

11 October 2019

Oya Guner
Northern Beaches Council
725 Pittwater Road
Dee Why, NSW 2099

26-32 WHISTLER STREET, MANLY

ADDITIONAL INFORMATION FOR DA2019/0645

1. Background

Heritage 21 has been actively involved in the design process for the proposed demolition and construction of a mixed-use development at 26-32 Whistler Street, Manly. Based upon comments received from Northern Beaches Council in a letter issued on 26 September 2019 and a meeting held on 2 October 2019 at Northern Beaches Council chambers, the following outlines how the safety and security requirements provided by Ausgrid and heritage design advice from Heritage 21 has guided the design process. Additional information provided below directly addresses the concerns raised regarding the setback of the development, the introduction of a glass barrier and louvred windows and proposed materials and finishes.

In addition, Attachment I includes correspondence between the Lighthouse Project Group and Ausgrid, and Attachment II includes rendered images supplied by Wolski + Coppin.

2. Setback

The proposed setback of the development from Whistler Street underwent considerable modification during the design process, with consideration given to the comments made by Northern Beaches Council in pre-lodgment advice (PLM2018/0280), and additional design advice provided by Heritage 21 throughout the design process. The proposed setback of the building from both Whistler Street and the adjacent heritage item is, in Heritage 21's opinion, appropriate, due to the proposed contemporary interpretation of the existing substation building incorporated into the development, the continuation of the historic streetscape along Whistler Street, and due to the setback of the higher forms of the proposed building. The articulation of the difference between the old and new is further achieved through the use of appropriate materials and finishes.

Based upon historical research, a photograph dated from 29 June 1950 indicated that the building previously situated on the subject site was a two-storey brick building, adjoining the substation. Rather than introducing a setback between the existing substation and the proposed new development, Heritage 21 recommended that the historic relationship between the subject site and the substation be upheld, while maintaining the existing thoroughfare along the western boundary of the site.



Figure 1. View to the building previously located on the subject site, as indicated by the red arrow, demolished in 1975. Photograph taken c.29 June 1950. (Source: Manly Local Studies Image Library)

Due to the historic understanding of the built evolution of the subject site, it was not deemed appropriate to set the subject building back from either Whistler Street or the substation. Rather, maintaining the continuous streetscape along Whistler Street was a concept that Heritage 21 encouraged, particularly with a contemporary interpretation of the original form of the building, to be articulated through appropriate materials and finishes. Not only would the proposed materials and finishes add to the differentiation between the old and the new, the use of brick for the proposed three-storey building would also serve as an appropriate interpretation of the historic development of the subject site in both form, materiality and openings. The proposed construction of a three-storey building, to share a party wall with the heritage item, would also maintain the scale of the existing substation, which would be considered appropriate, in Heritage 21's opinion, due to the setback of the higher forms of the proposed development.

An additional setback of the higher forms from both Whistler Street and the adjacent heritage item was also incorporated into the proposal to further minimise the visual impact of the proposed works upon the heritage item. Due to the existing narrow streetscape of Whistler Street, the proposed setback would not, in Heritage 21's opinion, generate a negative heritage impact upon views to the substation, particularly as it would not obstruct views to and from the substation. As shown in the rendered images included in Attachment II, the stepped and articulated façade of the proposed higher forms would assist with separating the bulk and

further minimising the visual impact upon the heritage item through enhancing the separation between the higher forms and the heritage item. Further to the proposed design of the development, in which consideration has been given to minimising the visual impact on the heritage item, the proposal would also ensure the continued historic use of the substation.

Additional modifications have also been made to the proposed design of the building, including the reduction of the proposed pergola on the third floor. A reduction in scale by a further 500mm from Whistler Street and the increase in spacing of the louvres of the pergola has further minimised the visual impact of the proposed pergola. The additional setback assists with the articulation of the separation between the substation and the higher forms of the proposed development.



