

**14 South Steyne
Manly
NSW 2095**

HERITAGE IMPACT STATEMENT

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Proposed Colour scheme.

1.0 INTRODUCTION

This Heritage Assessment has been prepared to accompany a Development Application for the adaptation of 14 South Steyne Manly. The property is owned by Stephen Hayes of 2135b Pittwater Rd Church Point NSW 2105. The Design Architects for the project are U+I Building Studio, PO box 28, Fairlight NSW 2094.

This report has been commissioned by the owner of the property and prepared during September 2020 to March 2021 by:

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2.0 DESCRIPTION OF PROPERTY

2.1 Location

The property is located on the corner of Victoria Parade and South Steyne, Manly, with rear access from Dungowan Lane, see figures 1.0 to 7.0 below.



Figure 1.0, Google maps image



Figure 2.0, Google earth image



Figure 3.0, Northern Beaches Council planning map,

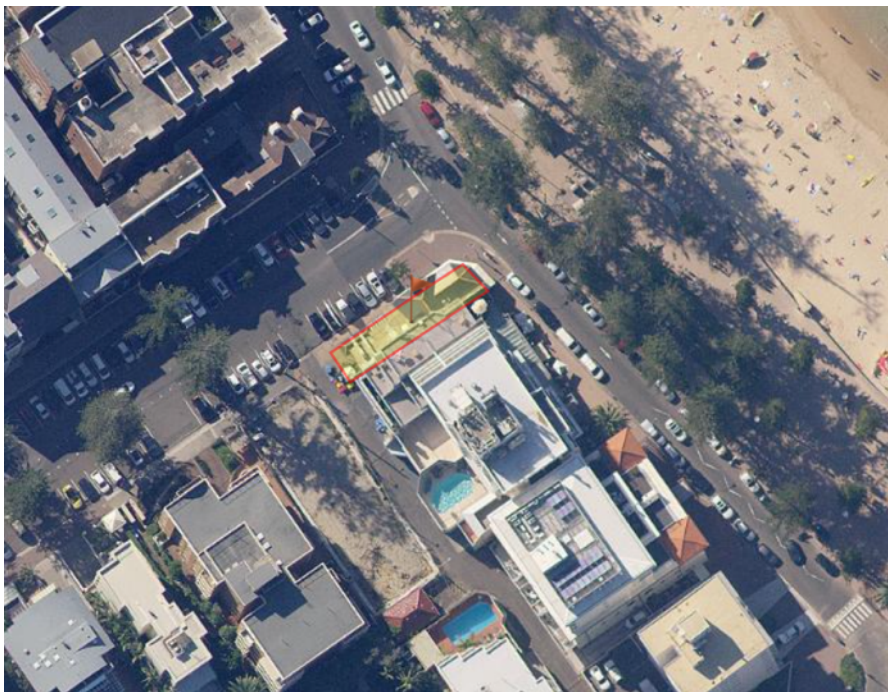


Figure 4.0 Google earth image



Figure 5.0, Sixmaps aerial image



Figure 6.0, Sixmaps enlargement of image above.

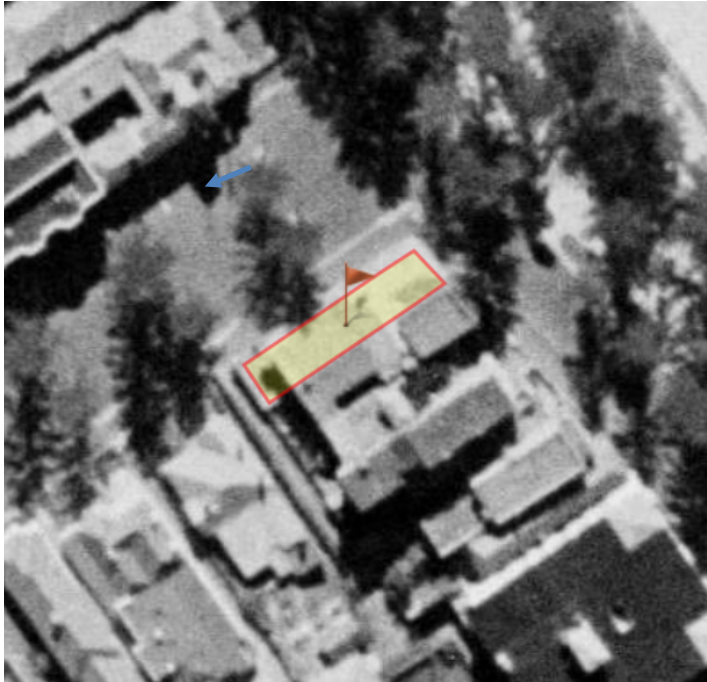


Figure 7.0, Sixmaps 1943 image

2.2 Description of site – site survey

The property is a two-storey building occupying a corner site facing South Steyne, Victoria Parade and Dungowan Lane. A cantilevered awning projects over the footpaths to Victoria Pde and South Steyne. It is currently occupied by two restaurants – a Greek restaurant on the ground floor and a Cuban restaurant – Havana Beach – occupying the rear ground floor area and first floor. Facing Dungowan Lane is a service area for garbage bins and deliveries.

The c1920s building is of masonry construction with a tiled roof. Evidence of its c1920s Federation bungalow construction exists in the form of a prominent chimney facing Victoria Parade with chimney pots intact, hipped tiled roof, timber framed doors and windows and a splayed corner entrance. The site survey, figures 8.0 to 13.0 below detail the existing form of the building, internally and externally.

