

13 July 2020

Our Ref: H 20-015

Executive Director

Heritage NSW
Department of Premier & Cabinet
Locked Bag 5022
PARRAMATTA NSW 2124
heritagemailbox@environment.nsw.gov.au

Dear Ms. McKenzie,

**RE: RE: BRIEF HERITAGE IMPACT STATEMENT FOR PROPOSED EXTERIOR DECKING EXTENSION
HUGOS MANLY, MANLY WHARF, 1 EAST ESPLANDE, MANLY NSW**

The following brief Heritage Impact Statement (HIS) has been prepared in support of the proposed exterior deck extension works to Hugos Manly, which include the following:

- Extension of the upper deck over the existing deck and out over the water;
- Extension of the lower deck over the water;
- Proposed additional seating to extended areas;
- Proposed bench seating to lower deck;
- Proposed new operable frameless glass windows to perimeter of Hugos restaurant;
- Relocation of existing outdoor heaters; and
- Proposed low- and high-level planter boxes to lower deck.

The Manly Wharf site is listed as a heritage item under the following statutory instruments:

- State Heritage Register (SHR# 01434) under the NSW Heritage Act, 1977 as 'Manly Wharf' comprising Lot 1 of DP 809933 (the subject site) and Lots 2839 and 2840 of DP 821305;
- Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005 (listing # 18);
- Marine Ministerial Holding Corporation Section 170 Heritage and Conservation Register (listing # 4920067); and
- Manly Local Environmental Plan (LEP) 2013 – Schedule 5 as Manly Wharf (listing # 1145).

The Manly Wharf site is also located in proximity to several other heritage items as identified under Manly LEP and defined in the heritage map (Figure 3).

Therefore, the proposed exterior works to Hugos Manly are subject to the provisions of the above statutory instruments including the heritage controls of the relevant LEP, DCP and the SREP (Harbour Catchment). The proposed works have also been considered in relation to the relevant Conservation Policies of the *Conservation Management Plan for Manly Ferry Wharf (2011)* by Architectural Projects Pty Ltd.

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[https://cityplan-my.sharepoint.com/personal/samaraa_cityplan_com_au/Documents/Cph-2020/20-015 Hugos Manly/3. Report/1. HIS/HIS Letter_Hugos Manly_Outdoor Seating Extension_Updated.docx](https://cityplan-my.sharepoint.com/personal/samaraa_cityplan_com_au/Documents/Cph-2020/20-015%20Hugos%20Manly/3.%20Report/1.%20HIS/HIS%20Letter_Hugos%20Manly_Outdoor%20Seating%20Extension_Updated.docx)

Any works to a State Heritage item must be approved by the Heritage Council of NSW through the submission of an Integrated Development Application (IDA) or a Section 60 application (and a separate Development Application (DA) to the respective local Council) unless the proposed works can be classified as a type provided under the list of *Standard Exemptions for Works Requiring Heritage Council Approval*. Therefore, this brief HIS has been prepared to accompany an IDA to Heritage NSW and the Northern Beaches Council.

LIMITATIONS AND CONSTRAINTS

- A detailed historical and archaeological assessment, including an assessment of Aboriginal cultural heritage values, is not considered necessary at this time and does not form part of the scope of this brief HIS.

SITE CONTEXT AND DESCRIPTION

Manly Wharf is located on the northern coast of Manly Cove, south of the Corso and Manly CBD. Manly Wharf is situated along the East Esplanade (Figure 1). It is the main gateway to Manly via the Sydney ferry system, approximately 9.5km north-east of Circular Quay.

Manly Wharf is legally titled Lot 1/DP1170245, occupied by buildings of two periods including the Manly Wharf Ferry Building on the Western Esplanade and Manly Wharf Hotel on the Eastern Esplanade. Constructed in 1941 the Manly Ferry Wharf building's design is attributed to Arthur Baldwinson, a pioneer of the modern movement in Sydney along with Sydney Ancher and Harry Seidler. The eastern retail wing, which comprises Manly Wharf Hotel and Aldi together with a small number of retail shops, cafes, bars and restaurants within the arcade, was constructed in 1990. The buildings are surrounded by public promenade and have several public accesses through the buildings providing links between the Manly Town Centre and the waterfront.

Manly Wharf is primarily orientated east west with the northern and southern boundaries fronting the western and eastern promenades, and Manly Cove respectively. The structure connected by a void in the centre of the arcade.

