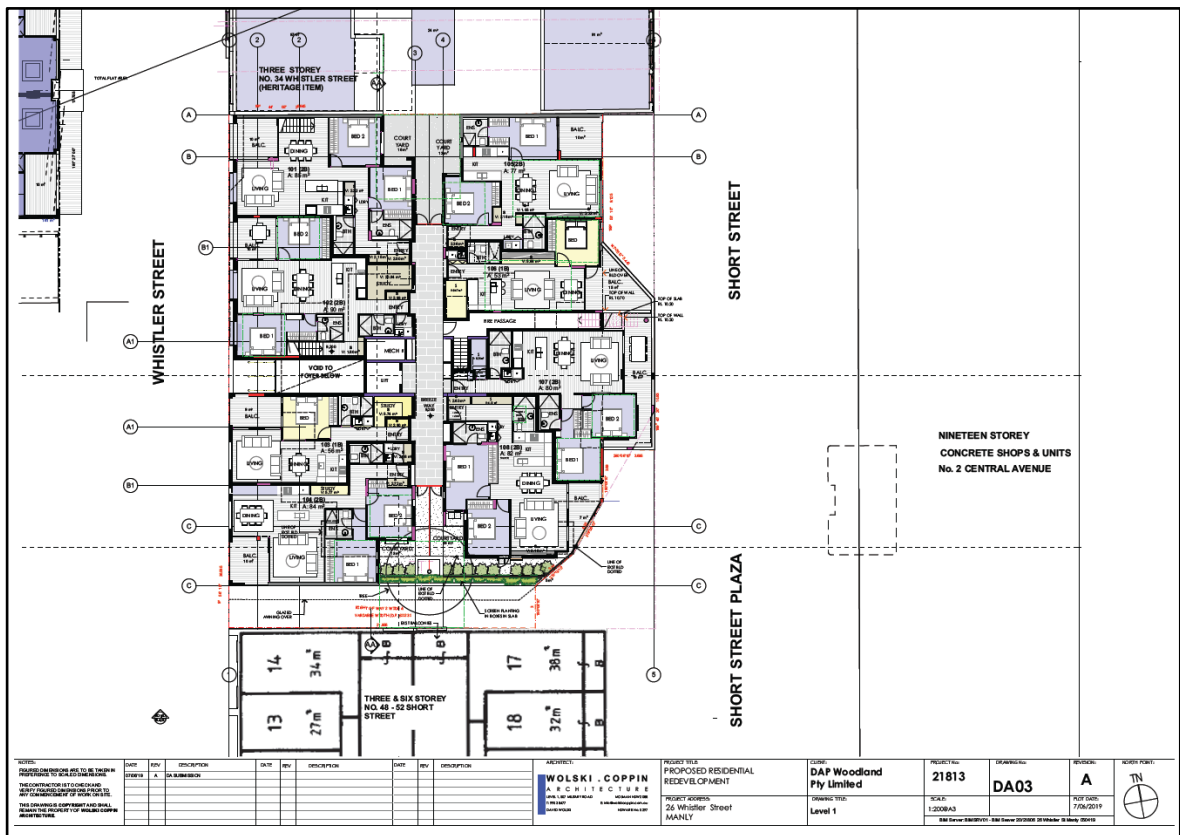


Figure 20. Proposed First Floor, DA03.