Figure 2. Rendered image view to the proposed development from Whistler Street. Pergola reduced in size is indicated by the red arrow. (Source: Wolski + Coppin)

Further, concerns regarding the potential impact of demolition and construction on the subject site would be mitigated through a structural engineering report and a Heritage Temporary Protection Plan. The reports would need to be signed-off by AusGrid to ensure that they would appropriately address all concerns regarding the potential impact of demolition and construction directly adjacent to the substation. Correspondence with Ausgrid has indicated that the sharing of a party wall, between the proposed development and the substation would be supported, provided that the appropriate documentation is produced, and the necessary mitigation measures are introduced.

3. Ausgrid Requirements

Correspondence with Ausgrid culminated in the request for a glass barrier and louvred/inaccessible windows to be installed along the shared boundary (northern section of the subject site), to satisfy safety and security concerns regarding the existing, active

substation, situated directly adjacent to the subject development. Correspondence is included in Attachment I below, which details Ausgrid's requests.

Heritage 21 have recommended the use of glass to further minimise the visual impact of the proposed barrier on the adjacent heritage item. The potential impact upon the views to the substation would be minimised through the proposed setback of the barrier, in addition to the use of glass. As shown in the rendered images included in Attachment II below, the introduction of these safety measures would not generate a negative impact upon the views to the substation and would also satisfy Ausgrid's concerns regarding the siting of the proposed development directly adjacent to the active substation.

As an active substation, it is imperative that all safety and security concerns are addressed. The proposed introduction of glass would be an appropriate material in order to ensure that these concerns are addressed with a minimal impact upon views to the substation from Whistler Street, particularly as the continued use of the substation respects the heritage significance of the item.

4. Materials and Finishes

The proposed materials and finishes have also undergone a significant design process, to further minimise the visual impact of the proposed development upon the existing streetscape and the substation.

The proposed use of brick for the three-storey building, to be located directly adjacent to the substation on Whistler Street, would serve as a contemporary interpretation of the built forms historically associated with the subject site. The use of a traditional material, such as brick, directly adjacent to the heritage item, in the form of a three-storey building would resonate with the adjacent heritage item in scale, materiality and openings and establish a clear dialogue with the substation.

The proposed materials and finishes selected for the proposed development would not only acknowledge the historic development of the site but articulate the contemporary nature of the development without visually dominating the setting, particularly with the introduction of contrasting detailing. The combination of traditional and contemporary materials is not only sympathetic to the existing streetscape but would also assist with ensuring that the design would not dominate the existing surrounding built forms.

We look forward to hearing from you.

Yours sincerely,



**Paul Rappoport – Heritage Architect
Director**

B. Arch., AIA, MURP, M. ICOMOS, IHBC
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of The Institute of Historic Building & Conservation - IHBC
Member of International Planning History Society – IPHS
Member of The Twentieth Century Heritage Society of NSW Inc.



**Lauren Schutz
Heritage Consultant**

B.A. (Hon.) – Monash University
Master of Museum & Heritage Studies – The University of Sydney
Member of Australia ICOMOS
Member of DOCOMOMO Australia

ATTACHMENT I

Correspondence with AusGrid and Lighthouse Project Group

September 2019

Please note that the reference to Level 1 is Level 3

From: Michael Stanton <ms@lighthousepm.com.au>

Sent: Wednesday, 11 September 2019 2:45 PM

To: James Hunkin <jhunkin@ausgrid.com.au>

Cc: Nicholas Gassmann <NG@lighthousepm.com.au>

Subject: 26 Whistler - Response to Ausgrid Referral - FOR AUSGRID REVIEW

Hello James,

In regards to the Ausgrid Referral for the 26 Whistler Street Development, LPG are writing to Ausgrid on behalf of DAP Woodland to provide a formal response for your review and comment.

Following the meeting held with Ausgrid and the project design team on 26 August 2019, LPG has prepared the attached matrix in response to each Ausgrid comment outlined in the referral letter. The Matrix provides notes on each comment as well as respectfully providing suggested amendments to be made to the consent conditions (by Ausgrid) that could be issued to Council.

