

Appendix 5 – MDCP2013 Compliance Table		
Clause	Provision	Comment
<b>3.2 Heritage Considerations</b>		
<b>3.2.1.1 Development in the vicinity of heritage items, or conservation areas</b>	<p>(a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</p> <p>(b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</p> <ul style="list-style-type: none"> <li>i. it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</li> <li>ii. the heritage values or character of the locality are retained or enhanced; and</li> <li>iii. any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</li> </ul> <p>(c) The impact on the setting of a heritage item or conservation area is to be minimised by:</p> <ul style="list-style-type: none"> <li>i. providing an adequate area around the building to allow interpretation of the heritage item;</li> <li>ii. retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</li> <li>iii. protecting (where possible) and allowing the interpretation of any archaeological features; and</li> <li>iv. retaining and respecting significant views to and from the heritage item.</li> </ul>	<p><b>Complies.</b></p> <p>The SEE is supported by a Heritage Impact Statement (HIS) in <b>Appendix 4</b> of the SEE. The HIS confirms that the proposal will not detract from the heritage significance of the site or the broader area as a result of works proposed.</p>

<p><b>3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)</b></p>	<p><b>Designing for Amenity</b></p> <ul style="list-style-type: none"> <li>(a) Development should not detract from the scenic amenity of the area. In particular, the apparent bulk and design of a development should be considered and assessed from surrounding public and private viewpoints.</li> <li>(b) The use of material and finishes is to protect amenity for neighbours in terms of reflectivity. The reflectivity of roofs and glass used on external walls will be minimal in accordance with industry standards. See also Council's Administrative Guidelines regards DA lodgement requirements for materials and finishes.</li> </ul>	<p><b>Complies.</b></p> <p>The proposed works will not alter the existing building envelope or result in impacts in relation to solar access or shadowing.</p> <p>Furthermore, external works will not detract the visual amenity or quality of the heritage conservation area in which the subject site is located within.</p> <p>The SEE is supported by a Heritage Impact Statement which in <b>Appendix 4</b> which supports that the signage, materials and finishes will have no impact on surrounding amenity.</p>
<p><b>3.4.2 Privacy and Security</b></p>		
<p><b>3.4.2.3 Acoustical Privacy (Noise Nuisance)</b></p>	<ul style="list-style-type: none"> <li>(a) Consideration must be given to the protection of acoustical privacy in the design and management of development.</li> <li>(b) Proposed development and activities likely to generate noise including certain outdoor living areas like communal areas in Boarding Houses, outdoor open space, driveways, plant equipment including pool pumps and the like should be located in a manner which considers the acoustical privacy of neighbours including neighbouring bedrooms and living areas.</li> <li>(c) Council may require a report to be prepared by a Noise Consultant that would assess likely noise and vibration impacts and may include noise and vibration mitigation strategies and measures. See particular requirements for noise control reports for licenced premises below at paragraph g) below</li> </ul>	<p><b>Complies.</b></p> <p>The proposed site is an existing commercial area which is an established late night trading hub. Many businesses within the locality are open until 3am 6 days a week including the adjoining Ivanhoe Hotel, the Corso Bakery and the New Brighton Hotel. In addition, many other businesses in the locality trade until midnight within the locality, including the Coles supermarket located to the south west on the Corso.</p>

		Given the nature of the area and in considering proposed land use, it is considered that any noise emissions at the site will result in minimal/no adverse impact on surrounds. Therefore, the proposal is considered acceptable from an acoustic perspective.
<b>3.6.3.6 Shopfronts on The Corso, Manly</b>	All ground floor premises adjoining The Corso, must achieve accessibility to and within the premises, particularly regarding floor levels and gradients at the boundary and front of shop to comply with disability requirements for alterations to shopfronts or other major alterations to premises.	<b>Complies.</b> The proposed Woolworths Metro shopfront will be accessible in relation to floor levels and gradients. All physical works will be undertaken in accordance with the BCA. This can be addressed through conditions of consent.
<b>3.8 Waste Management</b>	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	<b>Complies.</b> <i>A Waste Management Plan (WMP) has been provided and is in <b>Appendix 3</b> while the <i>Plan of Management</i>, prepared by Woolworths and attached in <b>Appendix 2</b> includes details of the waste management procedures for the site.</i>