The existing 'Hugos Manly' restaurant is located on the outer western edge of the wharf (western façade) within the 1990s extension (Figure 5). It is a contemporary waterfront restaurant/bar which opened in 2008 and has since been upgraded and added to cater to the needs of its clientele. It is primarily accessed via the concrete paved promenade surrounding the Manly Wharf building.

The area subject to the current proposal is the outdoor seating area of the Hugos Manly tenancy including the northern upper deck and south and south-eastern upper deck.

SIGNIFICANT ASPECTS OF MANLY WHARF AND FABRIC INTEGRITY

The 2011 CMP identifies significant aspects of Manly Wharf including views and vistas to and from the site, fabric integrity and intactness, and the aesthetic of the Corso façade.

The significant parts of the Manly Wharf essentially relate to the original 1941 Wharf Building and associated interiors. *Section 5.8 - Intactness* of the 2011 CMP states that:

The main front form of The Manly Ferry Wharf located remains highly intact externally. Internally it has been extensively changed by various tenancy fitouts. The original Manly Ferry Wharf has been

extensively altered in a number of significant phases that include additions to the east and west including the welcoming arms, the tower and the clerestory and changes to the wharf structure. The remaining building retains its original external character which is exceptional for a wharf structure. Internally the plan layout has been extensively altered and all finishes have been painted or replaced but the industrial structure can be understood.

Figure 5 (see Appendix A) illustrates the graded areas of significance associated with the Manly Wharf site. The 1941 Wharf building is identified as having medium significance, while the later 1990s and beyond additions are considered to hold little significance. However, it is noted that areas with little heritage value, including the western extension and façade originally dating to the 1990s now accommodating Hugos Manly, contribute to the overall significance of the Manly Wharf.

As noted above, Hugos Manly itself dates to 2007 - 2008 (DA 267/2007, CC 267/2007) with modifications made to include an additional outdoor seating area (DA 7/2008, CC 7/2008), illuminated signage (DA 242/2008), later extensions and alterations to the outdoor seating area along the south-western side of the Manly Wharf (DA 180/2009, DA 233/2013, CC 233/2013, S96 233/2013), and additional internal works (CC 17/2017 and CDC 2020/0203).

THE PROPOSAL

The proposed relates to extension works to the outdoor decking area of Hugos Manly to allow for additional seating and decorative planter boxes (Figure 6).

For further information, reference should be made to the submitted drawings and associated documentation.

HERITAGE IMPACT ASSESSMENT

This brief Heritage Impact Assessment has been prepared to assess the likely impact the proposed works may have on the established heritage values of the overall Manly Wharf site. The provisions of the following relevant statutory instruments have been considered in this assessment in addition of a general discussion and comments provided below:

- Manly Local Environmental Plan (LEP) 2013;
- Manly Development Control Plan (DCP) 2013; and
- Sydney Regional Environmental Plan (SREP) (Sydney Harbour Catchment) 2005.
- *Heritage Act 1977*

Comments:

The proposal involves works to the outdoor seating area and deck only, and do not involve any internal or external intervention, structural changes, additions, or alterations to the significant fabric of the 1941 Wharf building. There will be no adverse impact to the significant original Wharf building, to its significant facades or to views or vistas to or from the site. Further, the extension of the deck has been designed to minimally impact the overall look of the waterfront area, thereby preserving the existing relationship between the 1941 Wharf building with its surrounding context and its heritage values.

Assessment against individual clauses of the LEP, in particular Clause 5.10 (Heritage Conservation), and relevant heritage controls contained in the DCP and the SREP 2005, have not been undertaken due to the minor nature of the works and the non-heritage value of the fabric to be modified under the current proposal.

The above general comments cover responses to the relevant heritage matters that are required to be considered and contained within the subject statutory instruments. Instead, the proposed works have been assessed against the relevant conservation policies of the 2011 CMP below.