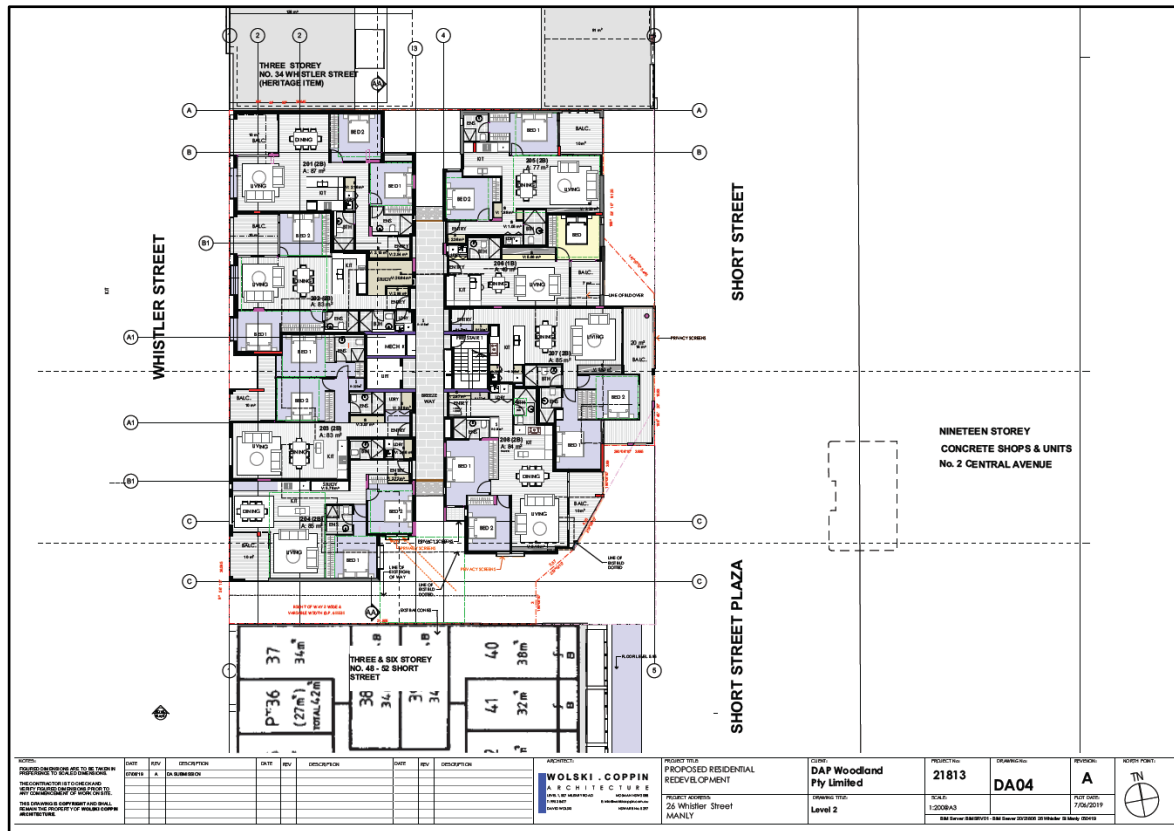


Figure 21. Proposed Second Floor, DA04.

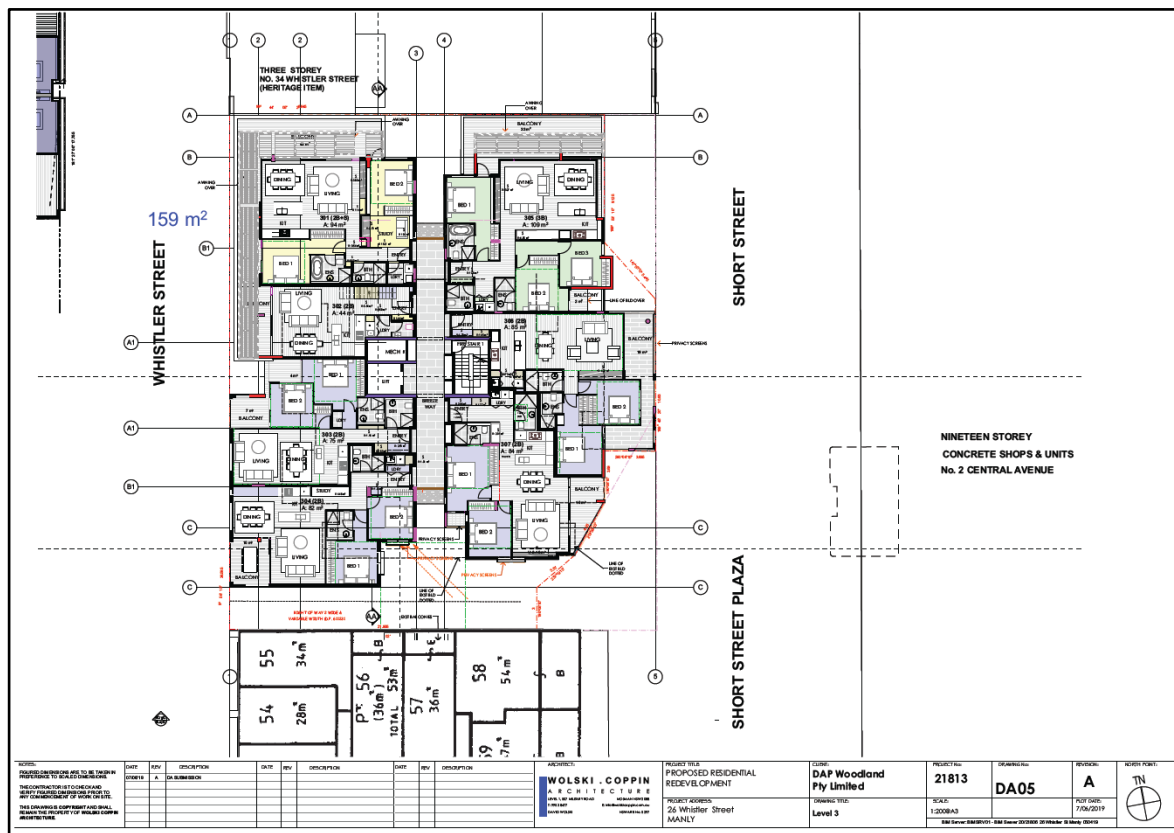


Figure 22. Proposed Third Floor, DA05.

