

Heritage Referral Response

Application Number:	Mod2019/0119
To:	Catriona Shirley
Land to be developed (Address):	Lot A DP 304309 , 64 The Corso MANLY NSW 2095 Lot B DP 304309 , 60 - 62 The Corso MANLY NSW 2095

Officer comments

Further to a review of available documents,

The application is a S.96, for deletion of one condition of the original approval. This condition relates to removal of two business signs.

Without prejudice, I note that applicants are aware that:

(a) DCP allows maximum of two business signs per frontage, (ref. Modification Statement, HPRM Document 2019/167404), p.7) and

(b) that they are proposing four signs (ibid.).

The argument is based on precedent (apparently four signs were present on the earlier tenancy, but I was not able to confirm - or deny - if this configuration was approved by the former Manly Council).

I have taken into account the following key points:

- In my opinion, Northern Beaches Council is partly (but not completely) bound by decisions of the former Manly Council, being a new Local Government body. Even so, the refurbishing and change in tenancy is an opportunity to improve the streetscape in keeping with objectives and controls of the DCP.. Alternatively, cumulative effect would eventually lead to a complete destruction of the identified values. **Therefore, potential precedents (if any) are not applicable.**

- Without new information, and following same line of thinking, it goes without saying that the only logical outcome must be the same, however many times the question is examined. **Therefore, it is fair to assess that impact of the current proposal will be closely similar to the impact of the previously assessed and conditionally approved DA.**

Based on the above, I have objections to this proposal from heritage perspective and deem that heritage reasons require that signage be aligned with the original approval. **In conclusion, proposal is unacceptable.**

Recommended Heritage Advisor Conditions:

Nil.