CONSERVATION MANAGEMENT PLAN (CMP) 2011

The proposed works have been assessed against the relevant policies of the Manly Ferry Wharf Conservation Management Plan (CMP) 2011 prepared by Architectural Projects Pty Ltd. The proposal has been addressed as follows:

CMP 2011 Policies	Comments
7.1.1 Guidelines for Development <ul style="list-style-type: none"> <i>New development should encourage mixed use and active street level uses...</i> <i>New development should locate non active uses above street level e.g. upper floor or below street level e.g. parking</i> <i>Facades should not be cluttered but simple and streamlined so as not to detract from 1941 wharf structure...</i> <i>Existing public access to the waterside internally and externally should not be reduced by any new work.</i> 	<p>The proposed works will be to the outdoor deck and seating area associated with Hugos Manly located to the south-west of the Manly Wharf within the 1990s western extension. The purpose of the works is to expand the existing upper and lower decking area to provide additional outdoor seating for patrons of Hugos Manly without compromising any space within the existing walkway.</p> <p>The proposed works will have a positive impact to the current active street level usage by providing seating for greater numbers of patrons, while maintaining the same level of public access along to the waterside. Extending the upper and lower decking will ensure that the existing walkway will remain unchanged and uncluttered without detracting from the significance of the 1941 Wharf building.</p> <p>The proposed works will be visible from the Manly Cove Beach, the Fairlight Walk and the West Esplanade; However, the extension to the deck has been designed so that the aesthetic differences as a result of the proposed works when compared to its current iteration will be minimal when viewed from north, west and south (Figure 9 and Figure 10).</p>
7.4 Conservation of Building Fabric <p><i>Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place. Surviving building fabric nominated in this conservation plan as being of little</i></p>	<p>The proposed works are intended for sections of the Manly Wharf ranked as having little significance as identified by Architectural Projects Pty Ltd in the 2011 CMP (Figure 5). Hugos Manly sits within the 1990s extension to the Wharf building with a fitout including the subject decking area originally dating to c. 2008. The works are therefore proposed to new fabric, consisting of extension to the existing</p>

<p><i>significance can be either retained or removed if required as either option does not intrude on the significance of the building.</i></p>	<p>upper and lower western decks, the addition of new outdoor seating and planter boxes. The proposed works will improve the amenity, functionality and profitability of the Manly Wharf and Hugos Manly while ensuring that there will be no adverse impact to the overall significance and setting of the Wharf building.</p>
<p>7.7.4 Upgrading of Services</p> <p><i>Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are more visible and do not damage significant fabric are preferred.</i></p>	<p>As noted above, the proposed extension to the upper and lower decking to the west of the Manly Wharf (adjacent to Hugos Manly) aims to upgrade the amenity of the restaurant and do not involve works to areas identified as having a moderate - high significance. As detailed above, the new works will be undertaken to a section of the 1990s Wharf extension identified as being of little significance. The new works will be visible from the north, west and south but have been designed to blend into the existing aesthetic of the current outdoor seating area to minimise any potential impact. Overall, the proposed works are considered to be a acceptable in this regard.</p>

NSW HERITAGE ACT 1977

In accordance with the *NSW Heritage Act, 1977* approval must be sought from the Heritage Council of NSW to carry out an activity described in Section 57 (1) of the Act.

As previously discussed, the works are confined within the areas of little significance dating to the 1990s phase and to fabric that was introduced in c.2008. The works will involve the extension of the existing outdoor seating area and will have no adverse impact to the significant heritage fabric, facades, views or vistas.

CPH considers that the proposed works are acceptable under of the provisions of the *Heritage Act 1977*. This HIS and associated drawings and documentation will accompany an IDA application to obtain approval of the Heritage Council of NSW and Northern Beaches Council in accordance with the statutory requirements.

CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered that the proposed works, consisting of extension to the outdoor seating area comprised both up and lower decks, will have no adverse impact to the significance of the 1941 Wharf building or to the greater Manly Wharf. The extension will be made to fabric that is identified as being of little significance and will present visually very similar to its current iteration and will not require intervention into the fabric or integrity of the 1941 Wharf building.

As evident from the above assessment and the comparative existing and proposed deck extension rendering images provided in Figures 7 to 10 of Appendix A, the proposal is consistent with the provisions

and objectives of the Manly LEP 2013, Manly DCP 2013 and the SREP (Sydney Harbour Catchment) 2005, as well as with the policies of the 2011 CMP for the Manly Wharf site.

I trust the above brief impact assessment satisfies the expectations on heritage matters and assist in the assessment of the proposed outdoor deck extension works to the Hugos Manly. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the me on 8270 3500 or at kerimed@cityplan.com.au.