<b>4.2 Development in Business Centres (LEP Zones B1 Neighbourhood Centres and B2 Local Centres)</b>		
<b>4.2.5 Manly Town Centre and Surrounds</b>		
<b>4.2.5.1 Design for Townscape</b>	<p>Council must be satisfied that the design of any development (not just heritage listed buildings) has given due attention to the site's position within, and the developments contribution to the overall existing and future townscape quality of the Manly Town Centre and surrounds.</p> <p>In addition to the townscape principles at paragraph 3.1.3 which apply to all Centres including the Townscape Principles Map A for Manly Town Centre at Schedule 2 of this plan, additional townscape requirements for Manly Town Centre and Surrounds apply as follows:</p> <ul style="list-style-type: none"> <li>(a) Maintain the predominant pattern of narrow fronted buildings within the town centre with new buildings incorporating modulation of the street wall such as recesses or modulation in the building facade to visually reduce the length and perceived bulk of the street wall.</li> <li>(b) Maintain existing setbacks.</li> <li>(c) New development to enhance townscape characteristics, disregarding existing unsympathetic buildings.</li> <li>(d) Step back development around the intersection of Sydney Road and Whistler Street to reveal the historic building (church) at this intersection.</li> <li>(e) Develop new facade line in North Steyne to avoid unattractive end walls and sharp transitions in the vicinity of 46-48 North Steyne, Manly.</li> <li>(f) Height and setback of development must cause no undue affectation to properties to the south in terms of loss of sunlight or privacy (Pittwater Road, Manly).</li> </ul>	<p><b>Complies.</b></p> <p>The SEE is supported by a <i>Heritage Impact Statement (HIS)</i> in <b>Appendix 4</b> of the SEE. The HIS confirms that the proposal will not detract from the heritage significance of the site or the broader area as a result of works proposed.</p>
<b>4.4.3 Signage</b>		
<b>4.4.3.1 Controls for all Development Types</b>	<p>Council must not grant development consent for signage unless it is satisfied that that the development is consistent and meets the objectives and assessment criteria of State Environmental Planning Policy No 64 - Advertising and Signage. Schedule 1 of that policy details assessment criteria in the regulation of signage to ensure that it is compatible with the desired amenity and visual character of an area and considered special areas, views and vistas, streetscape, setting or landscape, the site and building, associated devices and logos, illumination and safety.</p> <p>See also the provisions of the publication titled 'Transport Corridor Outdoor Advertising and Signage Guidelines' approved by the Minister for the purposes of the State Environmental Planning Policy and as in force on the date of the publication of this policy.</p> <p>See also Council's Advertising and Advertisements Policy (A20) which encourage a consistent approach to advertising and Advertisements within Manly and certain directions regards Council owned and managed property.</p>	<p><b>Complies.</b></p> <p>An assessment of the SEPP 64 Schedule 1 is provided in Section 4.1.1 of the SEE.</p> <p>It is considered that the proposed signage is compatible and sympathetic to the heritage and context of the surrounding area. The works will also not impact on the views or vistas, streetscape,</p>

