

Friday, 17 June 2022

Northern Beaches Council
1 Belgrave Street
Manly NSW 2095

Attention: Northern Beaches Council, Heritage Officer

Dear Sir or Madam,

**RE: Shop 8, East Esplanade Manly Wharf, Manly – Development Application
Tenancy Fitout - Concise Heritage Impact Statement**

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed tenancy fitout works for Shop 8, East Esplanade Manly Wharf, Manly. The proposed works are contained within the existing building with no external works proposed.

The subject property is listed on the State Heritage Register as SHR 01434. It is also listed as an item of local heritage significance on Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013* as Manly Wharf (East and West Esplanades (opposite The Corso, Harbour side), Item No: I145 and Pier (former Fun Pier), Manly Wharf (East and West Esplanades), Item No: I146.

It is also located within vicinity of a number of other listed items, including:

- 41–42 East Esplanade, (Two terrace houses), Item No: I150
- 46, 47 and 48 East Esplanade (Terrace building), Item No: I151
- 50 East Esplanade (Commercial and residential building), Item No: I152
- 53 East Esplanade (Commercial and residential building), Item No: I153

As the works are contained within the building there are no visual or physical impacts on heritage items in the vicinity, as such no heritage impact assessment of these sites is required.

The property is subject to the heritage provisions of the *Manly Local Environmental Plan (LEP) 2013* and the *Manly Development Control Plan (DCP) 2013* under the *Environmental Planning and Assessment Act 1979*. Northern Beaches Council must take into consideration the potential impact of any proposed development on the heritage significance of the subject site.



Figure 1: Excerpt from the Manly LEP 2013 heritage map. Heritage items are shown brown. The subject site is local item I145. (Source: Manly LEP 2013, Heritage Map HER_004).

Site Statement of Significance:

The following Statements of Significance for the Manly Wharf is sourced from the NSW State Heritage Inventory – SHR - Heritage Item ID 5051365:

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, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1985)

– Heritage Item ID 2020092:

Manly wharf is a dominant feature of Manly Cove, viewed from the harbour approaches, from the harbour beach and from the main cross streets of Manly which conjoin at the terminus. Its form is sympathetic to its position, the curved entrance reflecting the arc of the beach and its stylistic idiom having strong

maritime connotations - ship shape and ship-like. It is an excellent example of mid-forties stylisation and the preoccupation with geometric forms while it also retains original shopfitting elements and signs.

DESCRIPTION:

The following description for the Manly Wharf is sourced from the NSW State Heritage Inventory – SHR - Heritage Item ID 5051365::

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).

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).

Additions to the wharf include the hydrofoil pontoon c1968, and the more recent elevated platforms for new ferries. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1985)

Extensive refurbishment in 1990. (Anglin 1990:2033)



Figure 2: SHR curtilage diagram – the tenancy sits within the building. (Source: State Heritage Inventory – Item ID5051365).

THE PROPOSAL:

The proposal involves the refurbishment to the interior of a shop located inside the Manly Wharf, Manly - Shop 8 East Esplanade, for a new tenancy fit out. New signage is proposed to the exterior of the tenancy, facing into the pedestrian walkways within the building. The signage will not be visible from East and West Esplanade, or Fairlight Walk. The proposed alterations to the interior include new freezer and cool room, dry store sink areas, cold display counters, and cupboard. There are no structural alterations proposed for the exterior.

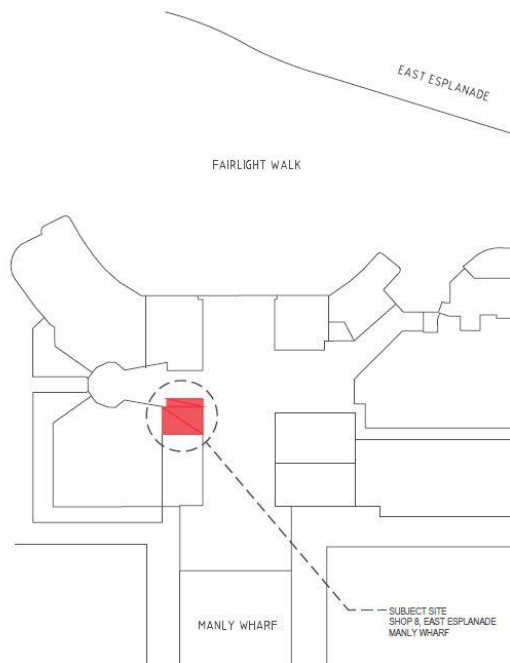


Figure 3: Section of Site Plan of subject site showing it is not visible from Fairlight Walk or East and West Esplanade. (Source: Avance Design 2022)

