

Heritage Referral Response

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| Application Number: | DA2022/2114 |
| Proposed Development: | Change to hours of operation of an approved food and drink premises and installation of illuminated signage |
| Date: | 22/02/2023 |
| To: | Megan Surtees |
| Land to be developed (Address): | Lot 3 DP 201017 , 1 - 7 Sydney Road MANLY NSW 2095 |

Officer comments

| HERITAGE COMMENTS |
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| Discussion of reason for referral |
| <p>The proposal has been referred to heritage as the subject property sits within C2 - Manly Town Centre Conservation Area and is within the vicinity of a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso, Manly</p> <p>Item I110 - New Brighton Hotel - 69–71 The Corso, Manly</p> <p>Item I232 - Commercial and residential building (street facade only) - 4–10 Sydney Road, Manly</p> <p>Item I233 - Commercial and residential building - 12 Sydney Road, Manly</p> |
| Details of heritage items affected |
| <p>C2 - Manly Town Centre Conservation Area</p> <p><u>Statement of significance</u></p> <p>The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today.</p> <p>Item I106 - Group of commercial buildings</p> <p><u>Statement of significance</u></p> <p>The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.</p> <p><u>Physical description</u></p> <p>The Corso acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.</p> <p>Item I110 - New Brighton Hotel</p> <p><u>Statement of significance</u></p> <p>This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The hotel is of major significance due to its contribution to the streetscape, its visual/textural interest an</p> |

its association with early 20th century development of the resort.

Physical description

This is a three storey, rendered brick, wedge shaped building forming the corner of Sydney Road and The Corso. Date 1926 written on parapet. The ground floor elevations are rendered and tiled and remnants of the original door/window joiner survive, although much altered. Several windows, especially in Sydney Road, have the original classically ornamented acid etched and gold leaf highlighted windows intact. Decorative spandrel panels occur beneath the second floor windows, except in the central bay which is crowned by a low pitched gabled pediment. There is a simple masonry parapet.

Other relevant heritage listings

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| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | 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

The proposal seeks consent for new identification signage only and no other external works included in this application. The existing building is not heritage listed but originates from the significant era of development of the heritage conservation area and contributes positively to the conservation area. It is considered that the proposed signage should not detract from its contribution to the historic character of the streetscape and should be complementary to the context. Therefore, the proposed illuminated sign on the wall is not supported by Heritage, as illuminated signs on buildings are not considered to be appropriate within the Town Centre Heritage Conservation Area. The existing signage could be replaced with a non-illuminated signage on the existing wall. However, the existing under-awning light box with new logo is considered acceptable.

Revised Comments - 22 February 2023

Amended drawings, received on 20 February 2023, have resolved the heritage concern regarding the illumination on the wall signage. The applicant has now removed the illumination of the wall signage, and proposed to retain the existing spotlights with an additional spotlight above the wall signage. Given the proposed wall signage is for the replacement of the existing identification signage with the existing spotlights above it, the additional impact upon the significance of the HCA and the heritage items is considered manageable.

Therefore, no objections are raised on heritage grounds and no conditions required.

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

Further Comments

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.