	<p><b>Maximum number of Signs</b></p> <p>(a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign), in any 2 of the following preferred locations:</p> <ul style="list-style-type: none"> <li>• Under awning;</li> <li>• Awning fascia;</li> <li>• A transom sign above the door or shopfront (top hamper);</li> <li>• Inside the display window;</li> <li>• Below the window-sill; and</li> <li>• Flush wall signs.</li> </ul> <p><b>Excessive signage</b></p> <p>(b) Excessive signage usually has an opposite effect to its original intention. The cluttering causes visual pollution and confusion to the observer. Having fewer, but clearer advertising assists not only the advertiser, but also the appearance of the building and the overall streetscape. Excessive signage tends to have a “domino effect”, by competing with neighbouring premises in order to gain the advantage in exposure.</p> <p><b>Advertising Content</b></p> <p>(c) Advertising content must relate to the building or goods sold on the premises to which it is attached. Any third party advertising of goods sold on the premises must not dominate the advertising of the building or premises.</p> <p>Where the maximum number of signs is achieved in locations in accordance with a) above, further signs, particularly above the awning are not permitted.</p> <p>(d) <b>Design Integration</b></p> <ol style="list-style-type: none"> <li>i. The design of signs is to be integral to the architectural style and finishes of the building to which they are attached, rather than a “tack on” appearance. In this regard, above awning signs level of a projecting nature are restricted. See also paragraphs 4.4.3.3.c &amp; d.</li> <li>ii. Applicants designing new buildings or alterations and multi-tenant buildings refurbishment of existing buildings are strongly encouraged to take into account advertising requirements at an early stage, as an integral part of the building. In this regard a Sign Concept Plan is required for the co-ordinated identification and advertising for the development with the DA.</li> </ol> <p><b>Note:</b> Submission of signage details in conjunction with development for new buildings is preferable to the submission of a separate DA for signs to ensure any issues can be resolved in the initial design of the development.</p> <p><b>Streetscape</b></p>	<p>setting or landscape of the site and building.</p> <p>The proposed works will include some illuminated signage. These signs will not cause unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso.</p> <p><b>Maximum number of signs:</b></p> <p>The proposed works include the installation of the following site identification signs on the front façade;</p> <ul style="list-style-type: none"> <li>o 1 3-D icon to replace existing at the top of the building;</li> <li>o Illuminated Metro sign on awning fascia;</li> <li>o 2 under awning signs;</li> <li>o Inside display window signage; and</li> </ul> <p>The proposed signage is reflective of the previous tenancy's advertising (Commonwealth Bank) approved under DA2008/250.</p> <p>Refer to <b>Section 4.1.3</b> of the SEE for further discussion.</p> <p><b>Advertising content:</b></p> <p>The works are proposed to assist with the identification of the Woolworths Metro Store.</p>
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	<p>(e) Signs must not have an adverse impact on the streetscape in terms of unobtrusive design, colour, height, size and scale in proportion to building and other urban elements. Not only should a sign be simple, clear and efficient (with a reasonable degree of visibility), but a well-designed sign inspires and promotes confidence in the business or product advertised without impacting on the streetscape.</p> <p>(f) <b>Maintenance</b></p> <ul style="list-style-type: none"> <li>i. Building facades should not be visually spoiled by electrical conduits to illuminated signs or spot lights, and should therefore be taken directly into the building or otherwise concealed by chasing into external walls.</li> <li>ii. Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism.</li> </ul> <p>(g) <b>Safety</b></p> <ul style="list-style-type: none"> <li>i. Council will give due attention to all applications with respect to possible distraction of motorists due to illumination, position, colours, design and proximity to traffic lights. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities such as the NSW Roads Agency for comment.</li> <li>ii. Signs must be maintained in good and substantial repair and in a clean and tidy condition at all times. Council will not favour signs which are prone to deterioration in appearance and condition, and may order removal of objectionable or unsightly advertisements.</li> </ul> <p>(h) <b>Illumination</b></p> <ul style="list-style-type: none"> <li>i. In considering the illumination of signage care is to be given to avoid nuisance from glare and spillage of light which may impact on both residents, particularly in the Residential LEP Zones (including E3 &amp; E4) as well as to passing traffic. Depending on the location, and its relationship to residential premises, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 10pm and 6am, or as appropriate in the circumstances.</li> <li>ii. A floodlit sign which projects over a public road must not be illuminated by a lighting medium which is less than 2.6m above the ground. Lighting must not cause distraction or nuisance to neighbouring properties or traffic.</li> </ul>	<p>The advertising content relates to the building and goods sold.</p> <p><b>Streetscape:</b></p> <p>The proposed signs will not create an adverse impact on the streetscape. It is considered that the proposed works and signage are of a scale, proportion and form which is in keeping with other methods of advertising in the vicinity. The proposed signage is will be contemporary but historically sympathetic. It will be of a high quality and will not cause visual clutter. Furthermore, it will assist customers in identifying the new Woolworths Metro Store.</p> <p><b>Safety:</b></p> <p>The proposed signage is consistent with other Woolworths Metro signage within the state. It is considered that the proposed works will not reduce the safety of the public walkway for pedestrians and cyclists. The proposed works are located flat to the building or under the awning and will not intervene with any sightlines. The illuminated signage and lighting will assist not only in identification of the Woolworths Store, but it will also appropriately illuminate the façade which will contribute to</p>
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		<p>a safe environment along the Corso at night.</p> <p><b>Illumination:</b></p> <p>The proposed works will include some illuminated signage. These signs will not cause unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso.</p>
<p><b>4.4.3.2 Signage on Heritage listed items and in Conservation Areas</b></p>	<p>See also paragraph 4.4.3.1.a Maximum Number of Signs.</p> <ul style="list-style-type: none"> <li>Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas</li> </ul> <p><b>Sign locations</b></p> <ul style="list-style-type: none"> <li>Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas. Opportunities for advertising, therefore, may be somewhat limited. Generally, sign panels can be determined by dividing a building into a grid and identifying locations on:             <ol style="list-style-type: none"> <li>a solid parapet above a cornice;</li> <li>the horizontal panel below a cornice;</li> <li>verandas or awning fascia;</li> <li>ground floor windows;</li> <li>notice boards or plaques on ground floor piers;</li> <li>small signs on individual architectural elements such as rendered blocks;</li> <li>under awning signs;</li> <li>small not illuminated free standing pole signs; and</li> <li>side walls (carefully considered).</li> </ol> </li> </ul> <p><b>Other Guidelines for Heritage Items and Conservation Areas</b></p> <p>(a) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:</p> <ol style="list-style-type: none"> <li>Signs on shop windows should not exceed 25 percent of the window area;</li> </ol>	<p><b>Complies.</b></p> <p>The proposed works are sympathetic to both the heritage context of the site and is in a scale that is in keeping with other advertising styles within the area as well as the advertising proposed previously for the Commonwealth Bank as approved under DA2008/250. A Heritage impact Statement has been prepared and is provided in <b>Appendix 6</b>.</p> <p>The proposed signage and external façade advertising to assist with the identification of the Woolworths Metro Store, are predominantly dark green and white in in colour and consistent with the Woolworths branding as located throughout the state.</p> <p>The proposed works will include some illuminated signage. These signs will not cause</p>