Yours Sincerely,



Kerime Danis

Director - Heritage

APPENDIX A - SUPPORTING IMAGES

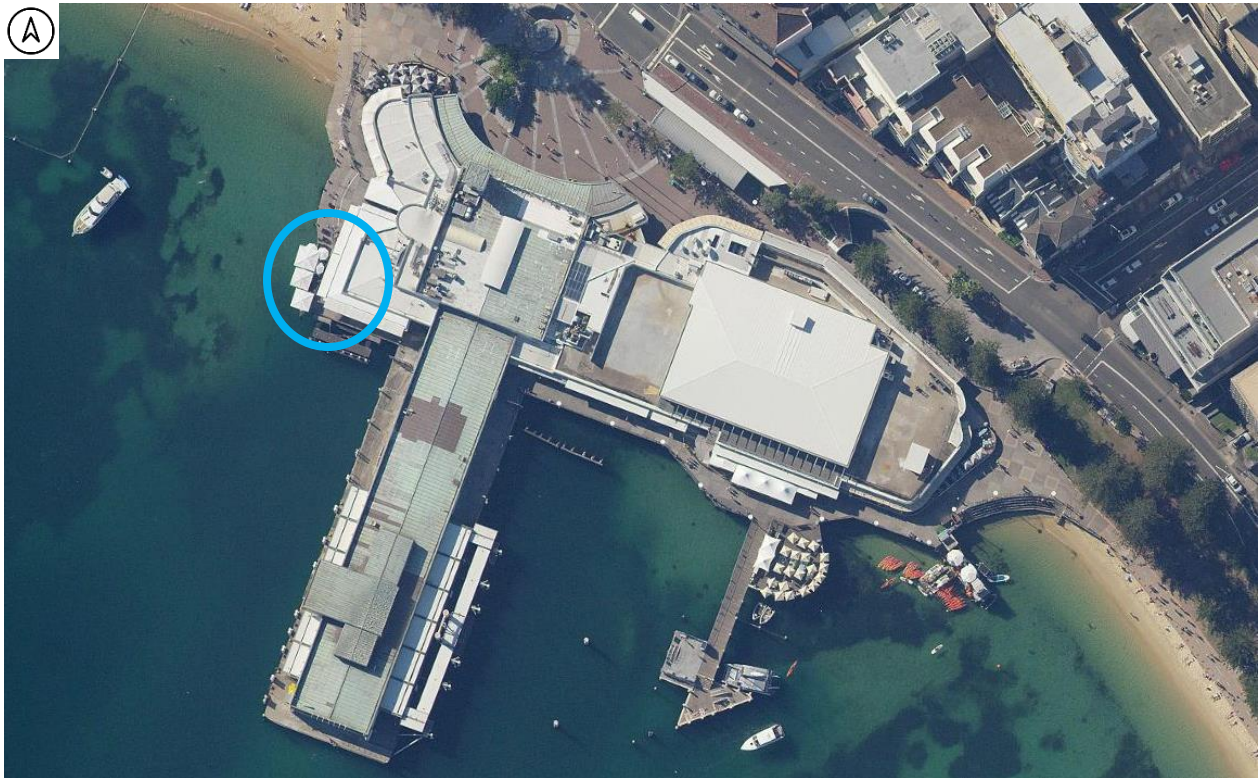


Figure 1: Aerial image showing the location of the Shop 15 (subject site; circled in blue) in context of Manly Wharf, the Esplanade and the Corso (Source: SIX Maps, accessed March 2020).