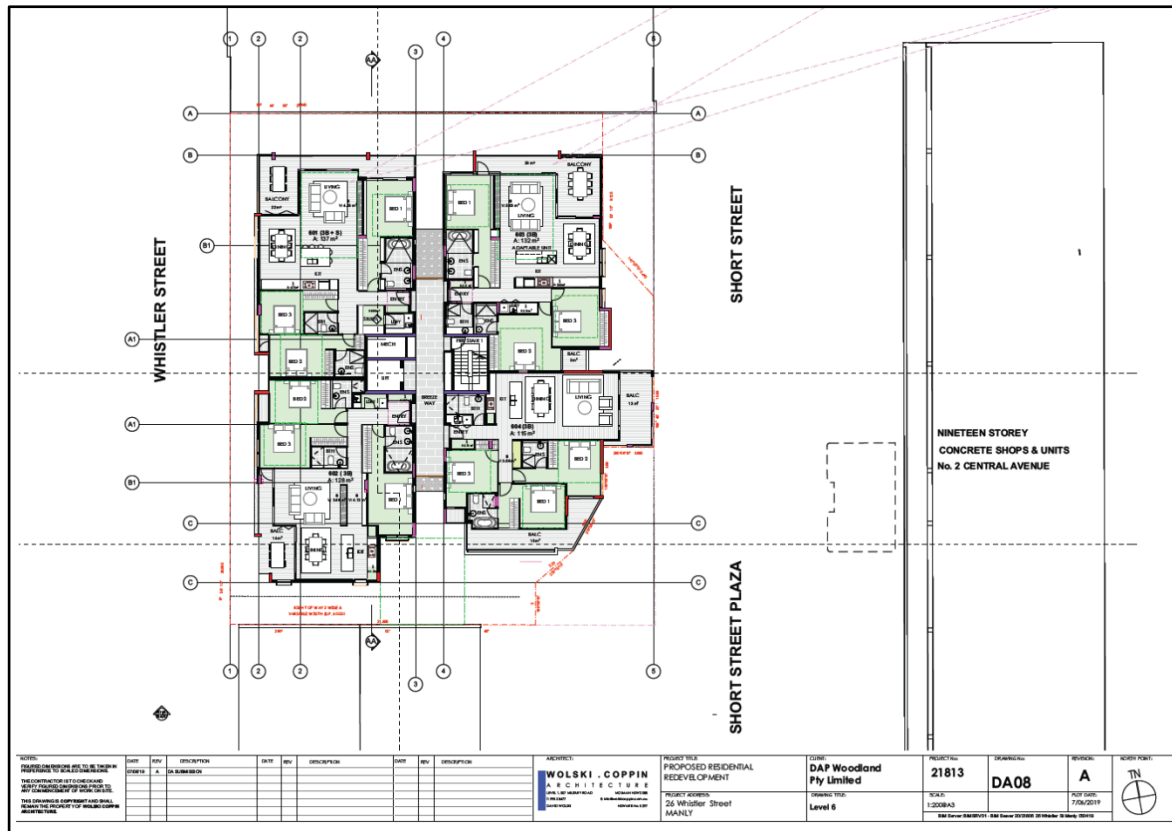


Figure 25. Proposed Sixth Floor, DA08.

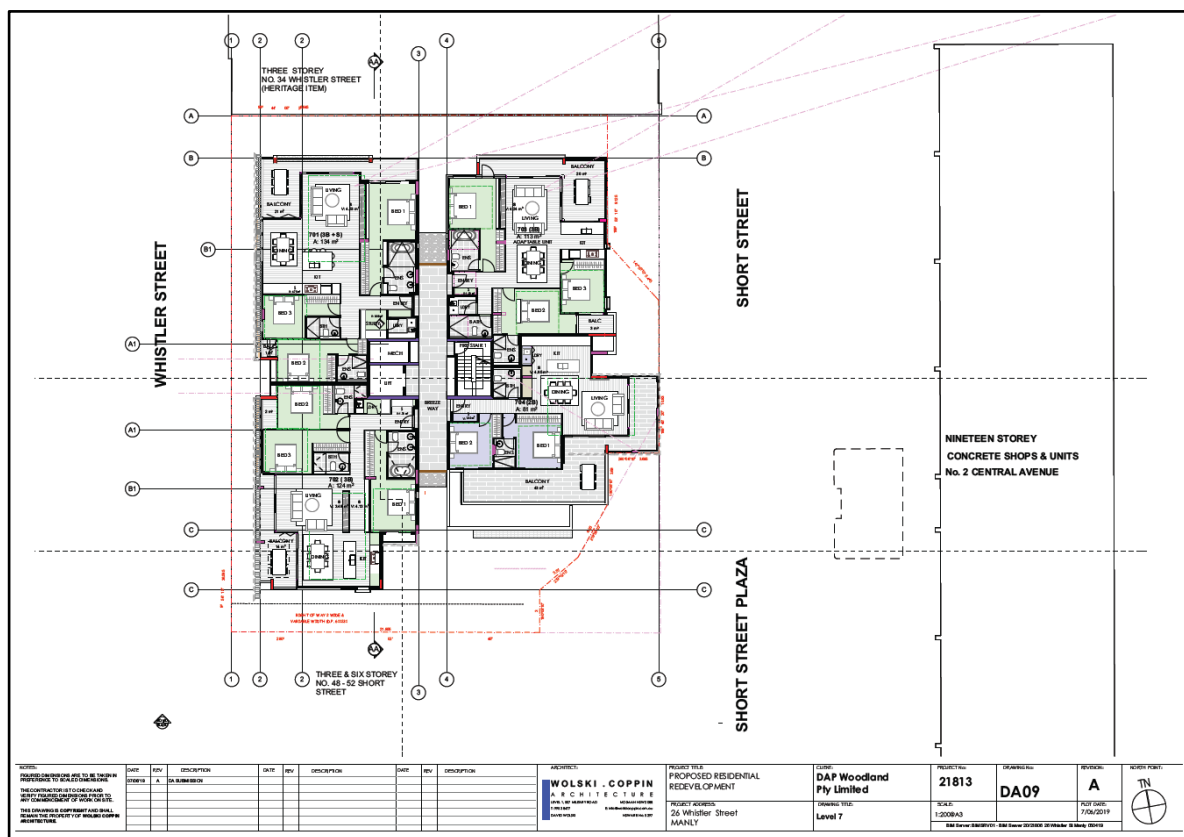


Figure 26. Proposed Seventh Floor, DA09.