	<ul style="list-style-type: none"> <li>ii. As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally, however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones;</li> <li>iii. Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building;</li> <li>iv. Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed;</li> <li>v. Modern standardised "trademarks" advertising will not usually be appropriate. This however, could be compromised by placing the modern sign in a panel with a perimeter margin and surrounding wall surface, printed in sympathetic heritage colours.</li> </ul>	<p>unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso.</p>
<p><b>4.4.3.3 Controls for Particular Development Types</b></p>	<p><b>Roof or sky signs</b> (attached to roof or upper part of facade)</p> <ul style="list-style-type: none"> <li>(a) Council will not allow signs rooftop and/or signs which break the roofline, Council may on merit, however give consideration to a proposed advertising structure in this location where it appears as an ancillary part of the building.</li> <li>(b) Where by reason of the nature of the use of the premises, taller buildings cannot gain adequate street level exposure, Council may favourably consider applications for flush wall signs, either by direct painting onto the upper facade, or by signage comprising individual lettering and/or logo, of materials such as acrylic or neon, and either illuminated or not illuminated. The design, colour, height and scale must be compatible with the architectural style and finish of building.</li> </ul> <p><b>Signs above awning height</b></p> <ul style="list-style-type: none"> <li>(c) Signs, including projecting wall signs are not generally allowed above awning height and are to be located below the awning height rather than on the building facade above the awning, or if there is no such awning, signs are to be within 2.5m of the footpath level below.</li> <li>(d) Council will consider on merit, exceptions for signs above awning height applications which are: <ul style="list-style-type: none"> <li>i. flush to the wall;</li> <li>ii. proportionate to the scale, size and height of the host building and adjoining buildings;</li> <li>iii. in keeping with the architectural design and finish of the building; and</li> <li>iv. considerate of the form and appearance of existing advertising and the shape and compactness of the proposed signage.</li> </ul> </li> <li>(e) <b>Under-awning signs</b> <ul style="list-style-type: none"> <li>i. are to be limited to 1 under awning sign per site;</li> </ul> </li> </ul>	<p><b>Roof sign</b></p> <p>The proposed works are in keeping with other advertising styles within the area as well as the advertising proposed previously for the Commonwealth Bank as approved under DA2008/250. The proposed "W" logo on the top of the building will replace the Commonwealth Bank logo which was previously located in the same location and approved under DA2008/250. This logo will be 3-D and internally illuminated and positioned flush against the wall.</p> <p><b>Under awning sign</b></p> <p>The proposed signage includes the installation of 2 under awning signs. This proposed is in keeping and replaces the signage for the Commonwealth Tenancy as</p>