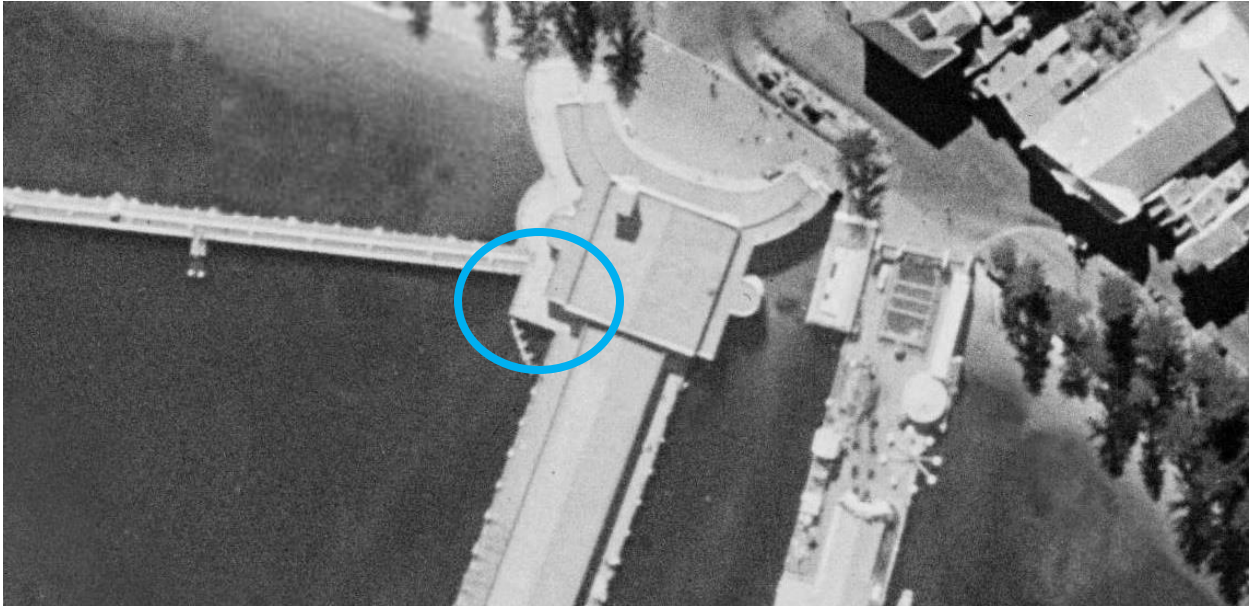


Figure 2: Aerial image showing the northern portion of the 1941 Manly Wharf building and the approximate location of Hugo's restaurant (circled in blue). Note: the section that now includes Hugo's is a later extension dating to the 1990s (Source: SIX Maps, accessed March 2020).