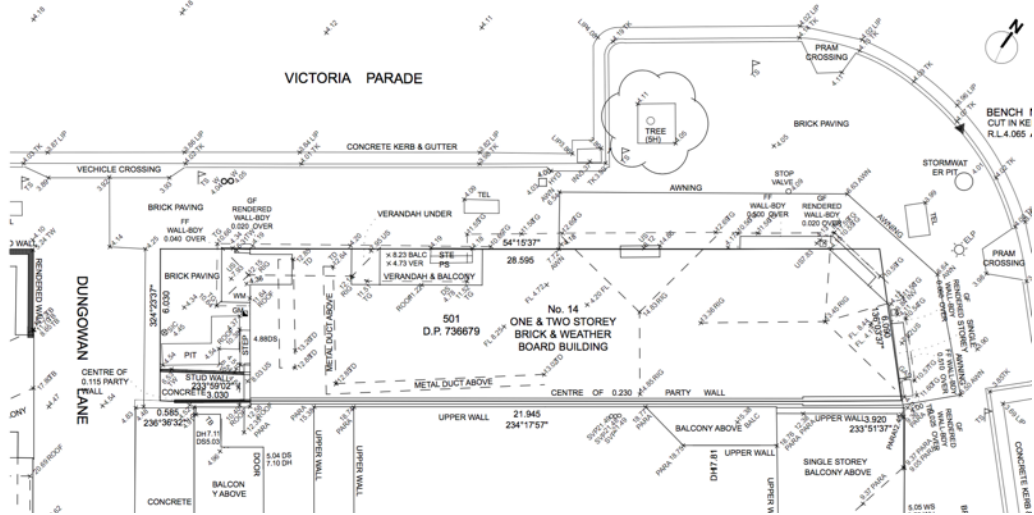


Figure 8.0, Site survey,



Figure 9.0, Site survey, Ground Floor Plan.

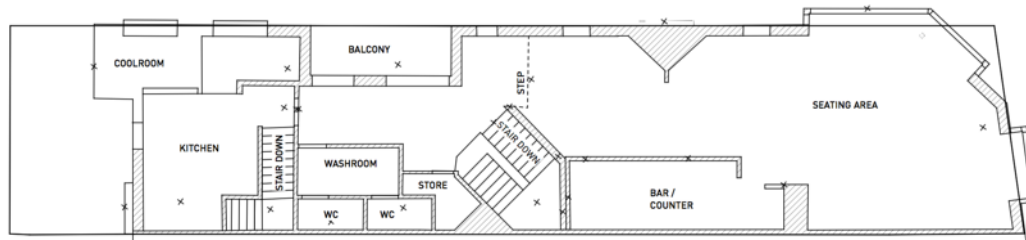
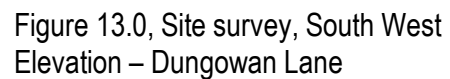
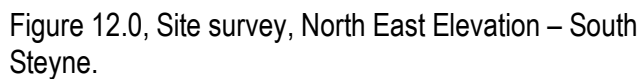


Figure 10.0, Site survey, First Floor Plan.



2.3 Site Images

Exterior



Figure 14.0, North West Elevation – Victoria Parade, AW 2020



Figure 15.0, Corner Victoria Pde and South Steyne, AW 2020



Figure 16.0, North West Elevation – Victoria Parade, AW 2020



Figure 17.0, Corner Victoria Pde and South Steyne, AW 2020



Figure 18.0, Looking towards South Steyne, AW 2020



Figure 19.0, Rear elevation to Dungowan Lane, AW 2020



Figure 20.0, Shop opening to Victoria Parade, AW 2020



Figure 21.0, Looking towards South Steyne, AW 2020



Figure 22.0, Shop opening to Victoria Parade, AW 2020



Figure 23.0, Window facing Victoria Parade, AW 2020

**Interior
Ground Floor**



Figure 24.0, Render removed from brickwork, AW 2020



Figure 25.0, Timber lined ceiling, AW 2020



Figure 26.0, Render partially removed from brickwork, AW 2020



Figure 27.0, Looking towards staircase to first floor, AW 2020



Figure 28.0, Looking towards staircase to first floor, AW 2020

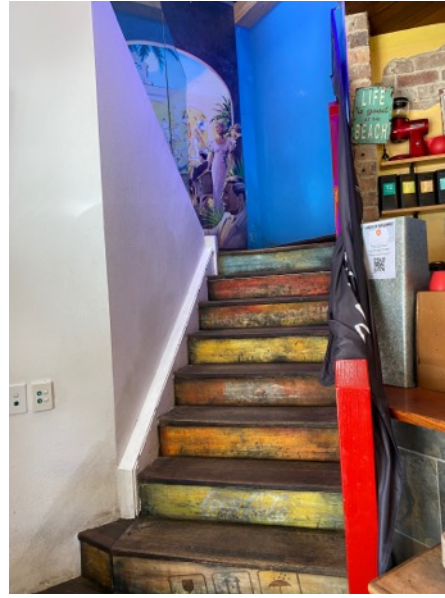


Figure 29.0, Staircase to first floor, AW 2020

First Floor



Figure 30.0, North west window bays, AW 2020

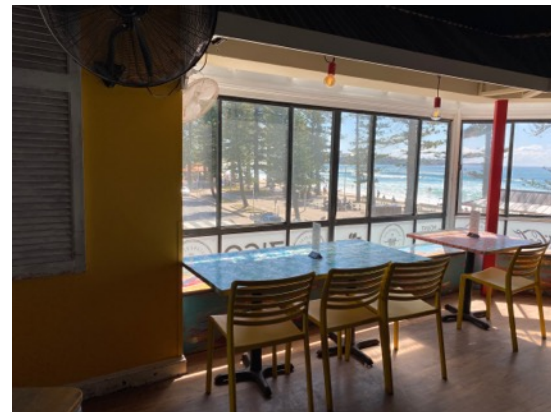


Figure 31.0, Western window bay, AW 2020



Figure 32.0, Western window bay, AW 2020



Figure 33.0, Western window bay, AW 2020



Figure 34.0, Central chimney, render removed, AW 2020



Figure 35.0, Detail of figure 34.0.



Figure 36.0, Southern side of central chimney, AW 2020



Figure 37.0, Southern side of central chimney, AW 2020



Figure 38.0, Looking south along bar area, AW 2020



Figure 39.0, Southern end of level 1, AW 2020



Figure 40.0, Southern end of level 1, AW 2020

3.0 HERITAGE LISTINGS & SIGNIFICANCE

3.1 Heritage Listings

14 South Steyne is

- Listed as a heritage item under the Manly Local Environment Plan 2013, local heritage item no. 1225.
- Located nearby to a number of heritage-listed items, see figure 41.0 below.
- *Not located* within the Corso Heritage Conservation Area, but is nearby.
- *Not listed* as an item of state heritage significance.