	<ul style="list-style-type: none"> <li>ii. must be positioned at least 3m from any other awning sign to which this item applies, measured at the centre of each sign to allow for fair exposure and usability;</li> <li>iii. When a site has an exceptionally wide shopfront(s), more than one under-awning sign may be considered, but must in this instance be at least 4m apart;</li> <li>iv. must be at least 2.6m at any point above the ground (footpath level) and erected approximately horizontal to the ground</li> <li>v. must not exceed 2.5m in length and be offset a minimum of 0.6m behind the kerb;</li> <li>vi. are not to project beyond the edge of the awning;</li> <li>vii. must not be wider than 0.18m when not illuminated and 0.4m when illuminated;</li> <li>viii. must not exceed 0.5m in depth (the distance between the top and bottom edges of the structure);</li> <li>ix. must be erected at right-angles to the building to which the awning is attached; and</li> <li>x. must be securely fixed to the awning by means of suitable metal supports not exceeding 50mm in width or diameter.</li> </ul> <p><b>Flush wall and end wall advertising</b></p> <ul style="list-style-type: none"> <li>(f) Flush wall sign advertising on end walls adjoining residential premises or on the common boundary with other private premises are prohibited to reduce the adverse visual impact, and to protect the amenity of residents. However, Council may permit advertising on end walls not exceeding 5sqm where the end wall adjoins a public place. In such circumstances they must not dominate the facade on which it is attached, or the streetscape. Consideration must be given to design and aesthetics, so as to harmonise with the nature of the streetscape and townscape.</li> <li>(g) Irrespective of the adjoining use, no advertising is permitted on side walls which are located hard on the common boundary, as access for maintenance cannot be guaranteed. Council may require the whole of a facade to be treated or painted in order to give the proposed sign an impression of being an integral component of that facade. Council will not permit poster type, regularly changing advertisements or alcohol and cigarette advertising material on flush wall signs or advertising panels.</li> <li>(h) <b>Flush wall signs</b> <ul style="list-style-type: none"> <li>i. where illuminated, must be at least 2.6m above the ground;</li> <li>ii. must not extend laterally beyond the wall of the building to which it is attached;</li> <li>iii. must not project above the top of the wall to which it is attached;</li> <li>iv. unless the council otherwise approves, where of a skeleton letter type, must not have an advertising area greater than 4.6 times the distance (to the nearest whole metre) between the lowest part of the sign and the ground; and</li> </ul> </li> </ul>	<p>approved under D2008/250. The proposed under awning signs are positioned at least 3 m apart from the other awning sign. It is considered that the wide frontage justifies the installation of 2 under awning signs similar to that of the previous tenancy.</p> <p><b>Flush wall sign</b></p> <p>Flat wall signage is proposed on the rear façade and will be 3.60x 2.2m in size and will not include illumination. This is not located on an end wall.</p> <p><b>Fascia signs</b></p> <p>The proposed signage includes 1 fascia sign for the purpose of identification of the new Woolworths Metro store. The signage to be centered horizontally on the entry door.</p> <p><b>Projecting wall sign (horizontal)</b></p> <p>A projecting wall sign will be installed to solely assist with the identification of the café and coffee pick up area.</p>
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- v. unless the council otherwise approves, where not of a skeleton letter type, must not have an advertising area, in square metres, greater than 3 times the distance (to the nearest whole metre) between the lowest part of the sign and the ground.

(i) **Fascia signs**

- i. must not project above or below the fascia or return end of the awning to which it is attached;
- ii. must not extend more than 0.3m from the fascia end of the awning; and
- iii. unless the council otherwise approves, must not extend or project beyond a point 0.6m within the vertical projection of the kerb line.

(j) **Top hamper signs**

- i. must not extend more than 0.2m beyond any building alignment;
- ii. must not extend below the level of the head of the doorway or window above which it is attached; and
- iii. must not be more than 3.7m above the ground.

(k) **Pole or pylon signs**

- i. must not project more than 1.2m over any road alignment; and
- ii. if projecting over any road alignment, the sign must be at least 2.6m above the ground where it so projects.
- iii. In the LEP Zone B6 Enterprise Corridor, buildings setback from the street alignment, may be accompanied by a freestanding pole sign, setback at an equivalent setback to that of any other existing pole signs. The number of pole signs should be limited to one sign per 10m of frontage, and increased where influenced by frontage, existing signs and traffic speed etc. Signage size and shape will be considered on merit; but should not dominate the area of the building or the landscaped buffer area within the building line setback area.