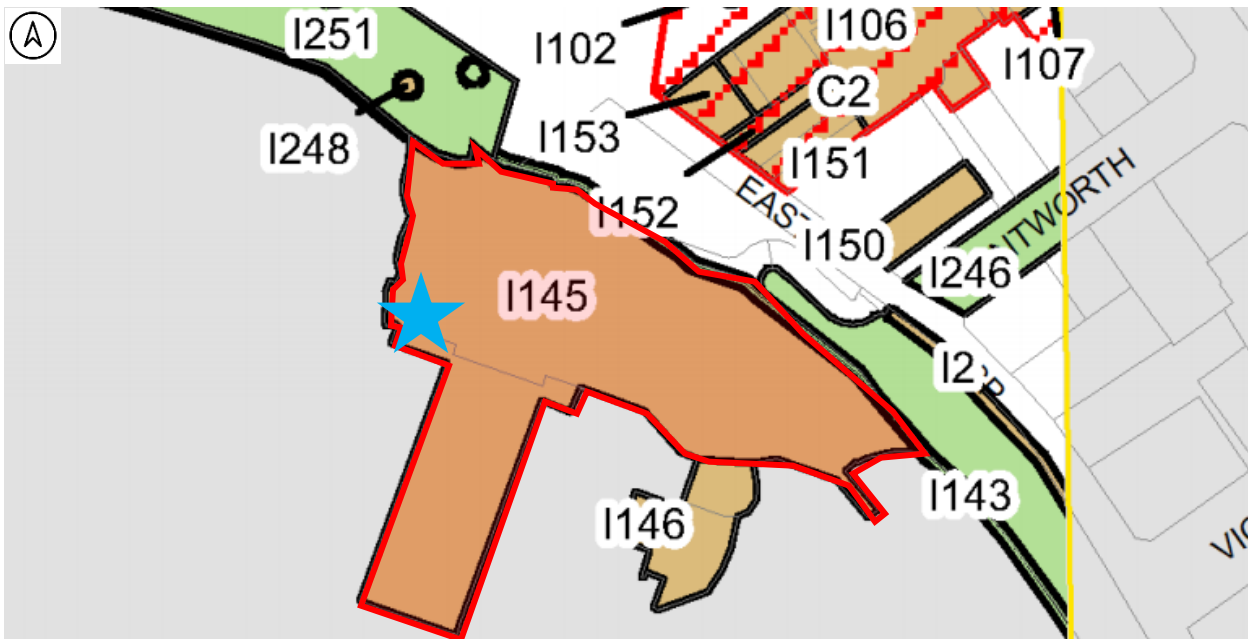
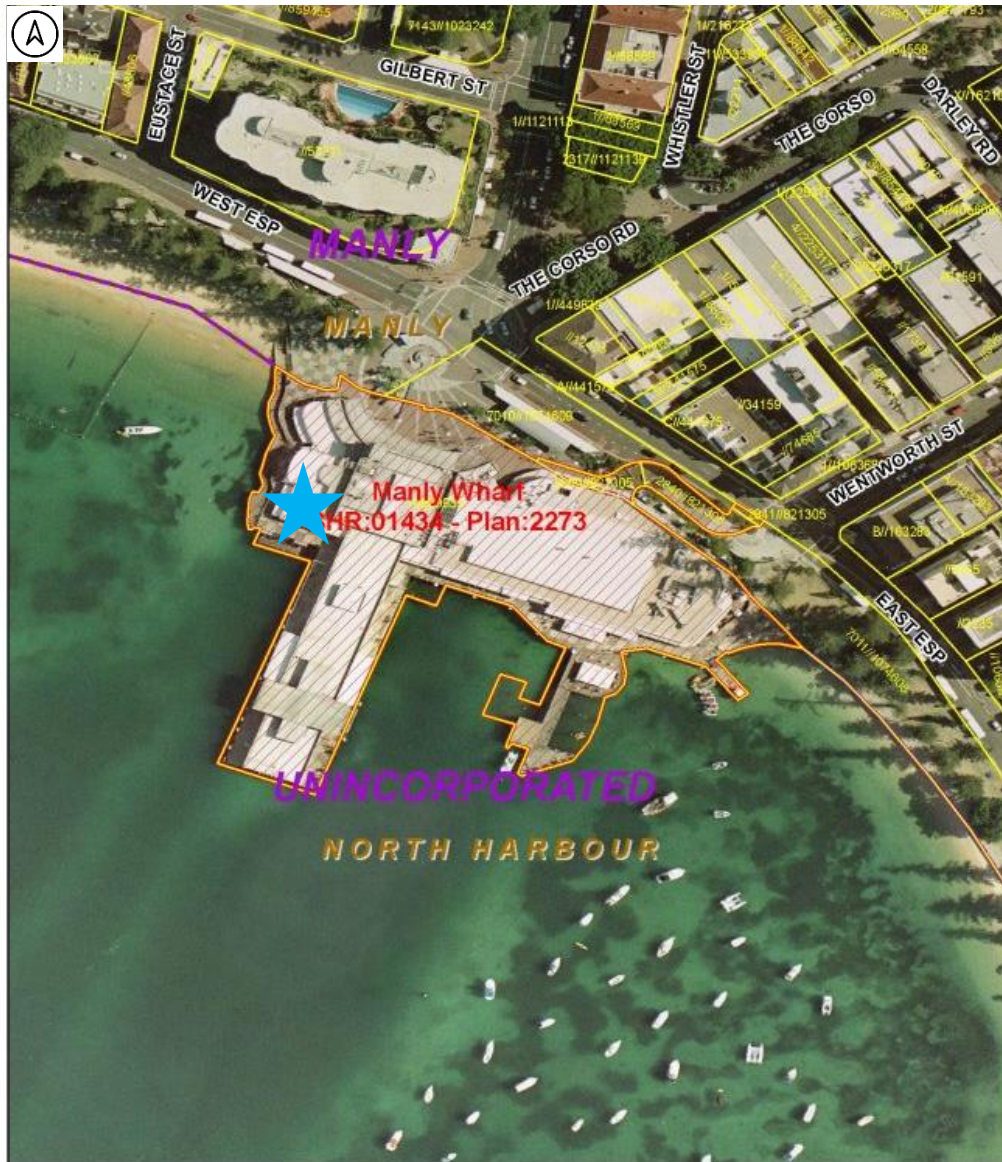


Figure 3: Cadastral map showing the approximate location of Hugo's (indicated with blue star) in relation to Manly Wharf (indicated in red) and surrounding heritage context (Source: Manly LEP 2013, Heritage Map 004).



State Heritage Register

Gazettal Date: 18 April 2000

0 10 20 40 60 80
Metres

Scale: 1:2,000

Produced by: Naomi Nelson

Legend

-  SHR Curtilage
-  Land Parcels
-  LGAs
-  Suburbs

Figure 4: Location of Hugo's (indicated with blue star) in relation to heritage curtilage (Source: State Heritage Register, Plan 2273, Gazettal Date 18 April 2000, accessed March 2020).

