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**Sent:** 3/05/2021 8:57:04 AM  
**Subject:** DA 2021/0119 Submission to NB Local Planning Panel  
**Attachments:** 210503 PBDT submission to NBC Local Planning Panel+.pdf;

Hi Livia

Please find attached The Manly Club's submission to the Local Planning Panel

Please advise if any issues. Could you please also confirm receipt of the attachment.

regards  
Kimmo Pitkanen

**PBDT Project Services**  
0414 767 006

3 May 2021

Northern Beaches Local Planning Panel  
c/- livia.kekwick@northernbeaches.nsw.gov.au

**RE: DA Application No. DA2021/0119**  
**1 West Promenade Manly**  
**The Manly Club Submission**

We refer to the Heritage Referral Response dated 8<sup>th</sup> March 2021 in relation to the Club's proposal to install white PVC sails to the external forecourt areas of the club. Whilst we acknowledge Council have supported two of the five proposed sails on either side of the building, the three sails at the front, which are not being supported by Council are fundamentally important to the club.

The Manly Club fully understands the importance of the Auckland Garage building both from an heritage point of view as well as an important example of adaptive reuse which now holds centre stage as part of the new club's new offering.

The former service station building ceased to exist as a service station in the mid- seventies, since then it has had various minor uses such as a dry cleaning depot. Nothing of any real significance until recently resurrected as part of the club's new facilities last year. It is now likely that the current use of the building will in time garner equally as important cultural significance as its past use has.

In reviewing the impact the proposed sails against the key points of the cultural significance of the building (as outlined in the CMP), we can provide the following in response:

#### Summary Statement of Cultural Significance

The former Auckland Garage at Manly, a 1930s service station, is significant because it:

- demonstrates the growing importance of private motor vehicle use in the Inter-War period; There is no apparent impact from the inclusion of the PVC sails.
- is rare and representative as a good and largely intact example of an Inter-War Spanish Mission style service station of the period 1925-39; and, The building itself will remain unchanged as part of this proposal hence we believe there is no impact from the inclusion of the PVC sails. We also add that the sails will connect to the building at a small number fixed points only which can be easily rectified without any permanent impact when no longer needed.

- has **minor** landmark significance on the corner of West Promenade and Gilbert Street adjacent to Gilbert Park with a visual relationship to Manly Town Hall and this contributes to the community's sense of place.

We believe there is little impact in terms of landmark significance. We highlight the following:

- We emphasise the word "minor" in terms of landmark significance. Whilst important and not to be ignored, it is not a major factor of cultural significance.
- The building will still be clearly visible when viewed from the town hall forecourt area. The visual relationship still remains despite the inclusion of the sails.
- The visual impact zone resulting from the inclusion of the sails is considered minor. The height of the building to the underside of the roof gutter is approximately 3.2m and the height of the building itself is approximately 6.3m. The proposed depth of the PVC sail zone will be in the order of 430mm to 450mm, a very small proportion of the building's visual character. The visual impact is demonstrated in the following photographs-
  - Photograph 1: view of the Manly Club from the corner of Belgrave and Gilbert Streets (photo attached).
  - Photograph 2: view of the Manly Club from the Town Hall forecourt area (photo attached).
- The proposed sails will be fixed to the building at a fixed series of points only which are easily removed. The holes are easily repairable when no longer required with no lasting impact on the building fabric.
- We also note that there is nothing preventing the club from installing freestanding umbrellas in the outdoor areas, which would also be visible from the town hall forecourt area.

The Manly Club has invested a substantial amount to provide the local community with a high quality venue that caters for all demographics. The Club has owned the site since 1977 and it aims to provide high quality hospitality amenity for many, many years to come. The club is a good and responsible neighbour and takes feedback from its neighbours seriously. Whilst the club complies in every sense of its obligations, it wants to reduce any perceived impacts to the absolute minimum.

PBDT Project Services  
for and on behalf of The Manly Club

*attachments: photographs 1 and 2*





**PHOTO 1:** VIEW OF THE MANLY CLUB FROM CORNER OF BELGRAVE & GILBERT STREETS





**PHOTO 2: VIEW OF THE MANLY CLUB  
FROM THE TOWN HALL FORECOURT**