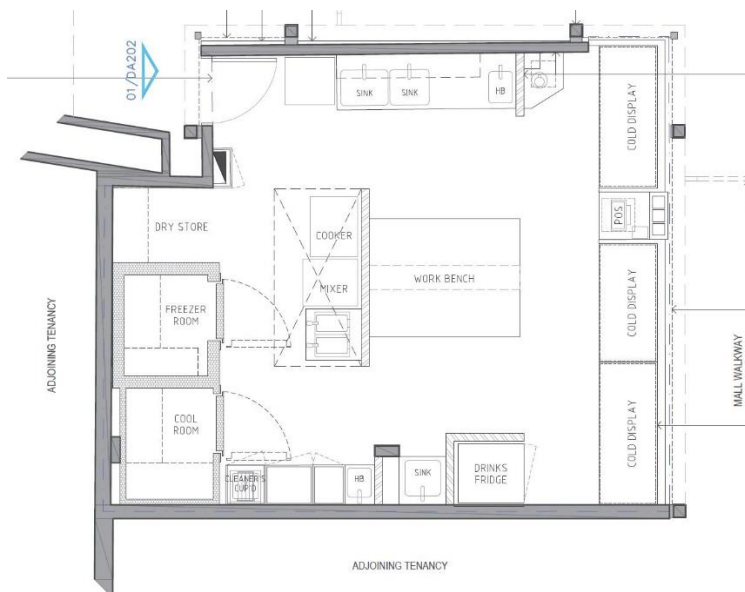


Figure 4: Proposed plan for new tenancy fitout of Shop 8. (Source: Avance Design 2022).



Figure 5: Signage proposed for all Shopfront elevations. (Source: Avance Design 2022).

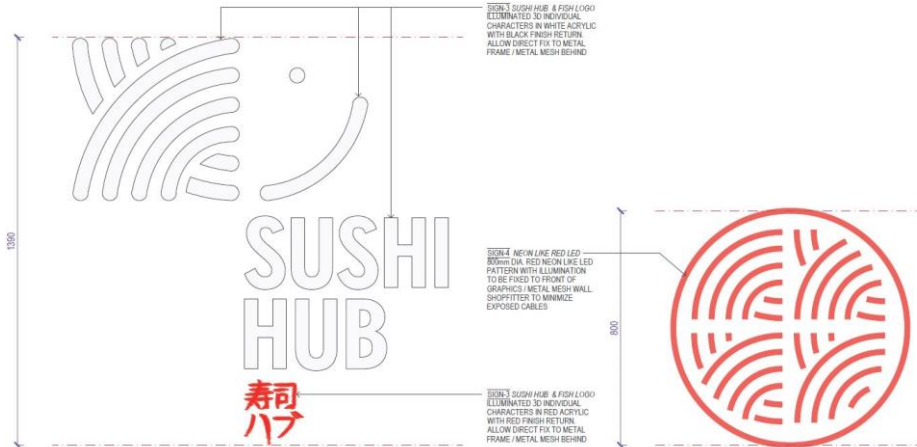


Figure 6: Signage proposed for elevation 2. (Source: Avance Design 2022).

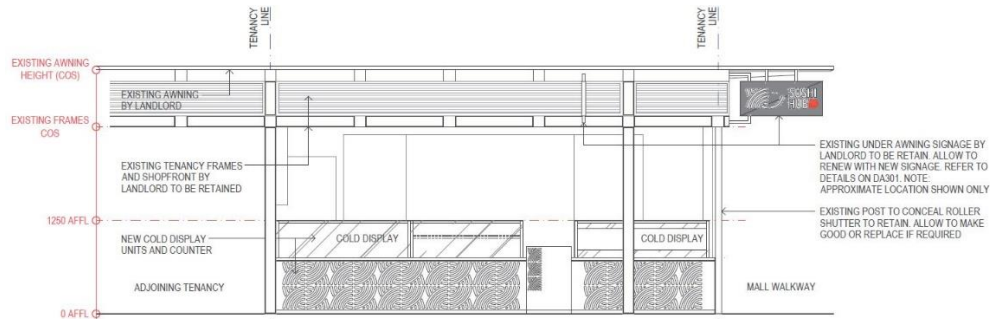


Figure 7: Shopfront elevation 1. (Source: Avance Design 2022).

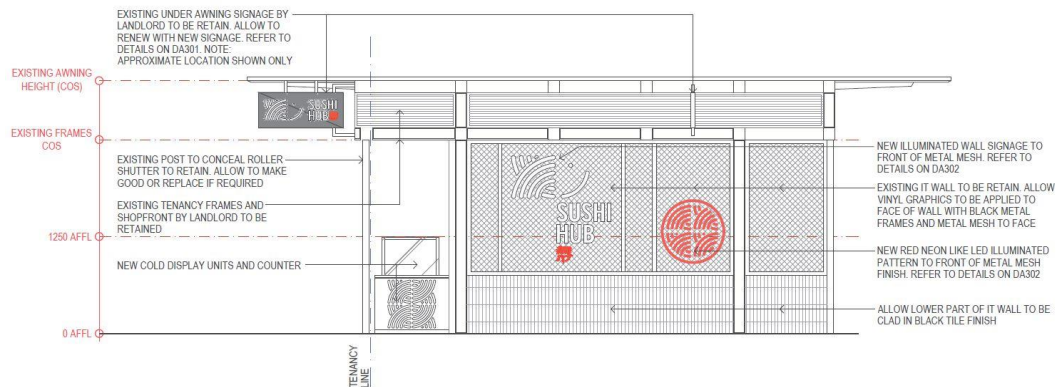


Figure 8: Shopfront elevation 2. (Source: Avance Design 2022).

