

10 February 2025

Claire Ryan
Principal Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

Architecture
Urban Design
Planning
Interior Architecture

DA-2024/1375
Response to Request for Information

Dear Claire,

This letter has been prepared on behalf of the applicant, HSW Nominees Pty Ltd, in response to matters raised by Northern Beaches Council (Council) via a Request for Information (RFI) letter dated 15 January 2025 in relation to the abovementioned Development Application (DA).

This letter also provides a response to submissions raised during exhibition of the DA during the period 19 December 2024 to 7 February 2025.

Architectus Sydney
Level 18, 25 Martin Place
Sydney NSW 2000 Australia
T +61 2 8252 8400
sydney@architectus.com.au
www.architectus.com.au

1. Response to Council RFI

A response to matters raised in Council's RFI is provided at **Table 1** below.

Table 1. Response to Council RFI to DA-204/1249

Item	Response
1. Heritage NSW Referral Comments	
1	<p><i>Horizontal railings are typical of Sydney wharf and ferry infrastructure in terms of level of safety and aesthetic character and without substantial justification it is unlikely the removal of the existing balustrades to the east and west boardwalks described in the SHR 01434 listing as metal 'ship' railing, and replacement with the proposed glass balustrade will be supported. Further details outlining the heritage significance of the existing metal railings to the outer edge of the boardwalks as well as defining dining areas is to be provided.</i></p> <p>Balustrades Not Significant Fabric</p> <p>A detailed response to this matter is provided by City Plan at Attachment A.</p> <p>Existing balustrades are not identified within the Statement of Significant for either State (#01434) or local (I145) heritage listings, are not identified as significant fabric within the Conservation Management Plan (CMP), and there have been various alternate balustrade arrangements over time. The current balustrades are not original, having been installed as part of the retail addition to the wharf in 1990 following demolition of the former Manly Fun Pier amusement park.</p> <p>Proposal to Match Existing Approved Balustrades</p> <p>The replacement of existing non-original balustrades with the proposed steel-framed and glazed arrangement will be consistent with those existing within the existing Hugos restaurant (Tenancy 1), which read as three horizontal railings with glass inserts rather than just a frameless glass balustrade. These balustrades were recently approved by Council and Heritage NSW under DA-202/0962.</p>

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Perth
Sydney

Architectus Australia Pty Ltd
ABN 90 131 245 684

Nominated Architect
CEO
Ray Brown
NSWARB 6359

		<p>Photos of these balustrades are included at Attachment A.</p> <p>Improved Patron Safety and Amenity</p> <p>When seen from within Hugos, the retractable steel-framed glass balustrade improves safety and amenity, by providing a wind buffer for outdoor dining patrons and preventing dropped items from falling within the harbour. The proposed arrangement will therefore improve patron safety and amenity where located adjacent to venue seating.</p> <p>Improved Visual Appearance</p> <p>The proposed balustrades seek to replicate this existing arrangement which has previously been approved by Council and Heritage NSW and will establish a uniform appearance across both sides of Manly Wharf.</p> <p>Proposed balustrades include horizontal elements with transparent glazing and are not considered to result in any visual impacts nor detract from the heritage significance of Manly Wharf.</p> <p>Consistent with Ferry Terminal and Approved Wharf 3 REF</p> <p>Proposed balustrades are consistent with those already installed within the Manly Wharf ferry terminal (wharves 1 and 2) as shown at Figure 7 of Attachment A.</p> <p>Further, proposed balustrades are consistent with those approved by Transport for NSW (TfNSW) for Wharf 3 via a Review of Environmental Factors (REF) in November 2022 (however are yet to be constructed on site). As noted at Section 3.2.3 of the REF, new glass and steel balustrades to Wharf 3 will match those within Manly Wharf ferry terminal (wharves 1 and 2) as noted above.</p> <p>Section 5 of this REF notes that Heritage NSW was consulted on the design, with further consultation to occur and Section 60 and 140 approvals required prior to works commencing. A copy of the REF and associated documentation can be found on the TfNSW website.</p> <p>Improved Public Safety</p> <p>Proposed balustrades also form part of a broader initiative by the new owners of Manly Wharf, Howard Smith Wharves, to improve community safety and enhance public amenity at Manly Wharf with an overall goal to create a safe and welcoming family friendly venue.</p>
--	--	--