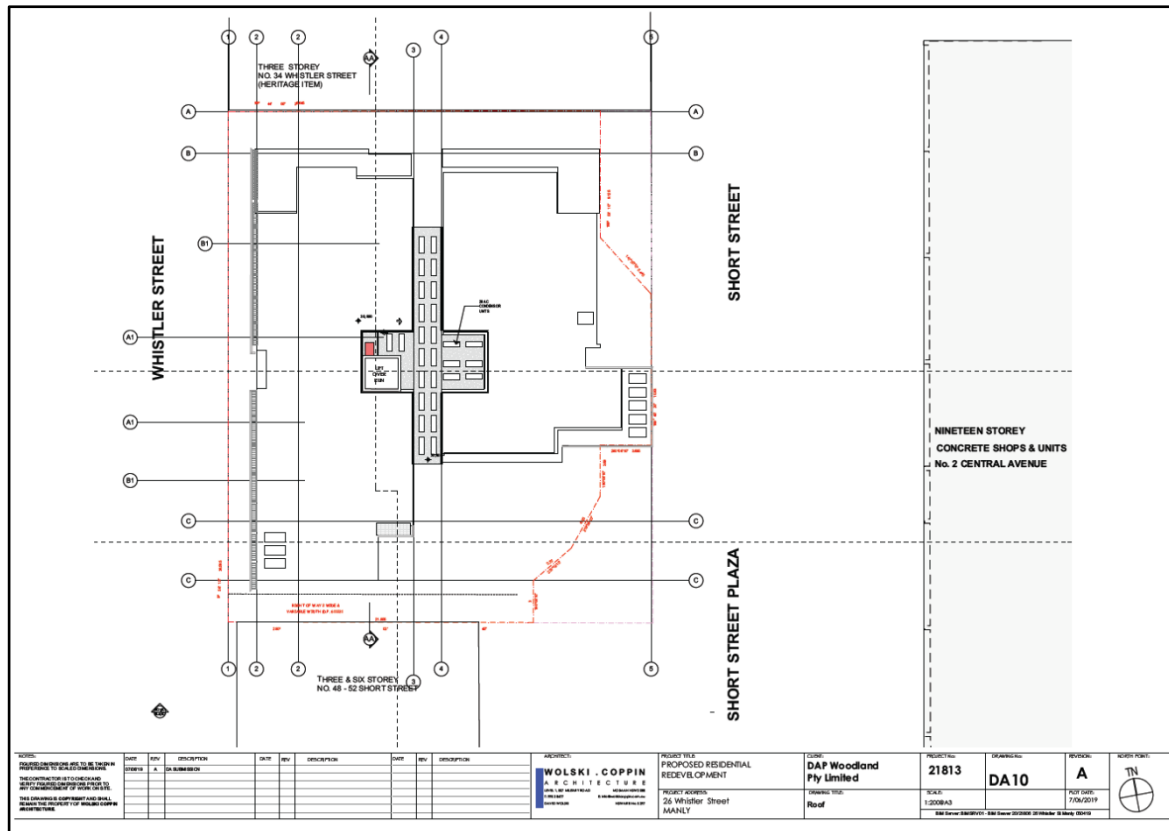


Figure 27. Proposed Roof Plan, DA10.