Figure 41.0, Manly LEP 2013 Heritage Map, subject property located with blue arrow

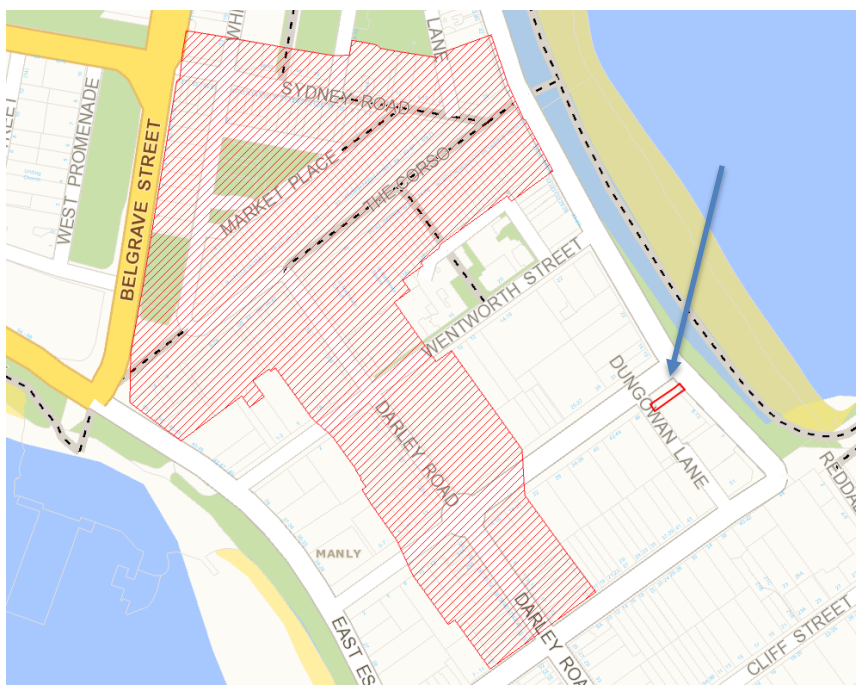


Figure 42.0, Heritage Map showing the Corso Heritage Conservation Area in red hatching.

3.2 Nearby Heritage items

Manly	Public shelters	South Steyne and North Steyne	Lot 100, DP 1153828	Local	I224
Manly	Residential/commercial buildings	7 and 14 South Steyne	SP 81784; Lot 501, DP 736679	Local	I225
Manly	House	15–16 South Steyne	Part C, DP 369972; Lot 1, DP 1091717	Local	I226

Public Shelters

A total of 4 public shelters, constructed of weatherboard, 3 at South Steyne between an area opposite Wentworth Street and Victoria Parade. And one opposite Denison Street, towards North Steyne. Of the group of three, the two end shelters (both recently restored) feature semi-circular headed multi-paned timber fixed windows and hipped metal roofs. One shelter terminates the vista at end of Victoria parade. The central shelter of the three has a hipped, concrete tile roof and rectangular fixed windows. The shelter opposite Denison Street is circa 1920's but appears to have been altered circa 1950. The shelter retains four massive hardwood posts and a timber ceiling. The shelter has a gabled metal roof, and eaves and gable ends are clad with fibre-cement sheeting.



Figure 43.0, Public Shelter's (2) Federation. South Steyne. *Environment NSW*



Figure 44.0, Public Shelter's (2) Federation. South Steyne. *Environment NSW*



Figure 45.0, South Steyne. Opposite Wentworth Street and Victoria Parade, *Environment NSW*



Figure 46.0, 1920s Shelter. Restored. Opposite Denison Street towards North Steyne, *Environment NSW*



Figure 47.0, Public Shelter opposite Victoria Parade, AW 2020

7 and 14 South Steyne

Group of eight buildings of two to four floors, generally brick with render decoration. Provide a range of early twentieth century architectural styles from c. 1910-25, showing Art Nouveau and California Bungalow decoration and ornament in timber, shingle, brickwork and render.

A good example of early 20th century architectural styles in this form of development; in textural interest provided to streetscape and in showing Art Nouveau and California Bungalow influence.

Mixed retail, holiday accommodation and residential



Figure 48.0, 7 South Steyne, *Environment NSW*



Figure 49.0, 7 South Steyne, *AW 2020*

15-16 South Steyne



Figure 50.0, 15-16 South Steyne, from 1986 Heritage Study, *Image by: Blackmore, Aston and Co, Image copyright owner: Manly Council*



Figure 51.0, 15-16 South Steyne, *AW 2020*

3.3 Statement of Significance from State Heritage Inventory listing

A good example of early 20th century architectural styles in this form of development; in textural interest provided to streetscape and in showing Art Nouveau and California Bungalow influence.

Description

Group of eight buildings of two to four floors, generally brick with render decoration. Provide a range of early twentieth century architectural styles from c. 1910-25, showing Art Nouveau and California Bungalow decoration and ornament in timber, shingle, brickwork and render.

Current use: Mixed retail, holiday accommodation and residential

Historical notes

Part of Gilbert Baker Grant (1810); Part of Bassett-Darley Estate c.1885.

Assessment of Significance

SHR Criteria a)

[Historical significance] Suburbanisation, Permanent Settlement.



Figure 52.0, Subject property, 1986 Heritage Study, Image by: Blackmore, Ashton and Co, Image copyright owner: Manly Council

3.4 Statement of Significance updated

The two-storey Federation bungalow shop facing across South Steyne to Manly beach lined with Norfolk Island Pines and one of the heritage-listed Federation public shelters, evokes the era of grand beachside holidays following the turmoil of WW1. The corner shop at 14 South Steyne retains the main elements of its 1920s origins; - complex hipped roof (possibly clad in slates originally with terra cotta ridge tiles), prominent chimney with terra cotta chimney pots intact, timber windows of vertical proportions, cantilevered bay window at first floor sited to catch the sea views and breezes. These are all the elements of Manly's famous casual dining beside the beach, with footpath seating available under a cantilevered awning.

The two-storey scale of the building balances the two-storey scale of the late Victorian house on the opposite corner. Together that provide a transition between the business area of the Corso and the more residential / community facilities of the streets heading east.

