

4/12/2020

Northern Beaches Council
PO Box 82
Manly NSW 1655

To whom it may concern,

RE: HERITAGE IMPACT STATEMENT FOR PROPOSED REFURBISHMENT WORKS TO EXISTING GUZMAN Y GOMEZ TENANCY AT MANLY WHARF MANLY NSW

This Heritage Impact Statement forms part of the documentation for a development application to Northern Beaches Council for alterations to the existing Guzman y Gomez tenancy at Manly Wharf. The subject tenancy is an existing Guzman y Gomez food and drinks premises within Manly Wharf as indicated below in Figure 1-7.

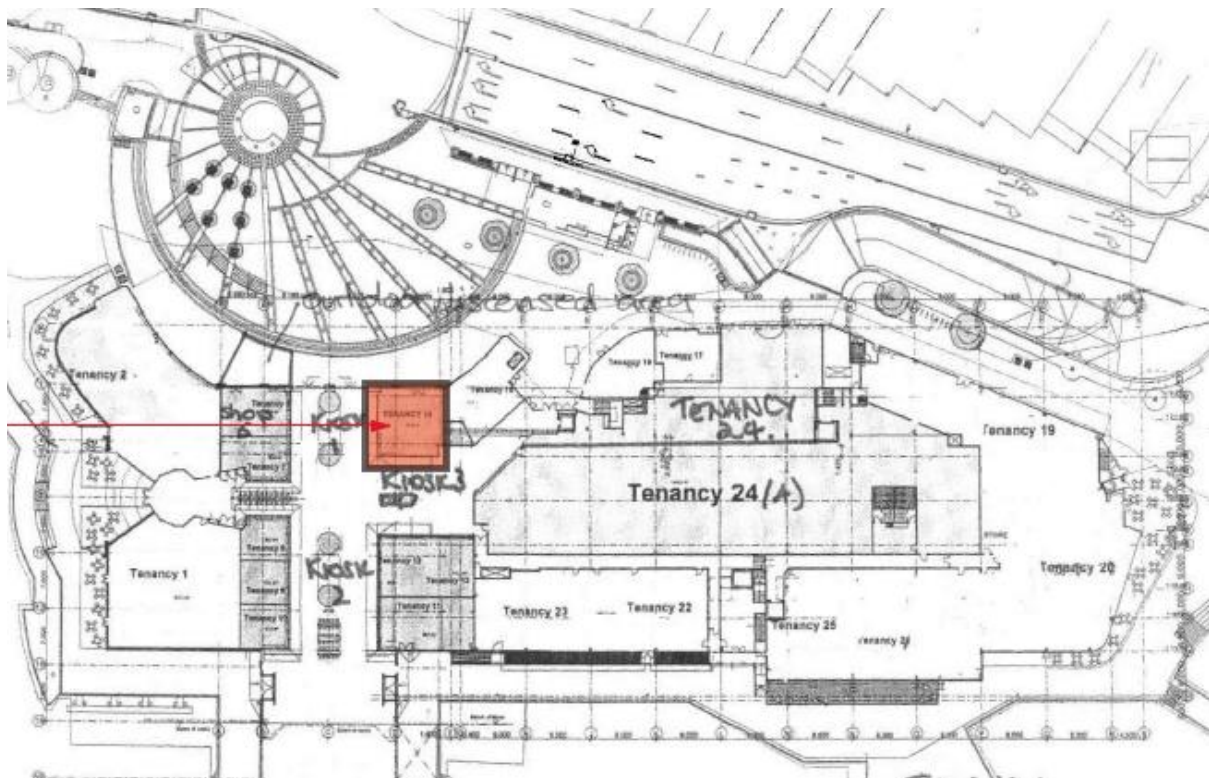


Figure 1: Tenancy Location



Figure 2: Existing Tenancy

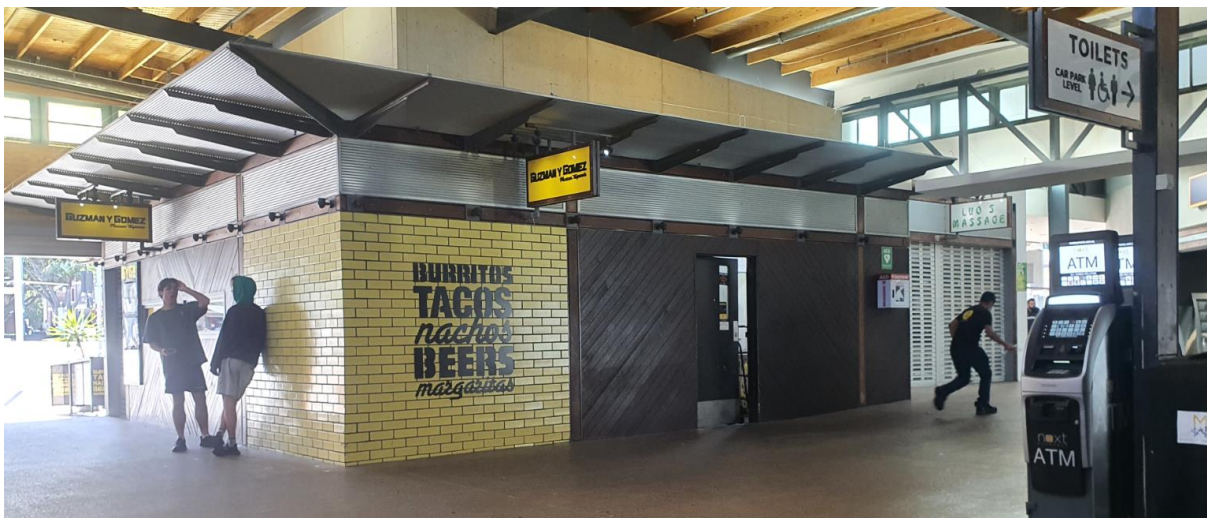


Figure 3: Existing Tenancy

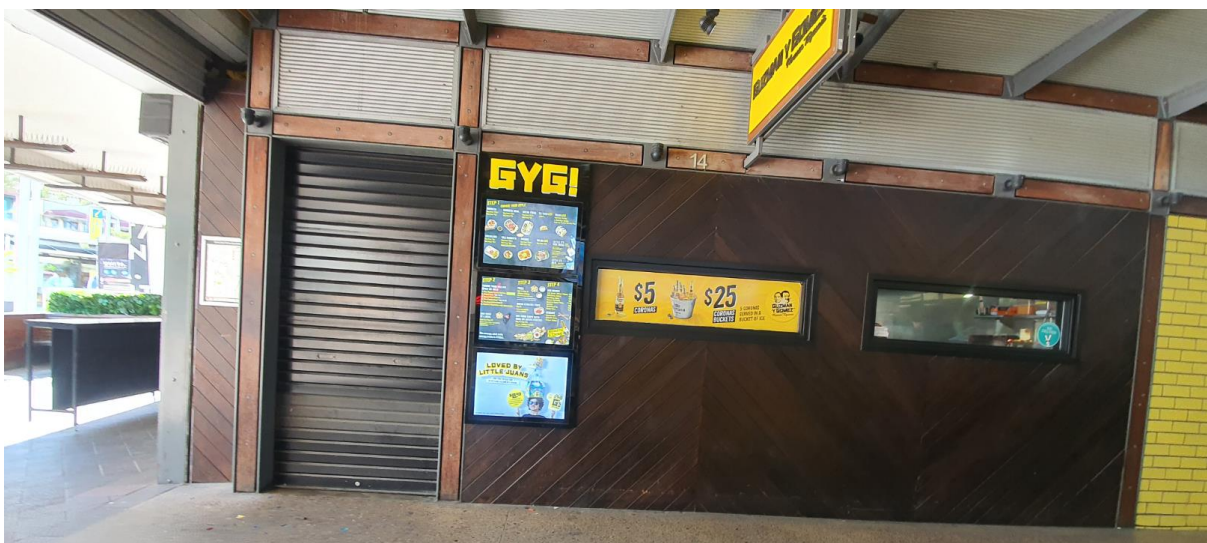


Figure 4: Existing Tenancy

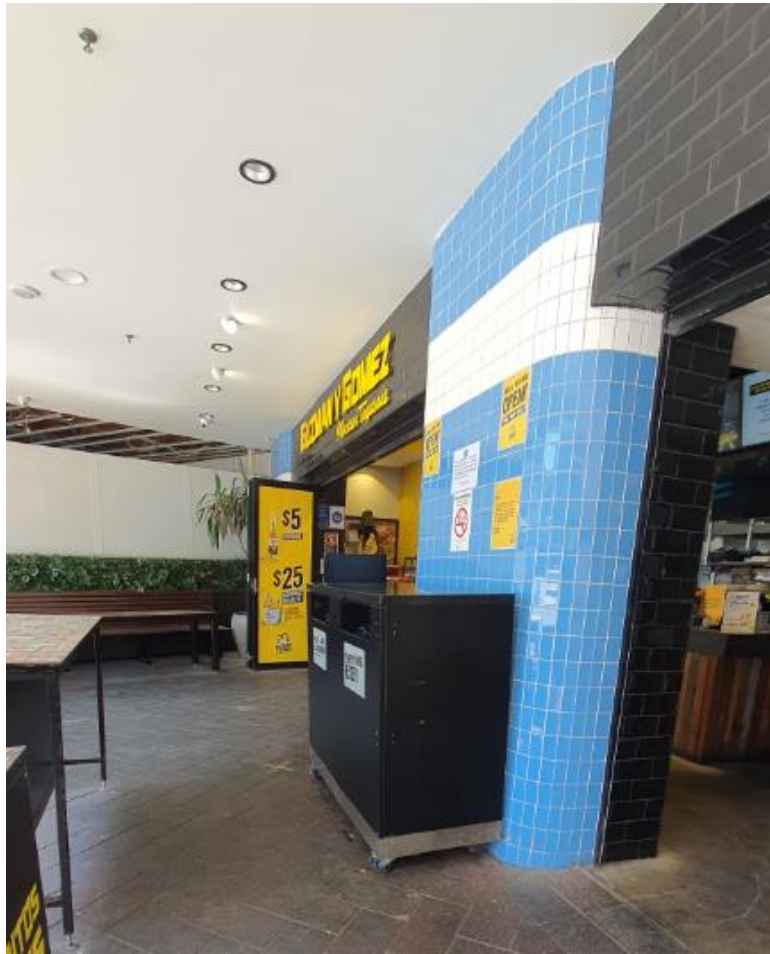


Figure 5: Existing Tenancy

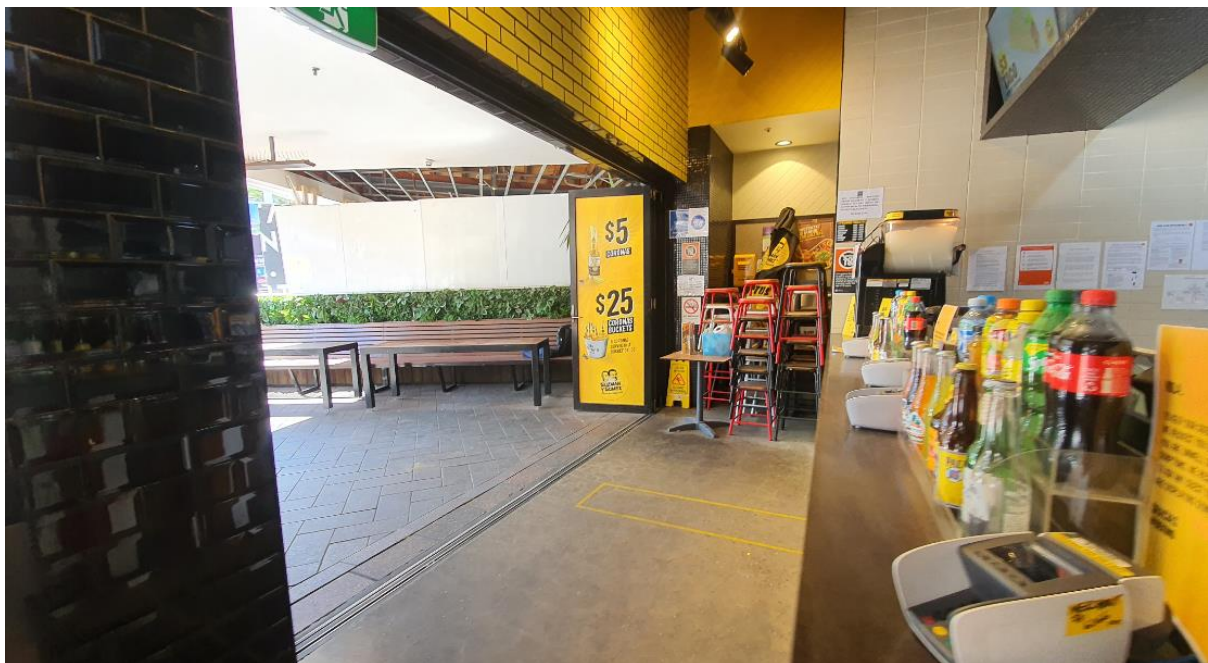


Figure 6: Existing Tenancy



Figure 7: Existing Tenancy

The proposed works can be summarised as follows:

- Cosmetic upgrade works including lighting works, patch/repair works, new paint finishes and new cladding;
- New storage area within existing tenancy;
- Minor alterations to existing kitchen as part of refurbishment works;
- New menu screens;

- New drinks display;
- Existing window to be removed and replaced with new larger operable window for delivery services;
- Existing window to be enclosed;
- New warmer cabinet;
- New signage and graphics;
- New fixed totem menu board.