(l) **Projecting wall signs (vertical)**

Note: Fin signs are not allowed in the former Manly Council area.

Where the height of a projecting wall sign is not less than its width, the projecting wall sign:

- i. may project from the wall to which it is attached in accordance with the following scale:

Lowest part of sign above ground level:	Maximum allowable projection:
• 2.6m and not more than 3.7m	- 0.8m
• Exceeding 3.7m and not more than 4.6m	- 0.9m
• Exceeding 4.6m and not more than 5.5m	- 1.2m
• Exceeding 5.5m	- 1.5m

- ii. must not project above the top of the wall to which it is attached;
- iii. must be at least 2.6m above the ground;
- iv. unless the council otherwise approves, must not extend or project beyond a point 0.6m within the vertical projection of any kerb alignment;

- v. must have a front face which is parallel to the building alignment and which does not exceed in width one third of the maximum allowable projection of the sign as determined in accordance with paragraph i) above where:
  - advertisements appear on three faces of the sign; and
  - the front face is not movable.
- vi. where the sign rotates on its vertical axis, must have rotating surfaces each of which does not exceed in width the maximum allowable projection of the sign as determined in accordance with paragraph (a);
- vii. must not have an advertising area in square metres, greater than 3 times the distance measured in metres between the lowest part of the sign and the ground; and
- viii. where the advertising area in the sign occupies more than three faces of the sign, will have faces of equal dimensions.

**Projecting wall signs (horizontal)**

(m) Where the height of a projecting wall sign is less than its width, the projecting wall sign must:

- i. be erected at right-angles to the wall of the building to which it is attached;
- ii. be at least 2.6m above the ground;
- iii. have its maximum height determined in accordance with the following scale:

Lowest part of sign above ground level:	Maximum height
• 2.6m and not more than 3.7m	- 0.5m
• Exceeding 3.7m and not more than 6.1m	- 1.0m
• Exceeding 6.1m	- 1.2m

- iv. not project beyond a point within 0.6m of the vertical projection of the kerb alignment.

**Advertising panels**

(n) Advertising panels may have a border not exceeding 0.5m in width if the border is one colour and contains no advertising material; where it is erected on the wall of a building must not:

- i. extend laterally beyond the wall;
- ii. project above the top of the wall;
- iii. project more than 0.2m from the wall;
- iv. project more than 0.5m where it is less than 2.6m above the ground over a public place;
- v. cover any window or architectural projection; and
- vi. contain durable advertising material such as poster paper.

	<p><b>'A' Frame sandwich boards and other temporary footpath signs / hoardings</b></p> <p>(o) Hoardings and sandwich boards are undesirable on The Corso.  <b>Note:</b> 'A' Frame and temporary footpath signs are controlled by the Local Government Act 1993.</p>	
<p><b>5.1 Manly Town Centre Heritage Conservation Area and The Corso</b></p>		
<p><b>5.1.1 General Character</b></p>	<p>(a) Manly Town Centre has a cohesive character resulting from a generally low scale of development on its principle streets. Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the Esplanade. Developments which contradict these features have not been sufficient to remove this character.</p> <p>(b) This unified form of development still allows a diverse range of architectural styles. Further, civic buildings such as the Council Chambers and St. Matthews Church have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual importance. The Town Centre has been identified as a Conservation Area for these reasons.</p> <p>(c) The Town Centre Urban Design Guidelines provide more detailed analysis of Manly Town Centre from an urban design point of view and provides more detailed guidelines for certain precincts and areas within the Town Centre. These precincts include:</p> <p>i. Harbour/ Ocean Grid (including The Corso, Rialto Lane, Wentworth Street, Victoria Street, Ashburner Street &amp; Darley Road);</p>	<p><b>Complies.</b></p> <p>The proposed works will not alter the existing built envelope and will not impact on the pedestrian movement throughout the Corso or surrounding area. The proposed signage is consistent and reflective of the previous tenancy (Commonwealth Bank) which were approved under DA2008/250. The proposed use is permissible in the subject zone and the extension to operational hours is consistent with those in the vicinity.</p> <p>The internal fit out will be completely removable and reversible and will not impact on any of the heritage fabric of the building.</p>
<p><b>5.1.1.1 Statement of Significance for Manly Town Centre Conservation Area</b></p>	<p>The Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso</p>	<p><b>Complies.</b></p> <p>The proposed works are sympathetic to both the heritage context of the site and is in a scale that is in keeping with other advertising styles within the area as well as the advertising proposed previously</p>