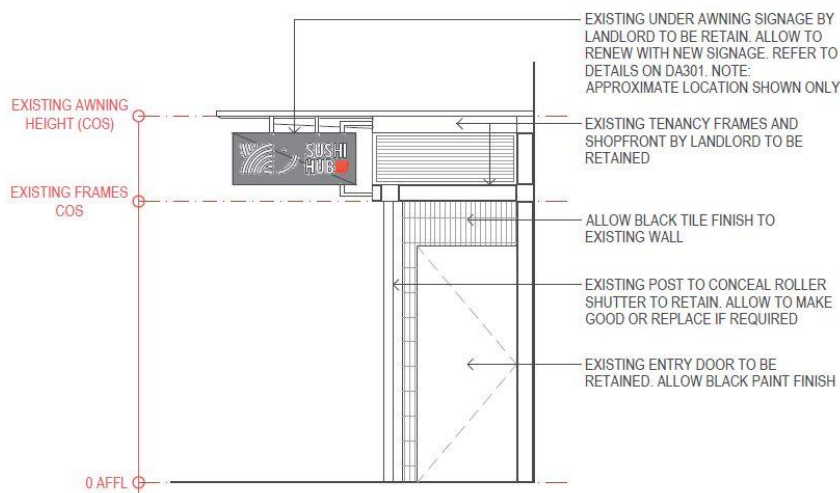


Figure 9: Shopfront elevation 3. (Source: Avance Design 2022).

CONCEPT IMAGES / COLOUR SCHEME

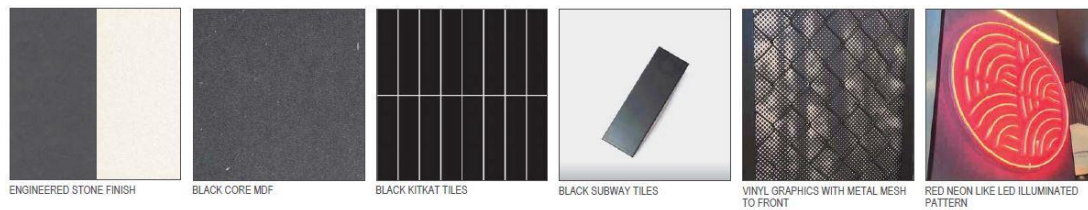


Figure 10: Proposed colour scheme. (Source: Avance Design 2022).

HERITAGE IMPACT ASSESSMENT:

PROPOSED WORKS	HERITAGE IMPACT
<p>Refurbishment of Shop 8 East Esplanade Manly Wharf, Manly for a new tenancy fit out.</p> <p>Minimal alterations to the exterior of Shop 8, limited to signage and branding.</p>	<ul style="list-style-type: none"> Acceptable heritage impact <p>The proposed refurbishment of the interior of the shop is limited. There are no proposed structural modifications to the shop exterior.</p> <p>As the shop is located inside the Manly Wharf it is not visible from the public domain as viewed from East and West Esplanade, and the Fairlight Walk. Therefore, there will be no heritage impact on heritage items in the vicinity.</p> <p>As the proposed alterations to the shop are limited to signage and branding, and there are no structural modifications to the exterior of the shop, there is an acceptable heritage impact on the exterior form and qualities of the Manly Wharf.</p> <p>The proposed palette of colours, materials and finishes for the interior refurbishment and the exterior signage and branding is simple and cohesive. Furthermore, the proposed exterior signage will be easily reversible.</p> <p>The Manly Wharf will continue to read as a visually prominent feature of the East and West Esplanade.</p>

EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage NSW) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed refurbishment is required for the new tenancy operations of the site.
- There proposed heritage impacts are acceptable.
- The significance of the Manly Wharf will be retained and conserved.

MINOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- Is the demolition essential for the heritage item to function?*
- Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment:

The proposed alterations to the exterior of the shop for a new tenancy fitout are minor and will not be seen from the public domain of East and West Esplanade, and the Fairlight Walk, thus will have an acceptable heritage impact on the Manly Wharf and will have no impact on the heritage items in the vicinity. Furthermore, there are no structural changes proposed to the exterior of the shop.

The proposed demolition to the interior of the shop is minor and is required for the operational requirements of the new tenancy. The proposal seeks to retain the exterior fabric of the shop where it can be repaired and only alter or replace non-significant fabric that cannot be made good. The proposed alterations to the exterior of the shop will be easily reversible.

The overall setting and appreciation of the Manly Wharf, as viewed from East and West Esplanade, and the Fairlight Walk, will be retained.

For these reasons we believe the proposed tenancy fitout works are acceptable, in heritage terms, and should be approved, by the consent authority.

Yours Faithfully,
NBRS



JOSEPH WEY
Heritage Consultant