

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0104
<b>Date:</b>	04/04/2022
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the site is part of a group heritage item, being <b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso. The property is also located within the <b>C2 - Town Centre Conservation Area</b> and in the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013:</p> <p><b>Item I113 - St Matthews Church and church hall</b> - 44 The Corso (corner The Corso and DarleyRoad)</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p>
<b>Details of heritage items affected</b>
<p>Details of the heritage items as contained within the Manly Heritage inventory are:</p> <p><b>Item I106 - Group of commercial buildings</b>  <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><b>C2 - Town Centre Heritage Conservation Area</b>  <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 such as hotels, and remaining original commercial and small scale residential buildings.</p> <p><b>Item I113 - St Matthews Church and church hall</b>  <u>Statement of Significance:</u>  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</p>

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.

**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**

The proposal seeks consent for modifications to the consent of DA2019/0574, including reconfiguration of the approved internal layout and alterations to the approved The Corso and Market Place facades with new signage. Modification to the approved front façade, facing The Corso, includes two additional glazed openings.

Modification to the approved rear façade, facing Market Place, includes new metal louvre panels and an entry door, along with a new fire escape door.

It is noted that the existing building is a two-storey highly modified late 20th century infill commercial building with a plain façade with a horizontal window to the upper floor commercial office and a retail space on the ground floor. The internal modification will not impact the heritage significance of the context. The proposed modification to the approved front façade, facing The Corso, including the replacement of the approved door opening with two additional glazed openings and the modification to the signage will not have an additional impact on the heritage significance of The Corso. However, the additional illuminated signage to the Market Place facade is not supported by Heritage as it does not comply with the controls of the Manly DCP 2013, Clause 4.4.3.2 *Signage on Heritage listed items and in Conservation Areas*. It is considered, that the two illuminated signs above the "Players Lounge" entry door and one sign above the first floor entry door is excessive. Also the details of the signs, including the colour and illumination level must be provided to Council for approval.

Therefore, no objections are raised on heritage grounds, subject to one condition.

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

Is a Conservation Management Plan (CMP) No

Required? Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

**Further Comments**

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 04 April 2022

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**

**Excessive signage**

One of the two signs above the Players Lounge entry door to be deleted and the details of the signs, including the colour and illumination level must be provided to Council for approval.

Reason: To preserve the heritage significance of the conservation area and the heritage items within the vicinity.