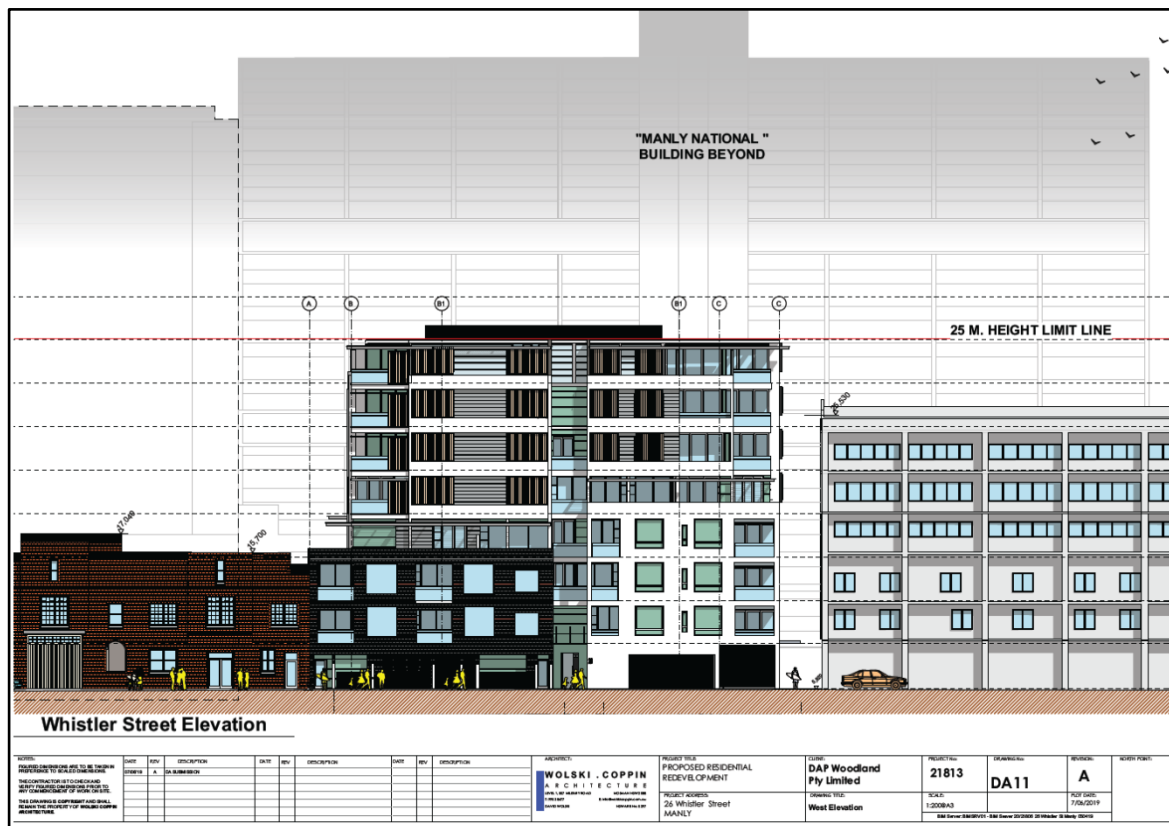


Figure 28. Proposed Elevations, DA11.

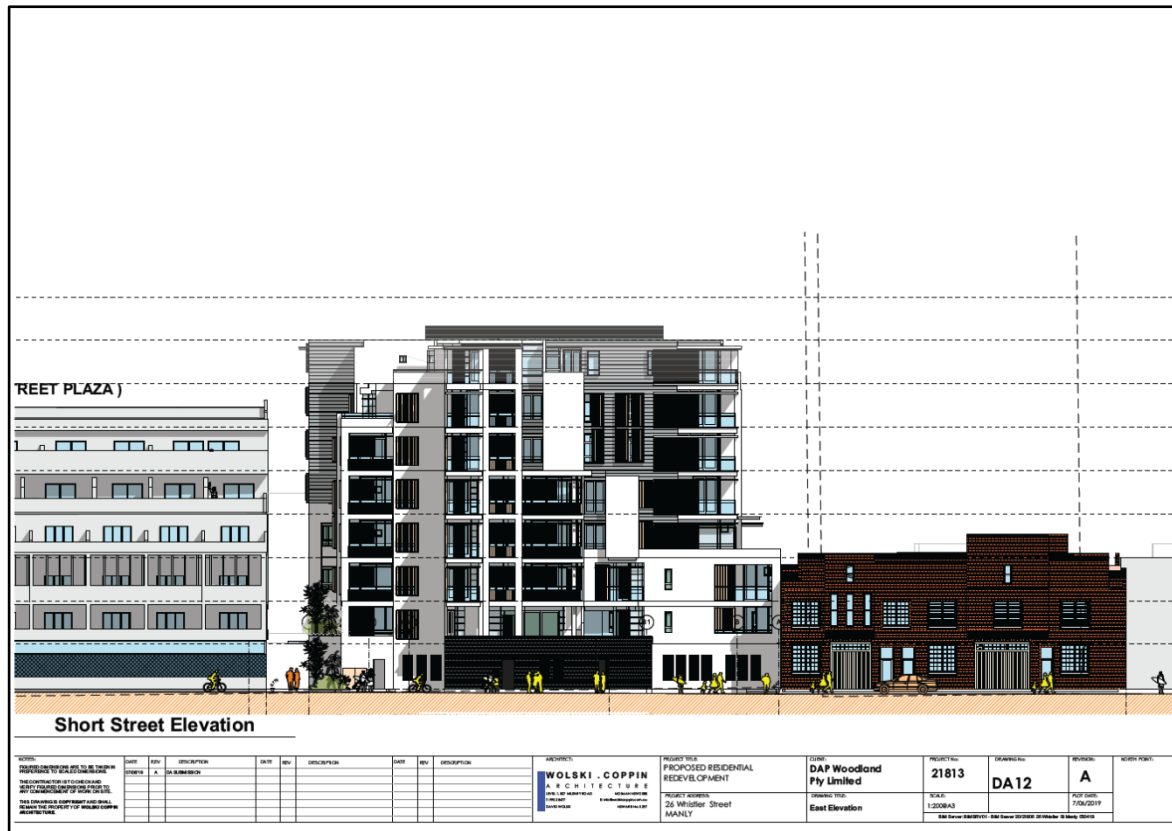


Figure 29. Proposed Short Street Elevation, DA12.