4.0 THE PROPOSAL

The proposed new works are designed to enhance the 1920s features of the existing shop, as described below and in figures 53.0 to 68.0 below.

4.1 Preservation works

The proposal aims to preserve significant heritage aspects of the property:

- The existing two storey scale
- The complex hipped roof clad in tiles
- The prominent chimney and chimney pots
- The vertical proportions of the fenestration
- The splayed corner entrance
- The cantilevered awning over the footpath
- The internal fireplaces.

4.2 Removal of intrusive items

The proposal aims to remove the ad-hoc change to the building, internally and externally which have occurred incrementally over the past decades, and reinstate a unity to the facades based on the predominant 1920s detailing.

4.3 Enhancement of original details

The proposal aims to enhance some of the original detailing by:

- Introducing a second bay window to the Victoria Parade façade, to balance the original cantilevered bay window facing the beach.
- Introducing new windows at ground level which match the existing windows, being timber framed in vertical proportions.
- Providing advertising for the proposed single future tenancy in the form of painted logos on the facades. These logos will be carefully positioned on the façade and painted compatible colours with the proposed external building colours.
- Provide a unifying external colour scheme based on a traditional Federation colour scheme, using one strong dark colour for doors and main trim elements and two lighter colours for the main walls and secondary trim elements, see Appendix A.
- Removing the series of ad-hoc internal changes and providing a more unifying internal treatment which will focus on important original elements such as the double fireplace at first floor.

- The non-original ceiling will be removed at first floor level to expose the original roof framing, highlighting the complexity of the original roof framing and the high ceiling spaces.
- The hipped tiled roof will be extended towards the rear of the property, creating a unity to the rear elevation.

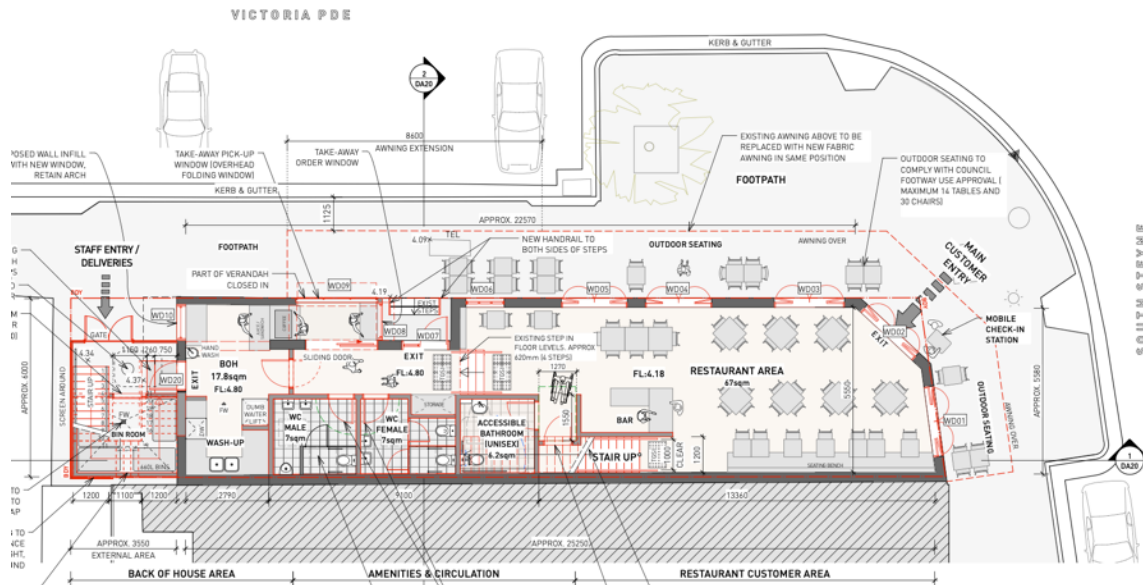


Figure 53.0, Proposed ground floor plan, U+I Building Studio, Mar 2021.

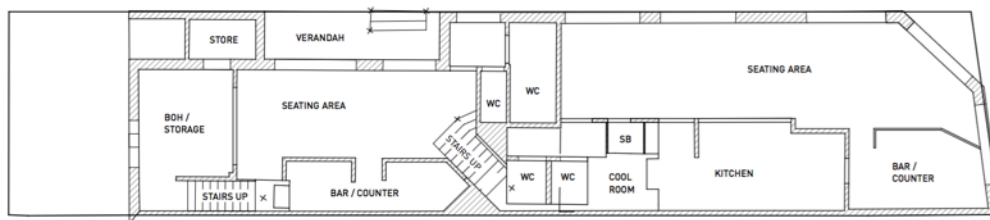


Figure 54.0, Existing Site survey, Ground Floor Plan.

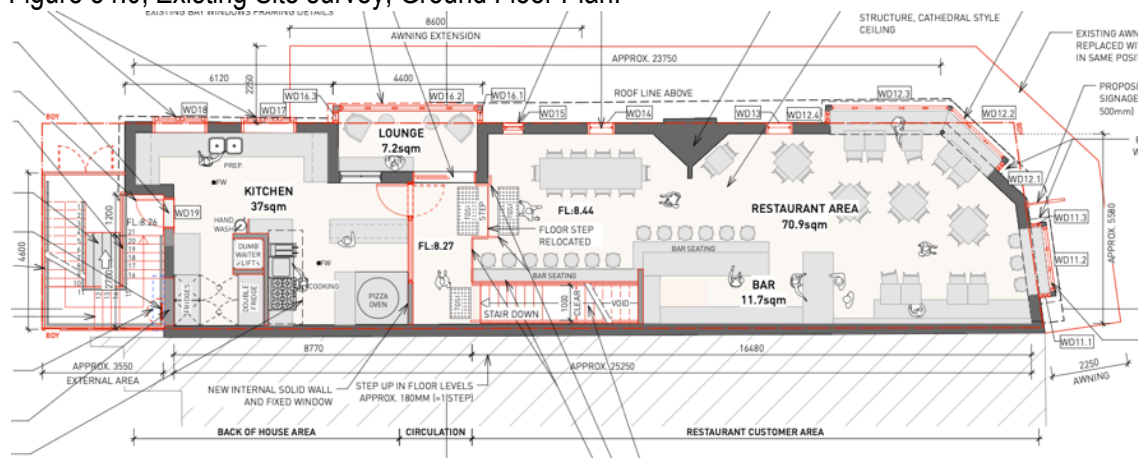


Figure 55.0, Proposed First floor plan, U+I Building Studio, Mar 2021.

