

3rd February 2009

The General Manager
Manly City Council
1 Belgrave Street,
Manly NSW 2095

**Re: MANLY BATHERS PAVILION – LEVEL 1 FITOUT DA
HERITAGE IMPACT STATEMENT**

Dear Sir,

I have reviewed the proposed internal fitout for the lower level (Level 1) of the Manly Bathers Pavilion shown on drawings prepared by Squillace Nicholas Architects numbered DA 001 007 dated January 2009 and have had consideration of the Conservation Management Plan for the place in providing the following comments regarding potential heritage impacts.

The proposals are for a number of related refreshment rooms occupying the whole of the existing level 1 areas which were originally change rooms and more recently offices, a dive school and storage.

Approvals under the Heritage Act have been granted for the external restoration of the building and for the addition of space at the upper floor level (Level 2) to be used as a restaurant. These approvals were based on drawings prepared by Oceania Clarke Architects and involved modifications of the openings along the southern boardwalk and creation of a roof terrace above. Subsequent approvals for minor modifications to address the condition of the building fabric have been granted in relation to the structural repairs on the lower floor level (Level 1). A separate presentation for the regularization of fenestration on the southern facade was prepared and submitted for approval in accordance with the existing conditions of development approval.

Based on known information and the evidence provided in the Conservation Plan, the most significant spaces in the building are the Level 1 foyer and colonnade which are retained in the present application. Recent work in the foyer has unearthed evidence of an original terrazzo floor which is to be replicated as part of the new fitout.

The foyer was originally fitted with a counter and storage lockers as part of the change room use of the building. The present changes involve infilling later openings in the side walls and the creation of a bar across the rear wall. All of the existing plaster decoration is preserved and the new work is sympathetic to the original character.

The changes have minimal impact on the heritage significance of the surviving fabric of the space in the complex and allow it to be used and visited by the public with the potential for appropriate interpretation.

The colonnade is to be restored and the surviving stairs retained and repaired. Only one of the stairs now provides access to the Upper level (Level 2) refreshment rooms. The application has no further impact on the existing fabric or an understanding of the former configuration of the building.

The remainder of the lower floor (Level 1) fitout involves modifications that are

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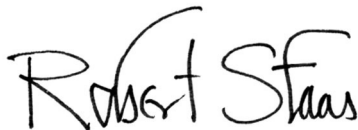
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appropriate for the future use and the highly modified condition of the surviving fabric. The western addition which was added to the original structure requires substantial reconstruction due to poor structural stability. The proposal is however in general compliance with the approved scheme for the place and has no significant adverse impact.

The interiors of the lower floor (Level 1) have been rated of moderate significance and have been substantially modified from the original configuration and in this regard the proposed fitout in this application will have no additional heritage impact on the identified significance of the place.

I consider that the proposed works are acceptable in retaining the characteristics and continuity of the significant spaces and will have minimal adverse impact on the identified significance of the place in accordance with the policies of the Conservation Plan. I therefore commend the application for favourable consideration.

Yours Sincerely,
NBRS+PARTNERS

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, flowing style with a large initial 'R'.

ROBERT STAAS
Director / Heritage Consultant