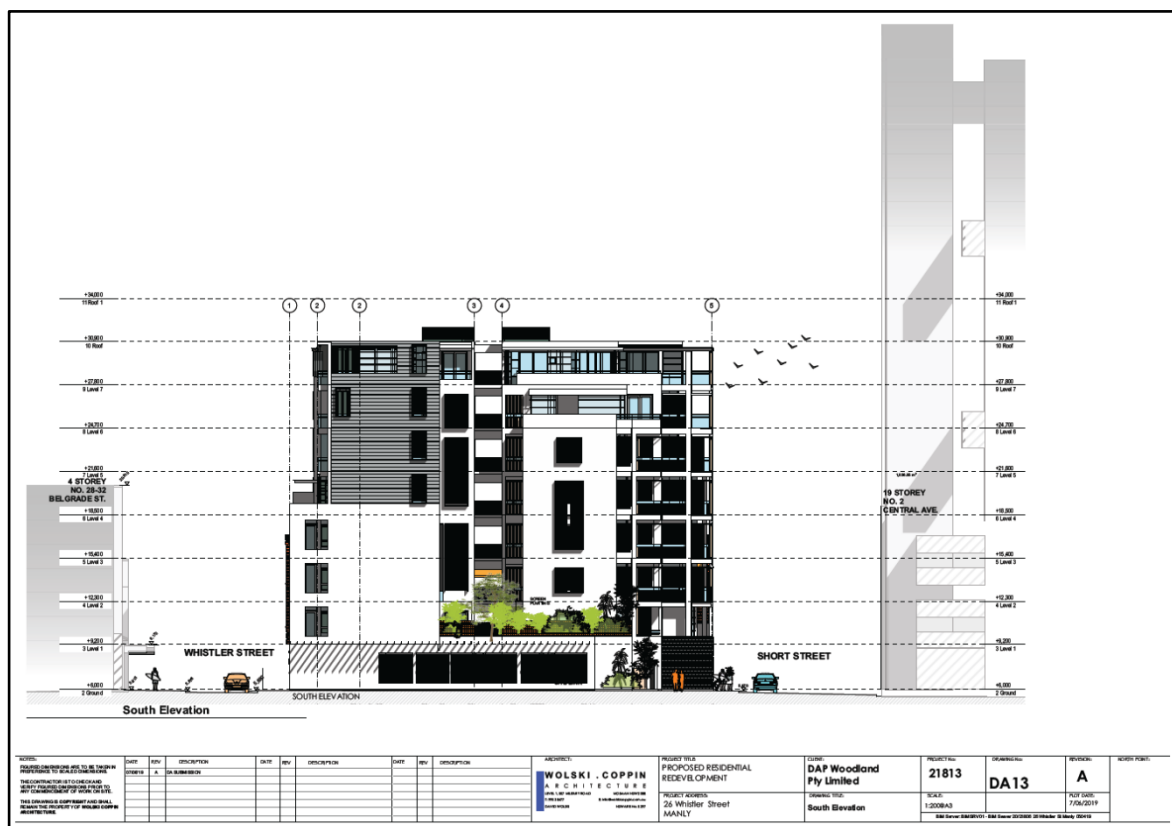


Figure 30. Proposed South Elevation, DA13.

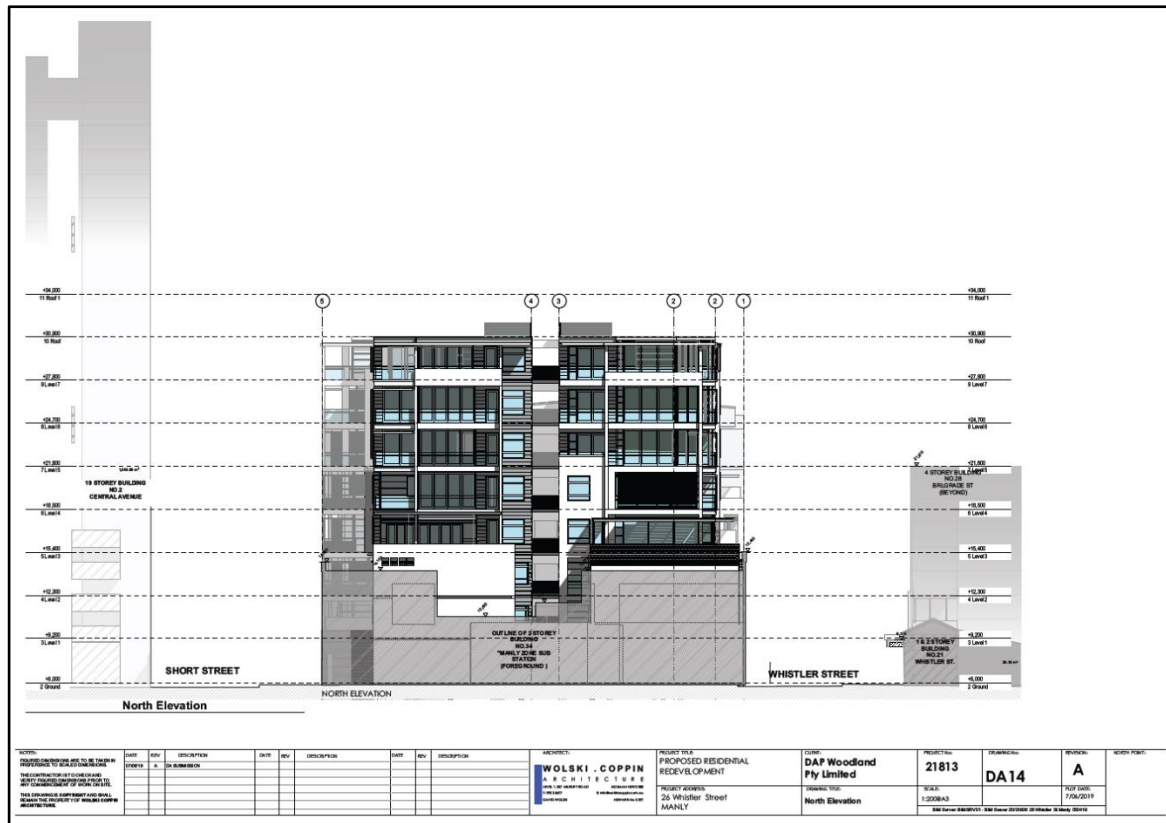


Figure 31. Proposed North Elevations, DA14.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 *Heritage Act 1977*

The adjacent site to the subject site is listed on the NSW State Heritage Register. Listing on the state heritage register provides statutory heritage protection to the site under the *Heritage Act 1977* ('the Act').

