



## Heritage Referral Response

<b>Application Number:</b>	DA2019/0987
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 1 DP 1170245 , 0 Wharves And Jetties MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it affects a State heritage item, being <b>Item I145 - Manly Wharf</b>, which is listed in Schedule 5 of Manly Local Environmental Plan 2013 and also on the State Heritage Register.</p> <p>It is also in the vicinity of a number of other heritage items, the closest being <b>Item I153 Commercial and residential building</b>, <b>Item I152 Commercial and residential building</b> and <b>Item I151 Terrace building</b>, located on the opposite side of East Esplanade, along with the adjacent <b>Item I1 - All stone kerbs</b> and the <b>Manly Town Centre Conservation Area</b> on the opposite side of East Esplanade.</p>		
Details of heritage items affected		
<p>Details of this heritage item are:</p> <p><b>Item I145 - Manly Wharf</b>  <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)</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>            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	<b>Yes</b>	Comment if applicable



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

#### Consideration of Application

This application is for change of use, internal fitout and signage for Shop 15 of the Manly Wharf building.

The proposal is for a new concept seafood restaurant called Fish & Lemonade in the shop tenancy previously occupied by McDonald's. This shop is located on the eastern side of the Wharf at the main entrance and is in a highly visible location.

The application was accompanied by a Statement of Heritage Impact by CityPlan, dated September 2019, which has been reviewed. The proposal includes internal fitout, external alterations to the shop front and rear entrances, signage, mechanical ventilation and a change of use to a licensed restaurant. From a heritage point of view, there are no issues with the proposed use, nor the internal fitout (as the interior has already been extensively altered/changed). There are some concerns however with some of the external finishes and proposed signage.

As the application affects a State heritage listed item, the application is Integrated Development and requires consultation with the Heritage NSW and eventual approval under Section 60 of the Heritage Act, 1977.

Heritage NSW have responded by letter dated 21 November 2019, providing general terms of approval for this integrated development application. These comments have been reviewed and all required terms of approval (conditions) are agreed with.

As the application is only for fitout and use of this shop space, and does not involve any extension of the building, there will be no adverse impact upon heritage items in the vicinity, nor on 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 being included in any consent.**

Consider against the provisions of CL5.10 of MLEP 2013

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? N/A

#### Further Comments

**COMPLETED BY: Janine Formica, Heritage Planner**

**DATE: 4 December 2019**

**Recommended Heritage Advisor Conditions:**

Nil.