

Heritage Referral Response

Application Number:	DA2024/0561
Proposed Development:	Use of premises as a business premises and internal fit out
Date:	09/07/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 1164502 , 210 - 212 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it involves work to a heritage listed item under Schedule 5 of Manly LEP 2013 being:</p> <p><i>1210 - Commercial Building - 210-214 Pittwater Road, Manly</i></p> <p>This building is also within a heritage conservation area, being the <i>C1 - Pittwater Road Conservation Area</i></p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Heritage Inventory, are:</p> <p><i>1210 - Commercial Building - 210-214 Pittwater Road, Manly</i></p> <p><u>Statement of Significance</u></p> <p>A group of shops with upper floor residential apartments constructed as one building. Constructed in a Late Victorian style. Major significance as a unique example of style of architecture with commercial function at this date withing Municipality.</p> <p><u>Physical Description</u></p> <p>c.1890 two storey commercial building of brick with iron roof. Originally two shops with dwelling above - shopfronts intact. Additional two storey brick building to north also has original shopfront. The addition has been constructed to match the original building at 1st floor level. First floor French doors now open onto awning. Evidence of original balcony extant. Possible original hip roof now only extant at southern end. Southern section has central chimney.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p><u>Comments on Plans dated 24.06.2024</u></p> <p>The revised plans, including signage details, have been thoroughly assessed. The proposed signage is in harmony with the surrounding streetscape. It is acknowledged that other fit-out works</p>		

will be limited to the interior of the heritage item. Due to the minor nature of these proposed internal works, their impact on the heritage item and the streetscape is deemed manageable.

Therefore, no objections are raised on heritage grounds, and the proposal is supported.

Comments on Plans dated 03.05.2024

The proposal seeks consent for the below works:

- Change of use to business premises.
- Updating existing signage.
- Construction of stud walls in the vacant area to put up beauty treatment rooms with drawers.

While the plans provide details of the internal alterations, there is a notable absence of information regarding the updated signage. The Statement of Environmental Effects states that *"the new business logo will be displayed using the existing shopfront awning signage. Only the logo/lettering will be changed and the existing signage structure will be reused and remain unchanged."* This does not provide details of the design and content of any new business identification sign.

The signage needs to be sympathetic to the heritage item and the Pittwater Road Conservation Area . Therefore, further details regarding the signage are required for a thorough assessment.

As such, the proposal cannot be supported until additional information is provided on the design and content of all proposed signage.

Consider against the provisions of CL5.10 of MLEP 2013:

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.