6.1.2 *Manly Local Environmental Plan 2013 ('MLEP')*

The statutory heritage conservation requirements contained in Section 5.10 of the MLEP 2013 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.3 *Manly Development Control Plan 2013 ('MDCP')*

Our assessment of heritage impact also considers the heritage-related sections of the MDCP 2013 that are pertinent to the subject site and proposed development. These include:

Section 3 – General Principles of Development

3.2 – Heritage Considerations

6.1.4 **NSW Office of Environment & Heritage guidelines**

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.³ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the

³ Ibid.

vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site and the heritage items in the vicinity. This assessment is based upon the Site Investigation (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the assessment of the impact of the proposal on the relevant heritage items and HCAs situated in the vicinity of the site (refer to Section 1.3).

6.2.1 Summary

The proposed demolition of the existing apartment building would not, in Heritage 21's opinion, generate a negative heritage impact upon the adjacent heritage item and the setting but would present the opportunity to improve upon the existing. To ensure that the proposed demolition would not result in the damage of any significant heritage fabric, Heritage 21 would recommend the writing of a Temporary Protection Plan for the adjacent heritage item (as discussed below in Section 7.3).

The proposed design, form and scale of the new residential apartment building would improve views to and from the site and amendments have been made to the proposed design to ensure that the proposed building would not visually dominate the setting. The potential impact of the proposed building on the adjacent heritage item has been minimised through the introduction of a setback, the use of contradistinctive materials and finishes, and the separation of the bulk. The proposed form of the building would, in Heritage 21's opinion, minimise the impact of the scale of the building through the stepping effect and the articulation of the façade. The proposed construction of a contemporary interpretation of the adjacent heritage item would not only allow for the reactivation of the site to Whistler Street but would also minimise the visual impact of the proposed development upon the existing heritage item.

6.2.2 Response to the relevant DCP sections

| DCP Section | Heritage 21's Response |
|---|---|
| Part 3 – General Principles of Development | |
| 3.2 – Heritage Considerations | |
| <p><i>Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:</i></p> <p><i>☐ significant fabric, setting, relics and view associated with heritage items and conservation areas;</i></p> <p><i>Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.</i></p> | <ol style="list-style-type: none"> 1. The proposed development would include the retention of the adjacent heritage item. The proposed design of the new building has also been developed in conjunction with Heritage 21 to further minimise the visual impact of the proposed building on the adjacent heritage item. This includes the setback of the higher forms of the proposed development from Whistler Street. 2. The proposed works would not include the construction of any additions or alterations to the existing heritage item. 3. The proposed design has been developed to further minimise the visual impact of the proposed development on the adjacent heritage |

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| <p><i>Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.</i></p> <p><i>Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.</i></p> <p><i>Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.</i></p> | <p>item and to clearly articulate the difference between the old and new. The proposed form has been designed to emulate the existing connection between the residential complex and the streetscape alongside reactivating the connection between the site and Whistler Street. The proposed setback, separation of bulk through the stepped façade of the building and the use of contradistinctive materials and finishes have also been selected to further minimise the visual impact upon the adjacent heritage item.</p> <p>4. The proposed use of brick for the smaller forms and the articulation of the façade would, in Heritage 21's opinion, minimise the visual impact of the proposed works on the adjacent heritage item. These elements are not only sympathetic to the adjacent heritage item but contradistinctive, in that the proposed design articulates the contemporary nature of the development without visually dominating the setting.</p> <p>5. The proposed development would not impact upon the existing use or management of the adjacent heritage item.</p> |
| <p>3.2.1.1 – Development in the vicinity of heritage items, or conservation areas</p> <p><i>a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</i></p> <p><i>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i></p> <p><i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i></p> <p><i>ii) the heritage values or character of the locality are retained or enhanced;</i></p> <p><i>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</i></p> <p><i>c) The impact on the setting of a heritage item or conservation area is to be minimised by:</i></p> <p><i>i) providing an adequate area around the building to allow interpretation of the heritage item; and</i></p> <p><i>iv) retaining and respecting significant views to and from the heritage item.</i></p> | <p>a) Heritage 21 have been engaged for this particular project due to the adjacent heritage item, and to ensure that the proposed design, form, materials and finishes of the development would not generate a negative heritage impact upon the substation. Modifications have been made to the proposed design, form and materials and finishes to further minimise the potential heritage impact upon the adjacent heritage item.</p> <p>b) i. The proposed development would include the retention of the adjacent heritage item and would not include the construction of any alterations or additions to the existing heritage item, nor would it require a change in use. The proposed development would not, in Heritage 21's opinion, generate a negative heritage impact upon the significance of the heritage item particularly with the additional setback of the proposed building and the proposed management of the bulk.</p> <p>ii. The proposed design of the development responds to the existing character of the locality and the existing relationship between the residential complex and the streetscape. The proposed development would also improve the relationship between the subject site and Whistler Street, particularly in the provision of access from the site to Whistler Street which does not currently exist. The use of sympathetic materials and finishes would, in Heritage 21's opinion, articulate the contemporary nature of the development and minimise the visual impact on the adjacent heritage item.</p> <p>iii. Heritage 21 have recommended that the proposed development be constructed in materials and colours that are sympathetic to the existing heritage item. The proposed works would not seek to replicate the existing which would be further emphasised through the introduction of new, but sympathetic, materials. The proposed</p> |

