

Heritage Referral Response

Application Number:	Mod2021/0314
Date:	02/08/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 1 DP 1170245 , 0 Wharves And Jetties MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as it is contained within a State heritage item, being Item I145 - Manly Wharf, listed in Schedule 5 of Manly Local Environmental Plan 2013 and also listed in the State Heritage Register. It is also in the vicinity of a number of heritage items:</p> <p>Item I248 - Governor Phillip Monument - West Esplanade Reserve</p> <p>Item I251 - Park - West Esplanade</p> <p>Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour</p> <p>C2 - Manly Town Centre Conservation Area</p>
Details of heritage items affected
<p>Details of the heritage item as contained within the Heritage Inventory are:</p> <p>Item I145 - Manly Wharf <u>Statement of Significance:</u> Of environmental significance as a visually prominent man-made feature. Of historical significance for its association 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) 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> 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>
Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	
National Trust of Aust (NSW) Register	Yes	
RAIA Register of 20th Century Buildings of Significance		
Other	No	

Consideration of Application

This application seeks consent for modifications to the development consent - DA2020/0962, requiring amendments to conditions 1 and 28 and deletion of condition 9 as outlined in the submitted Statement of Environmental Effects.

The proposed extension to the west of the existing deck is considered to impact on the heritage item as the extension requires new piles to support the extended deck. The location of the heaters, regardless the size of them, had been refused in the previous application and it still is not acceptable from a heritage perspective. The proposed extension to the north also is not acceptable for the same reason - requiring new piles - and it is considered to be inconsistent with the Heritage NSW's referral, (provided in December 2020) as noted below:

- *The proposed extension of the existing (triangular) upper deck to the north which incorporates a section of the lower western deck and the proposed straightening of the curvilinear lower deck is not approved. Reason: To ensure that the proposed northern extension does not reduce the publicly accessible area of the lower deck and does not introduce insensitive additions to compensate for this loss. The proposed lower deck extension is unsympathetic to the curvilinear characteristic of Baldwinson design of the public space around the wharf.*
- *The heaters as proposed are not approved. Heaters that can be removed and stored must be used. Reason: The proposed heaters fixed to the deck are visually distracting and add significantly to the visual clutter.*

The application is an Integrated Development as it affects a State Heritage listed item, and requires consultation with the Heritage NSW and approval under Section 60 of the Heritage Act, 1977.

Amended heritage comments:

Heritage Council of NSW (the Heritage Council) have considered the modification (Mod2021/0314) to the integrated development application (IDA2020/113) and in accordance with Section 4.47 of the Environmental Planning and Assessment Act 1979, the approval has been granted.

It is noted in the approval that, "the two existing planters shown on the lower deck on the plans are not part of this development application and therefore they are not a part of this consent. The planter boxes must be removed from the drawings to be submitted with the section 60 application".

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

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 24 June 2021, Amended 28 July 2021

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.