		<p>Existing balustrades have been identified as a significant public safety and security risk, largely due to them being climbable, enabling people (generally teenagers) to jump into the harbour. This is a known public safety issue, with weekly incidents and injuries, often requiring police or ambulance attendance and disrupting ferry services (specifically in areas surrounding Wharf 3). Over the recent summer holidays (Dec 24 -Jan 25) alone, there have been over ten (10) incidents requiring police or ambulance attendance attributed to people jumping from balustrades.</p> <p>Accordingly, the proposed balustrade arrangement is the result of considered review by the wharf owners, in consultation with NSW Police Manly Local Area Command (LAC) to improve safety and security at Manly Wharf. No objection to the proposed balustrades has been raised by Council's Planning or Urban Design staff, and on the basis they match those previously approved and existing at Hugos, with no visual or heritage impact, are considered an appropriate design response for the site.</p>
2	<p><i>Further details outlining the public amenity provided by the existing concrete amphitheatre seating that integrates the built form of the eastern Promenade with the beach and thereby the loss of amenity and visual impact if it is to be infilled. A photomontage of the proposed treatment of the eastern promenade as viewed looking towards the heritage item from the esplanade and the beach is to be provided.</i></p>	<p>A response to this matter including photomontage is provided by City Plan at Attachment A. However, it is noted the amphitheatre is a recent addition to Manly Wharf, constructed in 1990 following demolition of the former Manly Fun Pier amusement park and is not of heritage significance.</p> <p>Council's urban design and planning team has not raised any objection to the proposed infill of the amphitheatre. However, in response to matters raised by Heritage NSW, revised plans are provided at Attachment B which reduce the scale of the proposed deck extension, maintaining lower amphitheatre steps and beach access, thus maintaining use of this (privately owned) space for public access and recreation.</p>
3	<p><i>Further details including size, materiality and finishes are to be provided for the revised 'awning arrangement' to outdoor areas of the Manly Wharf Hotel.</i></p>	<p>Further details of the proposed awnings are provided in the updated architectural plans (D206 & D207) at Attachment B.</p> <p>Awnings have also been reviewed by City Plan at Attachment A, who consider these to be suitable and will not impact on the heritage significance of Manly Wharf.</p> <p>Proposed awnings are to be constructed of timber and steel with a retractable fabric roof, and will be consistent with those recently installed over the southern deck (approved by Council and Heritage NSW) under DA2022/0403.</p>

4	<i>Further details of the excavation for the proposed boat installation as part of the extension to the Manly Hotel Wharf Bar Deck. If excavation is proposed, an archaeological assessment is required.</i>	No excavation is proposed or required to facilitate the proposed boat play area, which is to be installed at deck level. Elements of the boat roof and hull will be removed to lower the overall height and provide a flat surface at the ground level. Please refer further details, including precent reference images of a boat installation at the heritage listed Howard Smith Wharves in Brisbane (also owned and managed by the applicant) in the architectural plans at Attachment B .
5	<i>Further details on size, materiality and finishes are required to better understand the visual impact of the new repurposed boat playground equipment.</i>	<p>An elevation drawing of the proposed boat installation is provided in the updated architectural drawings at Attachment B.</p> <p>As detailed in the submitted Statement of Heritage Impact (SOHI), the Shangri-La boat that is proposed to be installed has historical significance as a surviving vessel that was used during WWII. The boat was constructed in 1938 in Sydney Harbour, and thus the return of the boat to the Harbour is considered a positive heritage outcome and contextually appropriate within the venue.</p> <p>The boat is constructed of timber carvel planks construction, however is to be repurposed with elements of the roof and hull removed to lower the overall height and enable use as a play installation.</p> <p>The installation is proposed to be painted with colourful, abstract and child-friendly artwork, with the natural texture of the timber remaining visible.</p> <p>The proposed installation has been reviewed by City Plan at Attachment A who note that it is not at a scale that overwhelms or dominates the wharf, nor does it obstruct any significant views from East Esplanade to the ocean or views from the promenade to the mature trees that line East Esplanade. The proposed boat installation integrates a moveable heritage element to the site in a sympathetic manner that does not visually or physically impact the significance of Manly Wharf (I145 and SHR #01434).</p>
6	<i>The mechanical exhaust drawings provided seem to indicate that the existing duct work and riser are limited to only the exhaust hood servicing the grills.</i>	Refer to detailed mechanical exhaust drawings at Attachment C , with details also included on the updated architectural plans at Attachment B .
(a)	<i>Provide clear drawings of existing ductwork and risers and proposed new mechanical ductwork and risers.</i>	
(b)	<i>Provide a roof plan demonstrating proposed new duct work and existing duct work to the roof with clear setback dimensions from the building façade to the</i>	Refer to the updated roof plan (DA.103C) at Attachment B .

	<i>proposed new mech equipment on the roof.</i>	
(c)	<i>Provide sections and/or elevations of the building demonstrating the bulk, scale and finished heights of the proposed roof mech equipment.</i>	Refer to the updated elevations (DA.104) at Attachment B .
2. Heritage Advisor Referral Comments		
-	<i>Council's Heritage Advisor has commented on the proposal supporting the above commentary.</i>	A response to matters is provided above.

2. Response to Public Submissions

Architectus have reviewed the three (3) public submissions received, which raised issues relating to loss of public open space and beach access (via existing amphitheatre stairs).

It is noted that the amphitheatre and surrounds (as shown on the submitted plans) whilst publicly accessible, are privately owned by Howard Smith Wharves. Notwithstanding, public access to these areas is to be maintained, as the revised plans at **Attachment B** include retention of the lower amphitheatre and beach stair access.

Should Council require further information to any particular issues, Architectus can provide a further response as required.

3. Conclusion

I trust information within this letter is sufficient for Council to finalise assessment of the DA. Should you require anything further, please do not hesitate to contact me at jonathan.archibald@architectus.com.au.

Regards,



Jonathan Archibald
Associate, Planning