

Heritage Referral Response

Application Number:	Mod2025/0055
Proposed Development:	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development
Date:	04/04/2025
To:	Adriana Bramley
Land to be developed (Address):	<p>Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095</p>

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is a group listed heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso. It is also located in C2 - Town Centre Conservation Area and within the vicinity of a number of heritage items:</p> <p>Item I107 - Commercial building - 36 The Corso</p> <p>Item I113 - St Matthews Church and church hall - 44 The Corso (cr The Corso and Darley Rd)</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</p> <p><u>Statement of significance</u></p> <p>The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the</p>

tourist, is fundamental to Manly's status as a resort.

Physical description

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.

Item C2 - Town Centre Heritage Conservation Area

Statement of significance

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

Item I107 - Commercial building

Statement of significance

One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.

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.

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

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	

Other	No	
Consideration of Application		
<p>The proposal seeks consent to modify the Development Consent DA2020/1711 approved for a shop top housing proposal, involving changes to the ground floor layout by removing the residential entry from The Corso, inserting the residential entry and 2 new retails to Market Lane with associated changes to this facade, and placing new Air Conditioning units to roof level. The proposal also involves the removal of an existing internal wall to extend the existing retail, and infill an existing door (approved residential entry) from The Corso, which is considered to remove the existing symmetry from this facade. Therefore, retention of this opening to retain the symmetry is recommended.</p> <p>The proposed new retails and new glazed shopfronts with tiled plinth and bi-fold windows above are considered acceptable as these will provide activation to Market Lane facade. The proposed air-conditioning units on the roof level are also acceptable as they are lower than the balustrade height and not visible from the street.</p> <p>Given the proposed works are mainly confined within the approved envelope the impact of the modifications upon the significant heritage items and the HCA is considered acceptable.</p> <p>Therefore, no objection are raised to this application on heritage grounds subject to one condition.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u> 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</p>		

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

The Corso facade

The proposed infill of the existing door (approved residential entry) from The Corso, will remove the existing symmetry from this facade. Therefore, retention of this opening in the form of a window is recommended to retain the existing symmetry. Amended drawings should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the existing symmetry is retained in relation to the heritage facade.