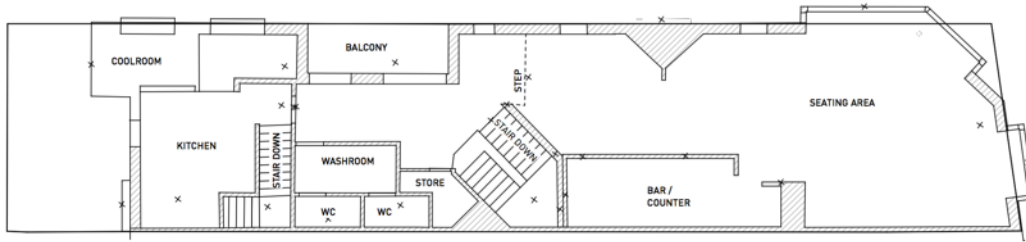


Figure 56.0, Existing Site survey, First Floor Plan.

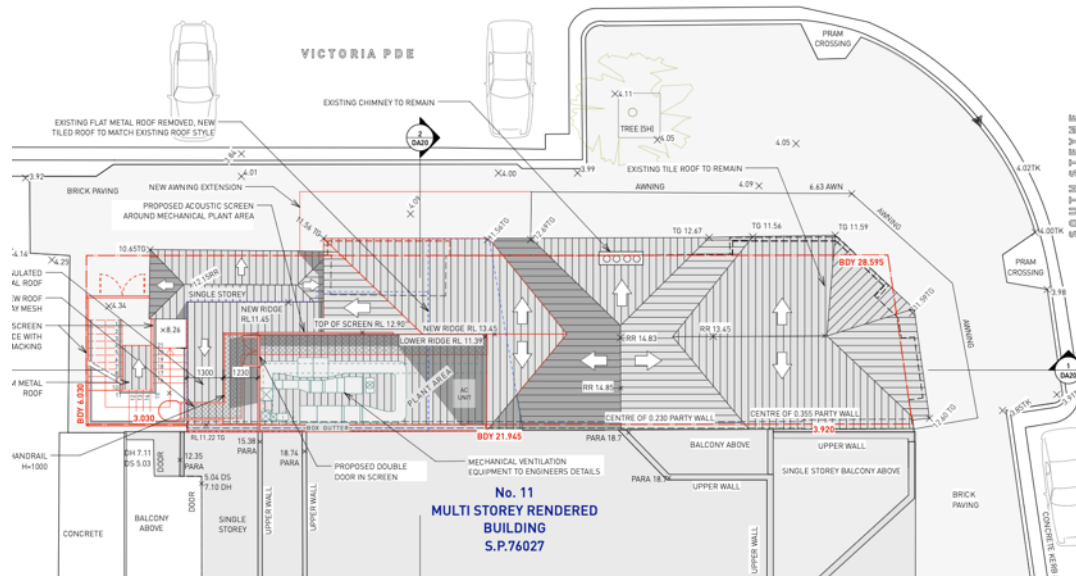


Figure 57.0, Proposed roof plan, U+I Building Studio, Mar 2021.

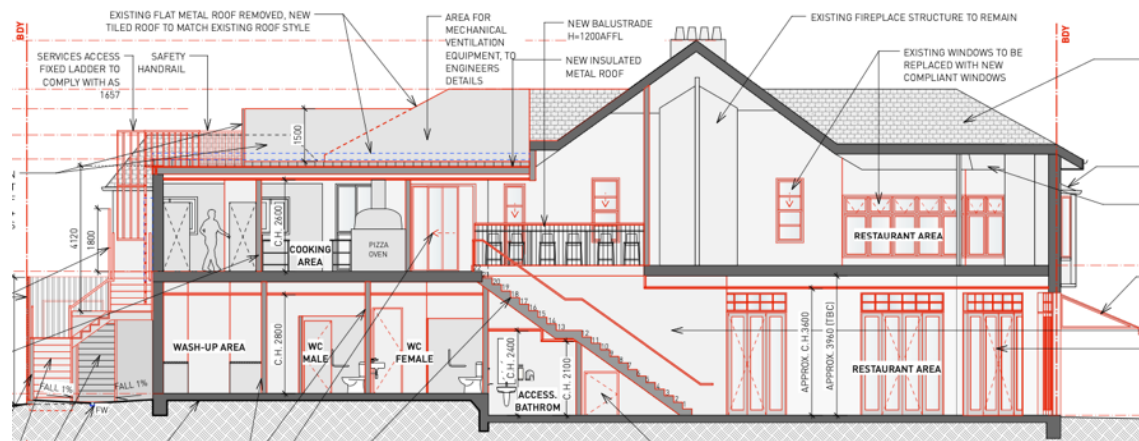


Figure 58.0, Proposed Section A, U+I Building Studio, Mar 2021.

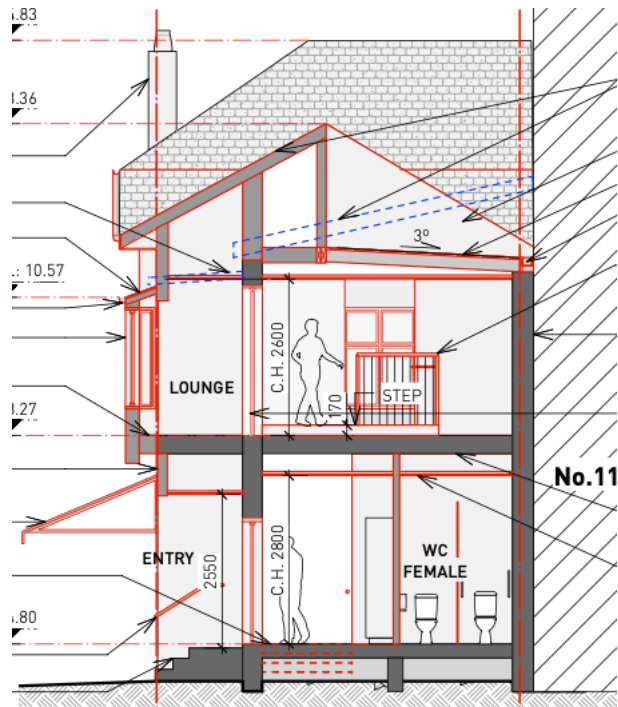


Figure 59.0, Proposed Section B, U+I Building Studio, Mar 2021.



