

## Heritage Referral Response

<b>Application Number:</b>	DA2022/2114
<b>Proposed Development:</b>	Change to hours of operation of an approved food and drink premises and installation of illuminated signage
<b>Date:</b>	18/01/2023
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 3 DP 201017 , 1 - 7 Sydney Road MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to heritage as the subject property sits within <b>C2 - Manly Town Centre Conservation Area</b> and is within the vicinity of a number of heritage items:</p> <p><b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso, Manly</p> <p><b>Item I110 - New Brighton Hotel</b> - 69–71 The Corso, Manly</p> <p><b>Item I232 - Commercial and residential building (street facade only)</b> - 4–10 Sydney Road, Manly</p> <p><b>Item I233 - Commercial and residential building</b> - 12 Sydney Road, Manly</p>
Details of heritage items affected
<p><b>C2 - Manly Town Centre Conservation Area</b></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><b>Item I106 - Group of commercial buildings</b></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><b>Item I110 - New Brighton Hotel</b></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**

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.

Therefore, no objections are raised on heritage grounds subject to one condition.

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:****CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE****Wall signage**

Illuminated signs on buildings are not considered to be appropriate within the Town Centre Heritage Conservation Area, therefore the proposed illuminated sign on the east facing wall is not supported by Heritage, the existing wall signage could be replaced with a non-illuminated signage. Details, demonstrating compliance with this condition, are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the proposed signage is appropriate to the character and style of the conservation area and the heritage items in the vicinity.