

Heritage Referral Response

Application Number:	DA2024/1249
Proposed Development:	Alterations and additions including internal fit-out for use of premises as a pub and artisan food and drink industry
Date:	19/11/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1170245 , 0 East Esplanade MANLY NSW 2095

Officer comments

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 cultrual 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 spilt stone edging of Edwardian period characterise the eastern part of the Park. Recent paving detracts from the Edwardian character.

Other relevant heritage listings

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 change of use of an existing retail tenancy to a pub and micro-brewery with ancillary dining and occasional live performance, including internal alterations, new public amenities to the western portion of the site and the replacement of the existing external half-pace staircase with new straight staircase and new glazed doors at the southern elevation. The application does not include any external or internal signage.

As Manly wharf is a state heritage item, the application is integrated development and was referred to Heritage NSW. In response, Heritage NSW provided general terms of approval for this application.

The proposed works are mainly within the Manly Wharf building, and the external works are minor - involving the replacement of a later additions and the proposed external colours and materials are matching the existing. The proposed mechanical plant is located near the existing with similar size. Given the proposed changes are reversible, it is considered that the impact of the proposal on the State heritage building is tolerable and there will be no adverse impact upon the heritage items in the vicinity, nor upon the Manly Town Centre Conservation Area.

Therefore, no objections are raised on heritage grounds, subject to all terms of approval (conditions) required by Heritage NSW.

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:

Nil.