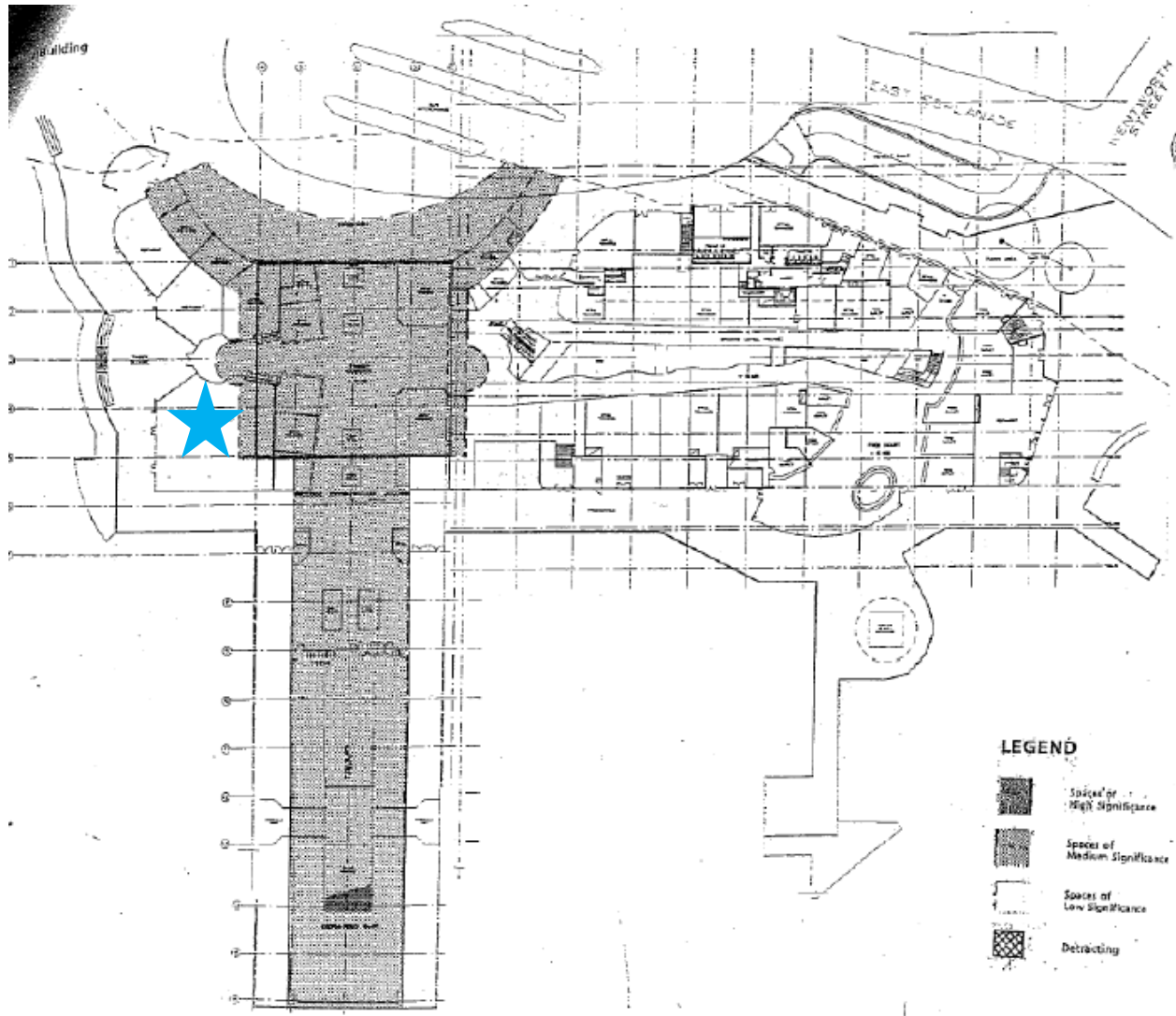


Figure 5: Graded areas of Significance of the Manly Wharf as identified in the 2011 CMP. Approximate location of Hugo's indicated with blue star (Source: Architectural Projects Pty Ltd).