Figure 60.0, Victoria Parade View (without awning), U+I Building Studio, Mar 2021.



Figure 61.0, Victoria Parade View (with awning), U+I Building Studio, Mar 2021.

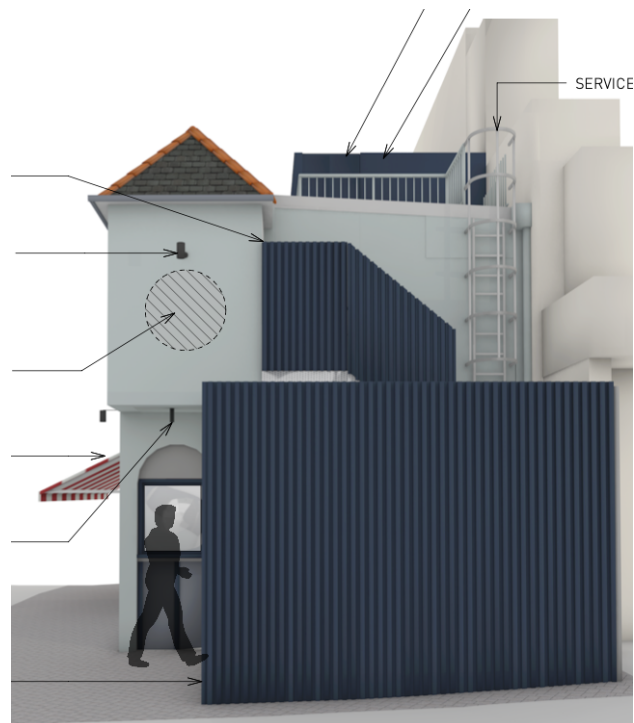


Figure 62.0, Dungowan Lane View, U+I Building Studio, Mar 2021.



Figure 63.0, Victoria Parade / Dungowan Lane View (without acoustic screen), U+I Building Studio, Mar 2021.



Figure 64.0, South Steyne View, U+I Building Studio, Mar 2021.



Figure 65.0, South Steyne View (without awning), U+I Building Studio, Mar 2021.



Figure 66.0, Image showing existing building in 2020, U+I Building Studio, Nov 2020.



Figure 67.0, Proposed Façade Signages, *U+I Building Studio, Mar 2021.*

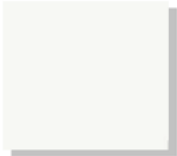
DARK TRIM	MID TRIM	LIGHT TRIM	WALL COLOUR
BRITISH PAINTS 'KARA SEA 299' OR SIMILAR	BRITISH PAINTS 'CAPSULE 432' OR SIMILAR	BRITISH PAINTS 'LOVE NOTE W1' OR SIMILAR	BRITISH PAINTS 'RIVER STAR 289' OR SIMILAR
			
- WINDOW SASHES - DOOR PANELS - TIMBER FRAMING TO BAY WINDOWS - ALUMINIUM FENCING ACOUSTIC SCREENS	- FRAMING TO EAVES SOFFIT - PANELS TO BAY WINDOWS - FRAMING TO WESTERLY WINDOWS ABOVE KITCHEN	- WINDOW, DOOR FRAMES - RECESSED PANELS EAVES SOFFIT	

Figure 68.0, Proposed External colours, *U+I Building Studio Feb 2021.*



Figure 69.0, Proposed External Finishes, *U+I Building Studio Feb 2021.*

6.0 COMPLIANCE WITH DEVELOPMENT AIMS AND RESTRICTIONS

Manly LEP 2013 5.10 Heritage Conservation	Project Compliance
(1) Objectives	
<i>(a) to conserve the environmental heritage of the Leichhardt,</i>	Yes. Environmental heritage is being conserved and enhanced.
<i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i>	The c1920s Federation Bungalow style qualities of the two-storey corner shop are being retained and enhanced. The new work, including proposed colour scheme, complements the original building style, while removing intrusive elements currently detracting from the public presentation of the building.
<i>(c) to conserve archaeological sites,</i>	N/A
<i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i>	N/A
(2) Requirement for consent	
Development consent is required for any of the following: <i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i> <i>(i) a heritage item,</i> <i>(ii) an Aboriginal object,</i> <i>(iii) a building, work, relic or tree within a heritage conservation area,</i>	Understood.
<i>b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i>	Understood.
(4) Effect of proposed development on heritage significance	Understood.

<i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i>	
(5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i>	This Statement of Heritage Impact has been prepared.
(6) Heritage conservation management plans <i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i>	It is considered that the detailed nature of this Statement of Heritage Impact covers the necessary heritage grounds to enable the full significance of the site to be determined.

Requirements under Manly DCP 2013 Amendment 2.	Project Compliance
3 General Principles of Development	
3.1 Streetscapes and Townscapes	
Objective 1)	No negative changes are proposed to the streetscape.

To minimise any negative visual impacts of walls, fences and carparking on the street frontage.	
Objective 2) To ensure any development generally viewed from the street complements the identified streetscape	The proposal will enhance the streetscape by unifying the façade.
Objective 5) To assist in maintaining the character of the locality.	The 1920s character of the existing building is enhanced and unified by the proposal and will maintain the two-storey scale of the street corner.
Objective 6) To recognise the importance of pedestrian movements and townscape design in the strengthening and promotion of retail centres.	The street corner will remain basically unchanged, but with architectural improvements. The changes will not affect pedestrian movements.
Objective 7) To minimise negative visual impact, in particular at the arterial road entry points into the Council area and the former Manly Council area, so as to promote townscape qualities.	The townscape qualities of the junction will be aesthetically improved.
3.1.1 Streetscape (Residential areas)	
3.1.1.1 Complementary Design and Visual Improvement	
a) Development in the streetscape (including buildings, fences and landscaping) should be designed to:	
i) Complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;	The proposed changes are all designed to complement the original 1920s form and detailing of the building.
ii) Ensure the bulk and design of development does not detract from the scenic amenity of the area when viewed from surrounding public and private land...	No changes are proposed to the current building bulk.
iii) maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP	The existing height is maintained unchanged.

