

Heritage Referral Response

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| Application Number: | DA2024/1375 |
| Proposed Development: | Internal and external alterations and additions to Manly Wharf and pub |
| Date: | 28/04/2025 |
| To: | Claire Ryan |
| Land to be developed (Address): | Lot 1 DP 1170245 , 0 East Esplanade MANLY NSW 2095 |

Officer comments

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| HERITAGE COMMENTS |
| Discussion of reason for referral |
| <p>The proposal has been referred to Heritage as the subject site is a heritage item with state significance, and in the vicinity of the Manly Town Centre Conservation Area and a number of heritage items with local significance:</p> <p>SHR No 01434 - Manly Wharf</p> <p>Item I143 - Park/Reserve - East Esplanade</p> <p>Item I251 - Park - West Esplanade</p> <p>Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour</p> |
| Details of heritage items affected |
| <p>Details of the items as contained within the heritage inventory are:</p> <p>SHR No 01434 - Manly Wharf</p> <p><u>Statement of Significance</u></p> <p>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. (Anglin 1990:2033)</p> <p>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)</p> <p><u>Physical Description</u></p> <p>A broad wharf supported on timber piers and with a concrete platform. The superstructure is constructed of steel and timber. The facade and side walls form an important architectural design, similar to the Circular Quay ferry terminals. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike, 1985).</p> <p>The original part of the wharf was built in a modernistic transport idiom, with typical stylistic features of era including play of circular and rectangular geometric terms, bayed facade to the water (marine connotations), wide arc plan at entrance, clock tower with "fins", flat roofing marked by wide fascia board. The current entrance was originally designed as a tram terminus and turning area. Timber clad framed structure opening and large internal spaces, concrete deck to west enclosed by "ship" railing. Some original shop fittings, signage etc. Subjected to major alterations to the wharf wings involving a T-shaped clerestorey (Stapleton, 1981).</p> <p>Additions to the wharf include the hydrofoil pontoon c1968, and the more recent elevated platforms for new ferries. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1985)</p> |

Extensive refurbishment in 1990. (Anglin 1990:2033)

Item I143 - Park/Reserve

Statement of Significance

Belongs to similar treatment as West Esplanade as early cultural landscape to emphasise arrival by ferry.

Physical Description

Open space, part beach, sandstone retaining wall and park railing, pavings and split stone edging, raised planting beds, grassed surfaces and cultural planting of Norfolk Island pine and Port Jackson figs. All items substantially intact.

Item I251 - Park

Statement of Significance

Part of earliest cultural treatment of Manly landscape and provision of designed open space. High visual significance.

Physical Description

Open space, beach, sandstone retaining wall, pavings, grassed surfaces, monument, structures and cultural plantings of Norfolk Island pine, Moreton Bay Figs, Port Jackson figs and Canary Island Palms. Raised planting beds, with split stone edging of Edwardian period characterise the eastern part of the Park. Recent paving detracts from the Edwardian character.

Other relevant heritage listings

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| SEPP (Biodiversity and Conservation) 2021 | Yes | |
| Australian Heritage Register | No | |
| NSW State Heritage Register | Yes | |
| National Trust of Aust (NSW) Register | Yes | |
| RAIA Register of 20th Century Buildings of Significance | No | |
| Other | N/A | |

Consideration of Application

The proposal seeks consent for alterations and additions to the existing heritage item, including the removal of existing balustrades and the timber and concrete bench seats around the water's edge; removal of timber balustrades that define the edge between the public promenade and the outdoor seating areas of The Bavarian and the Manly Wharf Hotel; installation of new 1,200mm and 1,800mm high retractable glass balustrades to replace all removed balustrading; removal of existing awnings, to be replaced with new operable awnings; installation of a pizza preparation area including the replacement of an existing gas fired pizza oven with two solid fuel pizza ovens and one solid fuel grill in the existing Manly Wharf Hotel kitchen; extension of Manly Wharf Bar deck by 159 sqm to enable construction of a children's play area and a repurposed boat playground installation.

As Manly wharf is a state heritage item, the application is an integrated development and was referred to Heritage NSW. In response, Heritage NSW provided their comments requiring additional information and updated documents to enable completion of the assessment.

Revised comments - 28 April 2025

Although, the amended drawings and reports submitted in February, have not addressed all of the concerns raised by Heritage NSW, General Terms of Approval have been granted, subject to amended plans and information are to be submitted with the s.60 application for approval by Heritage Council of NSW (or delegate) to mitigate the remaining heritage concerns.

It is considered that the retention of the ship railing and the integrated design details of the glass balustrades, such as the framing, fixing methods, and the mechanism for retraction, will be important considerations in the approval process. Similarly, the design and installation of the new awnings will need to be sensitive to the heritage character of the wharf, ensuring they don't visually dominate or detract from significant architectural features. The proposed extension of the deck and the changed direction of the stairs at the southern end of the existing amphitheatre will alter the waterfront profile of the wharf. The design will need to consider its visual integration with the existing structure and the surrounding environment.

Another concern is raised regarding the visibility of the proposed new mechanical exhaust from the public domain. Therefore, an additional condition is required for the relocation of the exhaust to a less visible location and/or if necessary the installation of screening elements to minimise its visual impact.

Therefore, no objections are raised on heritage grounds, subject to all terms of approval (conditions) required by Heritage NSW being included in any consent. An additional condition to address the exhaust's visibility is also required.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? Manly Wharf already has a CMP

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Mechanical exhaust

The visibility of the new mechanical exhaust, from the public domain, is considered to have visual impact on the heritage significance of Manly Wharf. Therefore, it is required either relocation of the exhaust to a less visible location or, if relocation is not feasible, implementation of screening measures to minimize its visual impact. Details demonstrating compliance with this condition is to be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed works are sympathetic to the heritage significance of Manly Wharf.