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| | <p>contemporary interpretation of the substation façade to Whistler Street would, in Heritage 21's opinion, constitute a respectful emulation. Rather than mimicking the heritage item, the proposed façade would reactivate the streetscape and would ensure the additional setback of the higher forms.</p> <p>c) i. The construction of a contemporary three-storey would serve as a contradistinctive interpretation of the adjacent heritage item. A respectful emulation, the use of contemporary materials and finishes would ensure that the proposed building would not visually dominate the setting. The higher forms of the proposed development would also be setback from the existing heritage item to further minimise the visual impact of the proposed works on the heritage item.</p> <p>iv. The proposed development would not, in Heritage 21's opinion, generate a negative heritage impact upon the views to and from the adjacent heritage item, particularly due to the proposed setback of the higher forms.</p> |
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6.2.3 Response to the relevant OEH questions

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*

Response – Yes, it has not been deemed necessary to retain the existing residential building.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

Response – The proposed development would only require the demolition of the existing residential building. Heritage 21 would recommend the writing of a Temporary Protection Plan to ensure the protection of the adjacent heritage item.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Response – The proposed works would only include the demolition of the existing residential building, not the adjacent heritage item.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Response – Yes, Heritage 21 have provided heritage design advice regarding the proposed demolition of the existing residential building on the subject site. The retention of the building has not been deemed necessary.

New development adjacent to a heritage item (including additional buildings and dual occupancies)

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

Response – The proposed higher forms of the development would be setback from the adjacent heritage item and from Whistler Street. The proposed form and scale would not replicate the existing heritage item and the combined use of sympathetic materials and finishes, design and forms would ensure that the proposed development would not visually dominate the setting. The proposed stepped effect and articulation of the façade would also separate the bulk and further minimise the visual impact of the proposed development on the adjacent heritage item.

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

Response – The demolition of the existing residential building would allow for the construction of a new residential apartment building which would offer the potential to improve upon the existing and reactivate the streetscape.

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

Response – Due to the nature of the built development that has occurred within Whistler Street and Short Street the heritage curtilage of the adjacent heritage item has been reduced. The additional setback of the higher forms of the proposed development would ensure that the proposed works would allow for the retention of the existing curtilage, particularly as the proposed form and design would minimise the potential heritage impact upon views to the heritage item.

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

Response – The proposed design, form and setback of the development has been developed to further minimise the impact upon views to and from the heritage item. Notably, the proposed setback of the higher forms of the development would minimise the visual impact of the proposed development on the existing heritage item. The proposed form and design would also seek to reinstate the existing relationship between the subject site and the streetscape and the proposed three-storey façade that would be located on Whistler Street would serve as an appropriate contemporary interpretation of the existing heritage item.

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

Response – Unknown, it is beyond the scope of this report.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Response – Yes, the proposed siting and form of the higher sections of the development have been designed to further minimise the visual impact of the proposed development on the adjacent heritage item. The management of the bulk, notably through the stepped façade would

also improve the visual impact of the proposed development upon the heritage item, by minimising the overall visual impact.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Response – Yes, the proposed development would not impact upon the existing use of the substation and the proposed form and design would minimise the visual impact of the proposed development on the views to and from the heritage item. The proposed development would not only incorporate a fair setback and contradistinctive materials and finishes, it would also reactivate the connection between the subject site and Whistler Street.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW OEH's guidelines (1996) require the following aspects of the proposal to be summarised. This is based on the assessment of impact provided in Section 6.0 of this SoHI.

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and the adjacent heritage item:

- The proposed works would include the retention of the adjacent heritage item, the Manly Substation (I255);
- The proposed form, design and siting has been designed to further minimise the visual impact of the proposed development on the adjacent heritage item, notably as the higher forms would be setback from the heritage item;
- The proposed development would reactivate the connection between the subject site and Whistler Street;
- The scale and bulk of the proposed development would be managed through the stepped design and articulated façade; and
- The proposed use of contradistinctive materials and finishes would articulate the contemporary nature of the development, without visually dominating the setting.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site or heritage items in the vicinity. The neutral impacts of the proposal have been addressed above in Section 7.1.1. Mitigation measures have been outlined in Section 7.3.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 provided heritage advice to the applicant which were incorporated into the final proposal includes:

- The use of render and a sympathetic colour for the larger built forms, to minimise the visual impact of the proposed development and the adjacent heritage item. Brick would be appropriate for the smaller forms, including the 3-storey structure to be constructed on Whistler Street, adjacent to the heritage item.

Due to the proximity of the subject site to the substation, Heritage 21 would recommend that a discussion occurs prior to CC regarding appropriate materials and finishes.

7.2 General Conclusion

The proposed design, siting and form of the development would minimise the visual impact of the proposed on the adjacent heritage item. Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would have minimal impact on the heritage significance of the subject site and the heritage items in the vicinity, notably the adjacent substation.

7.3 Mitigation Measures

Temporary Protection Measures

Prior to the commencement of any work, consideration shall be given to the development of temporary protection measures that would identify potential risks and outline methodologies to negate any physical impact on the adjacent heritage item. This is to be prepared by a suitably qualified contractor and implemented prior to the works to be monitored by the architect and followed by all tradespeople involved.

8.0 SOURCES

- Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.
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- 'Sydney Subdivision Plans'. State Library of NSW, n.d. Mitchell Map Collection.
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