height standard and the controls of this plan concerning wall and roof height and the number of storeys;	
iv) avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features.	No elevated structures are proposed.
v) address and compliment the built form and style of any heritage property in the vicinity to preserve the integrity of the item and its setting.	The heritage qualities of the existing property are maintained and enhanced, and the existing balance of the two heritage properties framing the entrance to Victoria Pde from South Steyne are maintained and preserved.
vi) visually improve existing streetscapes through innovative design solutions; and	The streetscape at the corner of Victoria Pde and South Steyne will be enhanced by the removal of the current ad-hoc detailing to provide a unification of the facades – in detailing and colour treatment.
vii) incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design	The proposed new materials are all compatible with the existing materials on the façade – particularly the timber windows and doors.
3.1.1.5 Garbage Areas Buildings with more than 1 dwelling require garbage storage enclosures which are: a) not visible off site; b) integrated into the building design;	The service / bin area facing Dungowan Lane will be greatly improved by the addition of an aluminium fence to hide the bins, see image below (and figure 69.0).

c) unobtrusive and blend in with the design of front fences and walls when forward of the building; and d) located and designed with consideration given to the amenity of adjoining properties.	
	BIN AREA AND STAIRCASE ACOUSTIC SCREENS  POWDER COATED ALUMINIUM BRITISH PAINTS 'KARA SEA 299' OR SIMILAR ALUMINIUM ACOUSTIC SCREENS
3.2 Heritage Considerations	
Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including: • significant fabric, setting, relics and view associated with heritage items and conservation areas; • the foreshore, including its setting and associated views; and • potential archaeological sites, places of Aboriginal significance and places of natural significance.	The 1920s fabric and form of the existing building are being maintained and enhanced by the current scheme which will remove intrusive ad-hoc elements and generally unify the building concentrating on its 1920s form and colours. Existing views are not affected by the proposal.
Objective 2) 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.	The proposed scheme enhances the heritage item.
Objective 3) 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.	The proposal does not detract from the heritage item on the opposite corner.

Objective 4)	
To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.	Complies. The proposal enhances the character of the corner.
Objective 5)	
To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.	Agreed.
3.2.2 Alterations or Additions to Heritage items or Conservation Areas 3.2.2.2 Retaining Significant Features and landscape Setting	
Alterations or additions to heritage items or buildings within a conservation area must:	
a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;	The existing hipped roof form is maintained unchanged.
b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;	The significant original detailing is maintained and new detailing is based on the original detailing – using timber and appropriate finishing colours.
(c) Retain original wall treatments. Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;	The existing rendered façade will be retained.
d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;	There is no original face brickwork remaining on the façade.
e) where surfaces are not originally face brickwork:	
i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting	Any new areas of render will match the original render. The proposed colour scheme will

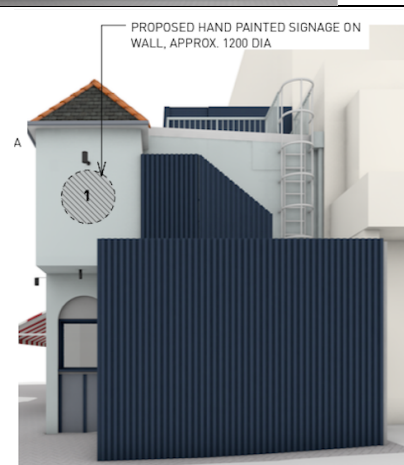
must be articulated in the same manner as the original colour rendering of the building; ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building; iii) contemporary colours are not discouraged, but should be combined in a complementary way; and iv) single colour solutions are not permitted;	highlight and enhance the original detailing and proportions of the building. A traditionally based colour scheme is proposed – using one dark colour for main elements and two lighter colours for main wall and secondary trim elements, see Appendix A. A single colour solution is not proposed.
f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;	Complies.
g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and	Complies. New windows will be of timber construction and vertically proportioned.
(h) Retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.	The footpath will be covered by a traditional cantilevered awning.
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	
Objective 1) To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.	No changes are proposed to the existing height or bulk of the building, this not impacting on any existing views.
Objective 2) To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.	Footpath dining is to be retained.

3.4.3 Maintenance of Views	
Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents.	No changes to existing views.
Objective 2) To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).	No changes to existing views.
Objective 3) To minimise loss of views, including accumulated view loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.	No changes to existing views.
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	
Objective 2) To encourage the retention and adaptation of existing dwellings including a preference for adaptive reuse of buildings rather than total demolition. Where retention and adaption is not possible, Council encourages the use of building materials and techniques that are energy efficient, non-harmful and environmentally sustainable.	Complies. The existing building will remain as a commercial property, giving a longer life to the 1920s building.
Objective 3)	The majority of the existing building structure and materials are retained in the proposal.

To minimise waste generated by development and embodied in the building materials and processes through demolition.	
3.6 Accessibility	
3.6.2.4 Access to heritage items Note: This paragraph provides guidance where there may be conflict between the heritage values of the place and accessibility requirements. Where this occurs, every effort should be made to achieve access with minimal impact on the significance of the place including the places fabric. Proposals should also be reversible and aim to conserve the significance of the place as well as provide access. In cases where significant adverse impact will occur, alternative solutions should be investigated. In some instances, a case of unjustifiable hardship could be argued for, if there are no other suitable alternative options to provide access to the building. To assist in investigating all available options in reducing impacts of services or improving or providing access to a place, some useful resources are listed at Schedule 5 to this plan.	Understood.
a) Proposals that affect a heritage place will be assessed in terms of the heritage significance of the place, in accordance with relevant legislation, relevant development control plans, conservation management plans (where the place is state significant) and the merits of the proposal.	The proposal includes provision for an accessible WC at ground level.
b) DAs for access works to a heritage place should be accompanied by a Statement of Heritage Impact which addresses all issues regarding the proposal and impacts on the heritage significance of the place. All alternative options to the proposal should be well detailed and documented in the statement. The NSW Heritage Office provides guidelines for Statements of Heritage Impact on their website at www.heritage.nsw.gov.au .	