For full details on the proposal please refer to the attached plans package.

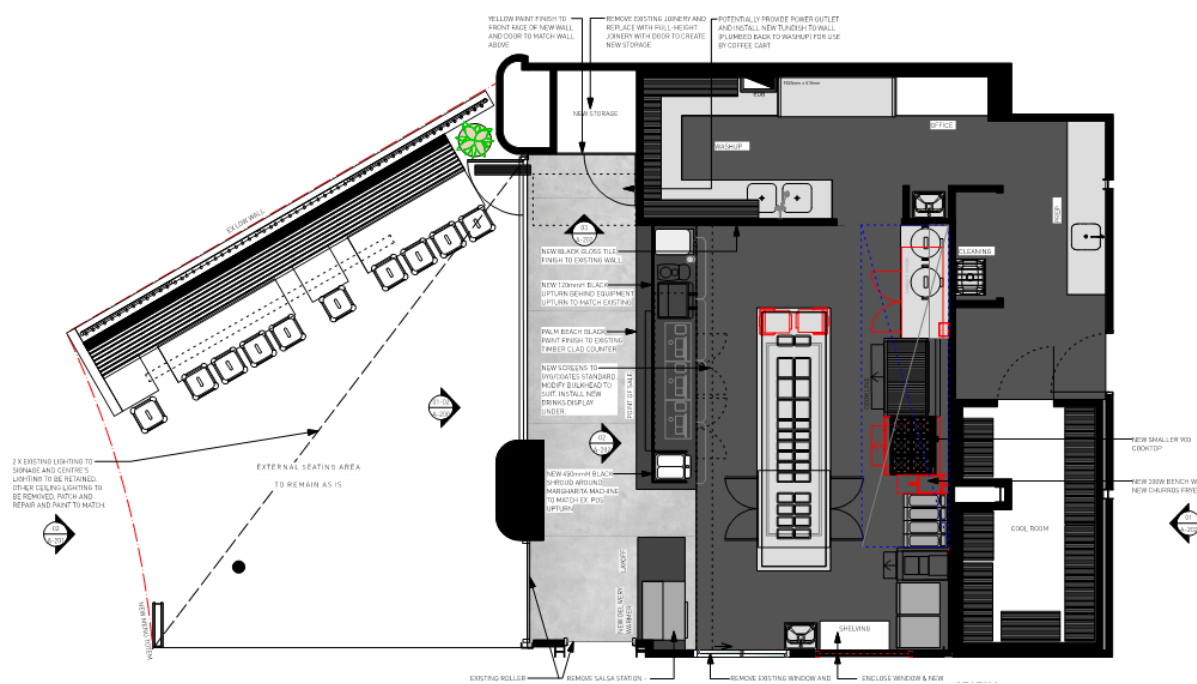


Figure 8: Proposed Plan

Manly Wharf is included on the NSW State Heritage Register (SHR 01434). The following Statement of Significance has been extract from the NSW State Heritage Register:

Of environmental significance as a visually prominent man-made feature. Of historical significance for its associations with the maritime activities at Manly as a tourist destination and suburb of Sydney, dependent on the ferry link to the CBD. (Anqlin 1990:2033)

Together with Circular Quay, the wharf is the only substantial older style ferry wharf surviving in Port Jackson: association with Manly's history as a recreational centre. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1985).

A Section 57(2) exemption has been obtained from Heritage NSW for the proposed works.

The proposed works will have no adverse impact upon the heritage significance of the item or any heritage items in the vicinity of the site as the proposed works are sympathetic to the heritage significance of the building. The proposed works are limited to minor works only and will not have a detrimental impact on any significant heritage fabric. The proposed refurbishment works and new signage and finishes will have no adverse heritage impact.

The proposed investment for the fit-out and alterations to the existing tenancy in the building represents the continuation of part of the Manly Wharf's commercial/retail use. It is noted that no significant heritage

fabric will be affected as part of the proposal, and that the investment complements both the significance and values of the historic building.

Noting the above, it is anticipated that the proposal should be fully supported from a heritage perspective.

Please do not hesitate to contact the undersigned on the below details for further discussion.

Kind regards,



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Note on author: James Connolly is a qualified town planning and heritage consultant, with a Bachelor of Urban and Environmental Planning from Griffith University, in addition to a Graduate Certificate in Heritage Management from the University of Queensland. James is well versed on proper heritage management techniques as outlined in the Burra Charter and has prepared numerous Heritage Impact Statements for a variety of different projects on heritage buildings.