



11 May 2018

Ed Ramon-kane
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Dear Ed,

HERITAGE IMPACT STATEMENT LETTER - MANLY WHARF, SECTION 4.55 MODIFICATION TO DA 142/2011

1. BACKGROUND AND PROPOSAL

Approval for DA 142/2011 was granted by, Manly Independent Assessment Panel on 19th July 2013.

The client has now applied for a section 4.55 (formerly s96) modification to the approved plans. It is proposed to alter the operation of the car park from a self-parking to a valet parking solution. The proposed modification aims to increase the car parking provision within the existing car park from 70 spaces to 91 spaces, providing an additional 21 car spaces.

The proposed valet operated stack (tandem) parking arrangement will include:

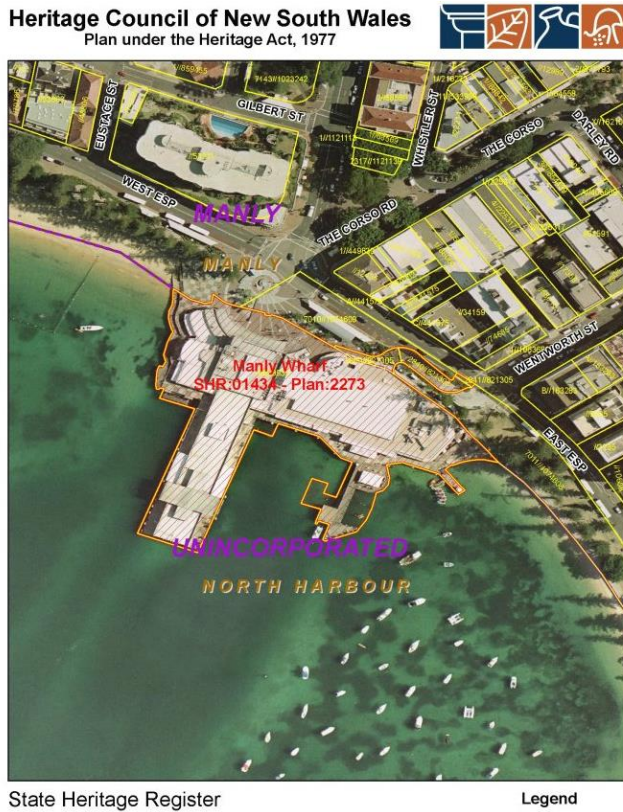
- 77 stack parking spaces
- 8 pick-up/drop off spaces
- 4 dedicated pick-up spaces
- 2 accessible parking spaces

2. SITE LOCATION AND LISTING

The subject site relates specifically to the interior of the existing carpark located within the state heritage curtilage for state heritage item 01434 "Manly Wharf". It is also listed under section 5 of the Manly Local Environmental Plan (LEP) 2013, as "Manly Wharf" (Item 145). See below Figure 1 for State heritage curtilage map.

For this reason, an impact statement is required to assess the potential impact of the proposed modifications (listed above) on the heritage significance of the site.

Figure 1 – State Heritage Curtilage Map – Manly Wharf, Plan 2273



State Heritage Register Legend
 Source: Office of Environment & Heritage; Plan 2273

2.1. STATEMENT OF SIGNIFICANCE

The following statement of significance has been sourced from NSW Heritage Division.

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)

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, Aston, Higginbotham, Rich, Burton, Maitland, Pike 1985).¹

¹ Office of Environment & Heritage, “Manly Wharf”, updated 11 April 2001, accessed 11/5/2018, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5051365>.

3. IMPACT ASSESSMENT

The modifications to the approved DA (DA 142/2011) are seen to have no impact on the heritage significance of the overall site as the works are proposed to be contained within the internal space of the existing carpark only and are operational infrastructure.

As such the proposed works will have no physical or visual impact to the environmental, historical or functional significance of Manly Wharf.

4. CONCLUSION

Overall the proposed modifications to DA 142/2011 are considered to have no impact to the overall heritage significance of the site. This is due to the location and containment of the works to the interior of the carpark.

It is recommended that the section 4.55 modifications are approved on a heritage basis.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B Phillips".

Bernice Phillips
Heritage Consultant