4.4.3 Signage

Four hand painted signs are proposed for the rendered facades of the subject building, in the locations shown to the right and below; - two on the Victoria Parade elevation, One on the South Steyne splayed wall and one on the Dungowan Lane elevation.



Objective 1)

To ensure that advertising does not detract from the scenic beauty and amenity of the Municipality; harmonises with its surroundings and the buildings to which they are attached.

The proposed painted signs will provide a lively, but managed, introduction of advertising for the single restaurant tenancy. The signs are in the tradition of painted building signs, and are restrained and located to enhance and not detract from the building exterior. The rectangular sign on the chimney emphasises the verticality of the chimney, while the circular signs

	add a traditional sign-writing element to the elevations.
Objective 2) To minimise the visual impact by encouraging fewer more effective signs that may otherwise degrade the existing and likely future quality of residential environments or result in excessive, unnecessary signage, visual clutter and confusion caused by a proliferation of signs in local and neighbourhood centres.	Only four painted signs are proposed. They are located on the façades in a way that is well proportioned and does not detract from any of the building features.
Objective 3) To permit building and business identification signs which communicate the facilities (including tourist facilities), amenities, goods and services in local and neighbourhood centres which do not interfere with the streetscape or amenity of residents.	The signs will enhance the building and not provide any visual clutter to the exterior.
Objective 4) Signs should enhance the distinctive urban character and scenic amenity of the Municipality and contribute to the atmosphere of the streets in local and neighbourhood centres and should be designed in sympathy with both the building to which it is attached and any adjoining buildings, taking into account the architectural styles and finishes of buildings in local and neighbourhood centres.	The signs enhance the architectural qualities of the facades.
Objective 5) To prevent signage from impacting on the presentation of the heritage item or area to the general public on heritage items and conservation areas.	As above. The signs enhance the architectural elements and spaces of the exterior elevations.
Objective 6) To ensure all signage is of high standards of graphic and textural content.	The graphics are of a high standard.
Objective 7)	

To encourage co-ordinated advertising in the Industrial Zone by the use of appropriately sized street numbers and complex names, and the use of directory boards to identify multiple unit complexes, so as to reduce adverse impact on the streetscape and confusion to traffic.	The proposed signage is co-ordinated with the exterior design and proportions and colours.
4.4.3.1 Controls for all Development Types	
d) Design Integration 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 & d. 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.	The proposed signs are well integrated into the design. Understood.
4.4.3.2 Signage on Heritage listed items and in Conservation Areas	
a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas	As above.
<u>Sign locations</u> b) 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	As above. The rectangular sign complements the protruding rectangular chimney element on the Victoria Parade elevation.

determined by dividing a building into a grid and identifying locations on: i) a solid parapet above a cornice; ii) the horizontal panel below a cornice; iii) verandas or awning fascia; iv) ground floor windows; v) notice boards or plaques on ground floor piers; vi) small signs on individual architectural elements such as rendered blocks; vii) under awning signs; viii) small not illuminated free standing pole signs; and ix) side walls (carefully considered).	The signage is well integrated into the architecture of the facades.
<u>Other Guidelines for Heritage Items and Conservation Areas</u> c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration: i) Signs on shop windows should not exceed 25 percent of the window area; 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; 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;	No signs on shop windows are proposed. Agreed – the colour scheme is based on traditional tomes, using a dark trim colour and two lighter secondary colours, which will highlight the architectural features of the building. The proposed street awning will be in a traditional striped colour scheme using traditional red and white stripes. The circular motif of the proposed painted logo signs will

iv) Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed; 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.	have a high-quality lettering style. The painted signs may be illuminated by flood lights. The proposed logo is integrated in careful manner into the existing façade proportions and is not standardised.
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7.0 CONCLUSION

The proposed development at 14 South Steyne is considered to be compatible with the heritage significance of the place for the following reasons:

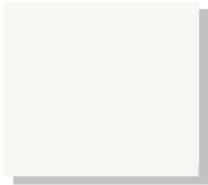
- The proposal preserves significant heritage aspects of the property such as; - the existing two storey scale, the complex hipped roof clad in tiles, the prominent chimney and chimney pots, the vertical proportions of the fenestration, the splayed corner entrance, the cantilevered awning over the footpath and the internal fireplaces at first floor.
- The proposal aims to remove the ad-hoc change to the building, internally and externally which have occurred incrementally over the past decades, and reinstate a unity to the facades based on the predominant 1920s detailing.
- The proposal aims to enhance the original detailing by: - introducing a second bay window to the Victoria Parade façade, to balance the original cantilevered bay window facing the beach, introducing new windows at ground level which match the existing windows, providing advertising for the proposed single future tenancy in the form of painted logos on the facades which will be carefully positioned on the façade, providing a unifying external colour scheme based on a traditional Federation colour scheme, removing the series of ad-hoc internal changes and providing a more unifying internal treatment which will focus on important original elements such as the double fireplace at first floor.



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Heritage Architect
05 March 2021.

APPENDIX A

PROPOSED COLOUR SCHEME

PROPOSED COLOUR PAINTS			
DARK TRIM BRITISH PAINTS 'KARA SEA 299' OR SIMILAR	MID TRIM BRITISH PAINTS 'CAPSULE 432' OR SIMILAR	LIGHT TRIM BRITISH PAINTS 'LOVE NOTE W1' OR SIMILAR	WALL COLOUR BRITISH PAINTS 'RIVER STAR 289' OR SIMILAR
			
- WINDOW SASHES - DOOR PANELS - TIMBER FRAMING TO BAY WINDOWS - ALUMINIUM FENCING ACOUSTIC SCREENS	- FRAMING TO EAVES SOFFIT - PANELS TO BAY WINDOWS - FRAMING TO WESTERLY WINDOWS ABOVE KITCHEN	- WINDOW, DOOR FRAMES - RECESSED PANELS EAVES SOFFIT	

STRIPE FABRIC AWNING

COLOURS TO BE SIMILAR TO 'RED OUTCOME 162' & 'LOVE NOTE W1'