	<p>and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.</p> <p>The beautiful natural setting of the Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the Manly Town Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time.</p> <p>The Manly Town Centre Conservation Area maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.</p>	<p>for the Commonwealth Bank as approved under DA2008/250.</p> <p>The use is permissible in the <i>B2 Local Centre Zone</i> and will not impact on the pedestrian movement along the Corso.</p> <p>A <i>Heritage Impact Statement</i> has been prepared and is attached in <b>Appendix 6</b> of the SEE.</p>
<p><b>5.1.2 The Corso</b></p>	<p>(a) A Statement of Heritage Significance for The Corso This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso.</p> <ul style="list-style-type: none"> <li>i. The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.</li> <li>ii. The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.</li> <li>iii. St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso.</li> </ul>	<p><b>Complies.</b></p> <p>The proposed works, which will assist the identification of the Woolworths Metro Store, will not detract from or cause adverse impacts to the visual amenity or quality of the heritage conservation area in which the subject site is located within. These signs will not cause unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso. The signage will be illuminated only during trading hours. The existing building envelope or any surrounding landscaping will not be impacted by the proposed works.</p> <p>The proposed use is permissible in the subject zone.</p>

	<p>iv. At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.</p>	<p>The internal fit-out will be completely reversible and removable and will have minimal impact on the heritage significance of the item;</p> <p>The SEE is supported by a <i>Heritage Impact Statement</i> has been prepared and attached in Error! Reference source not found..</p>
<p><b>5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped</b></p>	<p>(a) The only exceptions are in respect to buildings identified in Schedule 6 – The Corso: Site Specific Controls as may be able to accommodate redevelopment.</p> <p>(b) Existing street facades, including all original detailing, are particularly important and are to be maintained. This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed. Appendix 6 lists requirements and suggestions. The shop-front at 36 The Corso is the only one in its original configuration and is to be retained.</p>	<p><b>Complies.</b></p> <p>The proposed works are sympathetic to both the heritage context of the site and is in a scale that is in keeping with other advertising styles within the area as well as the advertising proposed previously for the Commonwealth Bank as approved under DA2008/250.</p> <p>The use is permissible in the zone and the internal fit-out will be completely reversible and removable and will have minimal impact on the heritage significance of the item;</p> <p>A <i>Heritage Impact Statement</i> is provided in <b>Appendix 6</b> of the SEE.</p>
<p><b>5.1.2.12 Street Level Uses to Encourage Activity</b></p>	<p>(a) Shop-fronts are to maximise their contribution to the liveliness and safety of the street, both day and night.</p> <p>(b) At night, all shop fronts within The Corso Conservation Area must be transparent and illuminated. Window displays are actively encouraged. Opaque security grills and the like are not acceptable. Roller shutters will not be permitted but security screens are permitted behind the window display.</p>	<p><b>Complies.</b></p> <p>Some of the proposed signage will be illuminated during the evening opening hours. This illumination is to assist any customers in identifying the site</p>

		<p>and opening hours of the store and will contribute to a safe environment along the Corso at night.</p> <p>The proposed use is permissible in the subject zone.</p> <p>The proposed fit out and coffee window installation will further activate the street frontage.</p>
<p><b>5.1.2.15 External building colours are important to the overall presentation of The Corso</b></p>	<p>(a) Colours and tones are to pick out, rather than conceal, architectural details.</p> <p>(b) Colour schemes need to demonstrate an appropriate balance between the contemporary function of each building and a consistent presentation of the street as a whole. To assist, Council encourages a choice between:</p> <ul style="list-style-type: none"> <li>i. a colour scheme that is historically correct to the age and style of the building; or</li> <li>ii. an alternative colour scheme that complements the desired character and traditional colour schemes of the wider Conservation Area.</li> </ul>	<p><b>Complies.</b></p> <p>The proposed internal fit out and external works are contemporary but historically sympathetic. It will be of a high quality and will not cause visual clutter. Furthermore, it will assist customers in identifying the new Woolworths Metro Store.</p> <p>The internal fit-out will be completely reversible and removable and will have minimal impact on the heritage significance of the item;</p>