

Heritage Referral Response

Application Number:	DA2022/1526
Date:	31/10/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095

Officer comments

Supported, subject to conditions

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the site is part of a group listed heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso. The site is also located within the C2 - Town Centre Conservation Area and in the vicinity of a number of heritage items:</p> <p>Item I113 - St Matthews Church and church hall - 44 The Corso (corner The Corso and Darley Road)</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p>Item I106 - Group of commercial buildings <u>Statement of significance:</u> The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.</p> <p><u>Physical description:</u> The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. It has a cohesive character resulting from 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.</p> <p>Item C2 - Town Centre Heritage Conservation Area <u>Statement of significance:</u> The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements</p>

such as hotels, and remaining original commercial and small scale residential buildings.

Item I113 - St Matthews Church and church hall

Statement of Significance:

The church is a well consistently detailed but sombre example of Interwar Gothic style. The interior detailing and fittings are of a high quality of design, exhibiting a contrasting lightness to the exterior. As this building is seen in the round, the spatial effect on the north eastern side is of significance and it makes an important landmark and identifies the junction of the Corso with Darley Road. It makes a major contribution to the Corso.

Physical Description:

The building is Inter-War Gothic style with set back buttresses. The walls are dark purple/brown face brick on coursed rubble sandstone base. Window sills, heads and tracery, door architraves, copings and parapets are in ashlar sandstone. The main windows are in figurative stained glass by John Radecki set in mullions of sandstone in bas tracery style. The smaller windows are in patterned coloured glass. The roofs are slate with copper rainwater heads and downpipes. The front garden beds, flanking the sandstone entrance steps, are bordered with brick. These are thought to date from the 1864 church.

Item I104 - Street trees

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Physical description:

Centre planting of Ficus Macrophylla (Moreton Bay Fig) Remnant Palm planting (Phoenix Canariensis) of 1928.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

This application seeks consent for alterations and refurbishment works to the existing buildings at 23 - 27 The Corso to make changes to the approved DA 2019/0574 and DA 2008/196 to improve the internal layout along with some changes to the approved elevations to both The Corso and Market Lane. The proposal includes; the demolition of the existing improvements within 23, 25 and 27 The Corso, relocation of the bottle shop, reconfiguration to the internal layout, removal of the approved voids contained within No. 23 The Corso and creation of new voids within No 25 The Corso, creation of new openings into the existing wall between No 23 and 25 The Corso, structural alterations and additional signage to both The Corso and Market Place facades. Alterations to the approved front façade, facing The Corso, across No. 23, includes two additional glazed openings and replacement of the existing ground floor windows with Annetta windows at No. 25 and 27 The Corso, which are proposed to have frosted film applied to the bottom glazing panel.

Alterations to the approved rear facade, facing Market Place, includes a new large panel and entry door with metal louvres for the gaming room replacing a large portion of the approved rendered facade. New works in the laneways within the conservation area must improve and enhance the remaining historic fabric and character, whilst allowing for appropriate change and activation. Metal louvres are not considered compatible with the heritage values of the conservation area, therefore, the metal louvers must be replaced with a compatible material.

It is noted that, there is an existing suspended identification sign on the front facade of No 25 The Corso and a new additional suspended sign has been proposed. Also, a new suspended sign has been proposed for No 27 The Corso to the front facade in addition to the existing two suspended identification signs. The proposed additional suspended signs are not consistent with the following controls of Manly DCP 2013:

Clause 4.4.3.1 Controls for all Development Types

Maximum number of Signs

a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign)

4.4.3.2 Signage on Heritage listed items and in Conservation Areas

4.4.3.3 Controls for Particular Development Types

Therefore the additional suspended signs must be deleted and the requirement of signage for the subject site must be limited to the replacement of the existing signs.

Therefore , no objections are raised on heritage grounds, subject to two conditions.

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Signage

The proposed suspended signs facing The Corso, must be deleted and the requirement of signage for the subject site must be limited to the replacement of the existing signs. Details demonstrating compliance are to be submitted to the Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed signage is compatible with the heritage values of the conservation area and The Corso.

Metal louvres

Metal louvres are not considered compatible with the heritage values of the conservation area and must be replaced with a compatible material. Details demonstrating compliance are to be submitted to the Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed works are compatible with the heritage values of the heritage conservation area.