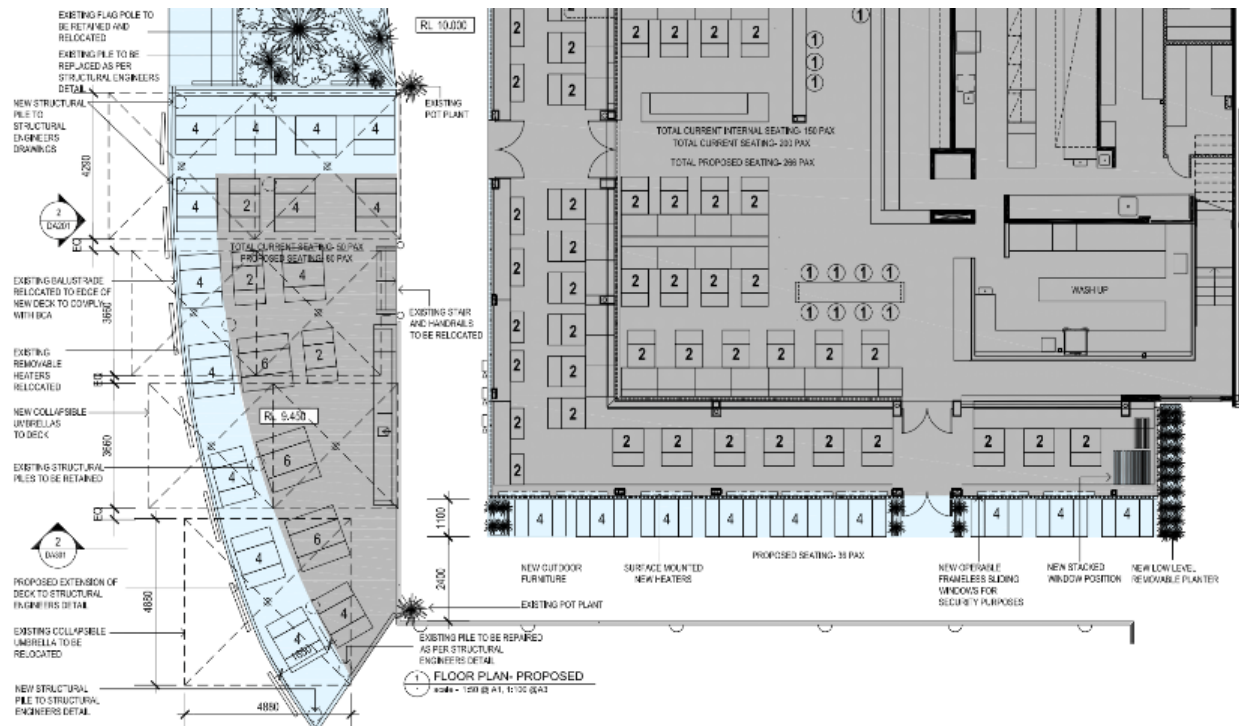


Figure 6: Extract showing the overview of the proposed works to the lower and upper deck showing the extent of the additional seating (Source: Squillace, General Arrangement Plan Proposed, Drawing no. DA 100, issue P9, 12.06.20).

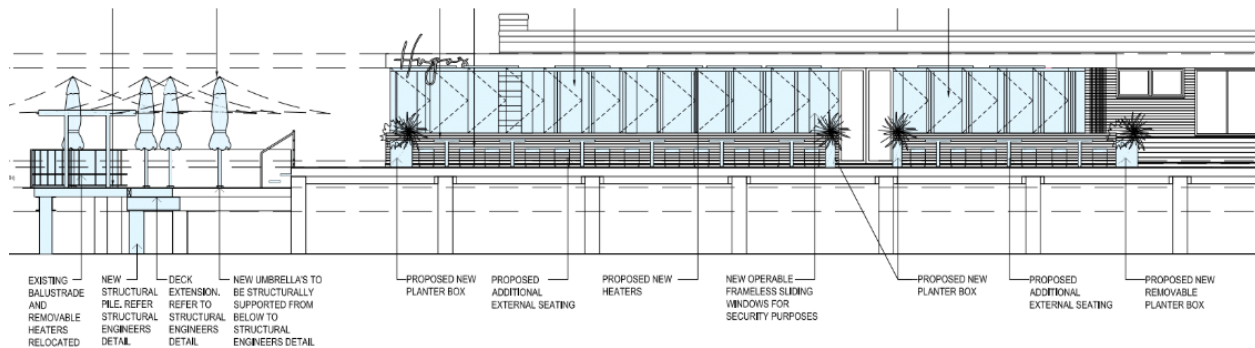


Figure 7: Southern Elevation / section A-A (Source: Squillace, Existing/ Proposed Section, Drawing no. DA 301, issue P4, 12.06.2020).



Figure 8: General view north-east towards the existing outdoor deck and seating area (Source: Hugos Manly).



Figure 9: Render view south-east showing the proposed extension to the upper and lower decks (Source: Squillace, Perspective and Finishes Schedule, Drawing no. DA 903, issue P4, 12.06.2020).



Figure 10: Render view west showing the proposed southern walkway and additional outdoor seating (Source: Squillace, Drawing no. DA 905, issue P3, Perspectives and Finishes Schedule, 29.05.2020).