There are also three attachments to the matrix, including:

- ATTACHMENT 1: Revised EMF Report by EMR Surveys dated 06/09/19 (note that the EMF report has been updated to include comments received by Ausgrid via email on 06/09/19);
- ATTACHMENT 2: Architectural plans and detail by Wolski Coppin dated 11/09/19 showing the extend of the proposed coil wire and increase to the height of the low level balustrades;
- ATTACHMENT 3: Preliminary contractor works plans prepared by Hutchinson Builders dated 06/09/19 for reference.

Can you please undertake a review of the provided Matrix and attachments and provide your comments and/or updated report directly to the Council.

If you have questions relating to any of the items, please do not hesitate to call to discuss.

We very much appreciate your time and proactive response.

Thank you in advance,

Michael Stanton
Project Manager



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P: (+ 61) 0404962423

W: lighthousepm.com.au

RE: 26 Whistler - Response to Ausgrid Referral - FOR AUSGRID REVIEW



James Hunkin <jhunkin@ausgrid.com.au>

To ○ Michael Stanton

Cc ○ Nicholas Gassmann

Dear Michael,

- 1) EMF report is acceptable.
- 2) Ausgrid is not able to confirm that the proposed meets our security criteria for note 8.
What has been proposed doesn't provide sufficient security protection.
Are you able to close in more of the first floor balconies that face the sub and use louvred windows or other un openable type window on the boundary ??
It may be worth giving John a call directly for specific technicalities 02 9272 3886
- 3) The updated crane plan is acceptable

Regards,

James Hunkin

Area Development Manager – Sydney North Network Development & Services

Level 9, 24 Campbell Street, Sydney NSW 2001

T. 612 9269 7379 (Extn 37379)

F. 612 9269 8013 (Extn 38013)

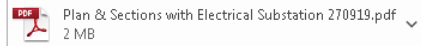
jhunkin@ausgrid.com.au

RE: 26 Whistler – Response to Ausgrid Referral – FOR AUSGRID REVIEW



Michael Stanton <ms@lighthousepm.com.au>

To: James Hunkin
Cc: Nicholas Gassmann



Hello James,

Thank you again for forwarded the Ausgrid comments.

Following from your email issued on Thursday 26 September 2019, LPG arranged for a tele conference between John (Ausgrid), the architect (Wolski Coppin) and LPG to discuss the protection measures that would be accepted by Ausgrid. From this tele conference and comments from Ausgrid, the architect revised the plans (see attached latest revision dated 27/09/2019) now showing glazed louvres across the north facing balconies on Level 3 (which we understand that the louvres will make the design a fully compliant solution). Also, on request of Ausgrid, the proposed razor wire have been deleted from the plans.

Can Ausgrid please review the attached revised plans and provide the required approval to Northern Beaches Council as quickly as possible.

Thank You for your time.

Regards,

Michael Stanton
Project Manager

P: (+61) 0404962423

W: lighthousepm.com.au

From: Michael Stanton

Sent: Thursday, 26 September 2019 1:59 PM

To: James Hunkin <jhunkin@ausgrid.com.au>

Cc: Nicholas Gassmann <NG@lighthousepm.com.au>

Subject: RE: 26 Whistler - Response to Ausgrid Referral - FOR AUSGRID REVIEW

Thanks for the response James,

We will undertake our review with the architect and arrange for a tele conference to discuss the required security protection with John.

We will then provide a resubmission of the architectural drawings following the discussions.

Regards,

Michael Stanton
Project Manager

ATTACHMENT II

Rendered Images

Produced by Wolski + Coppin, 10 October 2019

26-32 Whistler Street, Manly



Figure 3. View to the proposed development and substation, facing east.



Figure 4. View to the proposed development and substation, facing north-east, along Whistler Street.

26-32 Whistler Street, Manly



Figure 5. View to the proposed development and substation, facing south.



Figure 6. View to the proposed development and substation, facing south.

26-32 Whistler Street, Manly



Figure 7. Close-up view to the proposed development and substation, facing south-east.