

Manly Development Control Plan – Compliance Table		
Section	Provisions	Compliance
Part 3 - General Principles of Development		
3.2 Heritage Considerations		
Objectives	<p><i>O1 To retain and conserve environmental Heritage and cultural significance of Manly including:</i></p> <ul style="list-style-type: none"> <i>significant fabric, setting, relics and view associated with Heritage items and conservation areas;</i> <i>the foreshore, including its setting and associated views; and</i> <i>potential archaeological sites, places of Aboriginal significance and places of natural significance.</i> 	<p>Complies.</p> <p>According to the SOHI, the site does not contain any significant or original fabric, as it has been extensively modified throughout its existence. The current views of the site will be largely preserved, with only minor changes to the facade, specifically the addition of modest signage to identify the future tenant being Xtra Clubs. Excavation works are not included in the proposal.</p>
	<p><i>O2 To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.</i></p>	<p>Complies.</p> <p>According to the SOHI, the facade of the site would undergo minor changes, including modest signage. Most proposed work will be internal, with minimal impact on views to and from the site and nearby heritage items. Therefore, the impact on the significance of these items is negligible.</p>
	<p><i>O3 To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.</i></p>	<p>Complies.</p> <p>According to the SOHI, the proposed modifications to the ground floor front façade are minor, focusing primarily on the installation of business identification signage. Given that this is a retail/commercial area, these changes align with the existing character of the street and do not detract from the significant aesthetic buildings nearby.</p>
	<p><i>O4 To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.</i></p>	<p>Complies.</p> <p>Heritage 21 has been engaged to assess the proposal and produce this Statement of Heritage Impact. The design is modest and minimally impacts the heritage significance of the area.</p>
3.2.1 Consideration of Heritage Significance		
3.2.1.1 Development in the vicinity of Heritage	<p><i>a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on</i></p>	<p>Complies.</p>

Manly Development Control Plan – Compliance Table

Section	Provisions	Compliance
items, or conservation areas	<i>Heritage significance for any other development in the vicinity of a Heritage item or conservation area.</i>	The SOHI has evaluated the potential impact of the proposal on the heritage significance of the subject site, the Town Centre HCA, and the nearby heritage items.
	<p><i>b) Proposed development in the vicinity of a Heritage item or conservation area must ensure that:</i></p> <p><i>i) it does not detract or significantly alter the Heritage significance of any Heritage items, conservation area or place;</i></p> <p><i>ii) the Heritage values or character of the locality are retained or enhanced; and</i></p> <p><i>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.</i></p>	<p>Complies.</p> <p>According to the SOHI, the proposed works are expected to have minimal impact on the heritage item, the Town Centre HCA, and items located in the vicinity of the site. The works are modest in scale and are intended to accommodate the new tenant, XtraClubs, on the First Floor of the building. The majority of the work will be confined to the interiors of the building.</p> <p>The proposal aims to maintain the heritage values and character of the area as a retail/commercial street serving the local community. The proposed works will take place at a site that has been significantly modified, presenting as a contemporary building. The works do not aim to replicate heritage details or character but rather continue its presentation as a contemporary building within its historic context. Contemporary materials will be replaced with fabric of a similar nature, largely retaining its existing appearance to The Corso.</p>
	<p><i>c) The impact on the setting of a Heritage item or conservation area is to be minimised by:</i></p> <p><i>i) providing an adequate area around the building to allow interpretation of the Heritage item;</i></p> <p><i>ii) retaining original or significant landscaping (including plantings with direct links or association with the Heritage item);</i></p> <p><i>iii) protecting (where possible) and allowing the interpretation of any archaeological features; and</i></p> <p><i>iv) retaining and respecting significant views to and from the Heritage item.</i></p>	<p>Complies.</p> <p>According to the SOHI, the proposed works will not affect the significant First Floor facade of the former Manly Aquarium, which is located adjacent to the subject site. At present, there is no original or notable landscaping at the subject site. The proposal does not include any excavation work, thus eliminating any potential impact on archaeology. Additionally, the proposed signage along the building's façade will have minimal impact on the views to and from the site.</p>

3.2.2 Alterations and Additions to Heritage Items or Conservation Areas

Manly Development Control Plan – Compliance Table

Section	Provisions	Compliance
3.2.2.1 Complementary Form and Scale the Distinguishes Heritage Significance	<i>a) Alterations or additions to Heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge Heritage details or character of the building or structure of Heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the Heritage significance is retained.</i>	Complies. According to the SOHI, the proposed works will not replicate, overwhelm, dominate, or challenge the significant heritage details within the Town Centre HCA. The proposal includes modest changes to more recent additions of a contemporary building.
3.2.2.2 Retaining Significant Features and Landscape Setting	<i>f) avoid removal of original fabric in order to retain the integrity of the Heritage item or conservation area;</i>	Complies. According to the SOHI, the proposed works will not remove any original significant materials, thereby preserving the integrity of the site and the Town Centre HCA.

Part 4 – Development Controls and Development Types

4.2 Development in Business Centres (LEP Zones B1 Neighbourhood Centres and B2 Local Centres)

4.2.5 Manly Town Centre and Surrounds	<p>4.2.5.6 Late Night Venues</p> <p>Although this section does not strictly apply, some controls have been considered as the proposal seeks to operate until 11pm. The proposal has considered:</p> <ul style="list-style-type: none"> • Intensity of Development – no more than 60 persons at the site at any one time • Hours of Operating – The proposal requests operating hours from Monday to Sunday, 6.00am to 11.00pm, including public holidays. This is less than the hours outlined for the “Manly Town Centre Entertainment Precinct.” • Noise Control – a Noise impact assessment has been prepared to evaluate the impacts of the development during evening periods.
---------------------------------------	---

Part 5 – Special Character Precincts, Areas and Sites

5.1 Manly Town Centre Heritage Conservation Area and The Corso

5.1.2 The Corso	<p>5.1.2.1 <i>Most existing buildings are significant and are to be conserved, not redeveloped</i></p> <p><i>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</i></p>	Complies. According to the SOHI, the site does not contain any original significant detailing contributing to the Town Centre HCA or The Corso. Replacing the existing fabric with contemporary materials would not affect the heritage values of the subject building. The proposed works will not alter the shopfront of 36 The Corso and will have minimal impact on the adjoining building.
-----------------	--	---

Manly Development Control Plan – Compliance Table

Section	Provisions	Compliance
	<i>Corso is the only one in its original configuration and is to be retained.</i>	
	<p><i>5.1.2.2 Internal changes are important</i></p> <p><i>a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will advise on the significance of any internal fabric.</i></p> <p><i>b) Where internal alterations are proposed:</i></p> <p><i>i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade;</i></p> <p><i>ii) floor levels are to be maintained adjacent to first floor windows and other openings; and</i></p> <p><i>iii) architectural organisation of interiors must relate to the building facade.</i></p>	<p>Complies.</p> <p>According to the SOHI, the site has undergone significant modifications internally, including contemporary fabric and later-addition materials/finishes. Therefore, the proposed internal works at the site are anticipated to have minimal impact on the site's significance, and new additions and alterations would be consistent with the existing character of the building in its context.</p>