

Heritage Referral Response

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| Application Number: | DA2020/1711 |
| Date: | 01/03/2021 |
| To: | Rebecca Englund |
| 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 CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095</p> |

Officer comments

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| HERITAGE COMMENTS |
| Discussion of reason for referral |
| <p>The proposal has been referred to Heritage as the subject property is part of group heritage item, being Item 1106 - Group of commercial buildings - All numbers, The Corso. The property is also located in C2 - Town Centre Conservation Area and within the vicinity of a number of heritage items as listed in Schedule 5 of Manly LEP 2013:</p> <p>Item 1107 - Commercial building - 36 The Corso</p> <p>Item 1113 - St Matthews Church and church hall - 44 The Corso (corner The Corso and Darley Road)</p> <p>Item 1104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p> |
| Details of heritage items affected |
| <p>Details of the heritage items as contained within the Manly Heritage inventory are:</p> <p>Item 1106 - Group of commercial buildings</p> <p><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</p> |

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

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.

Physical description:

2 storey rendered brick building of late Victorian period with elaborate Italianate rendered decoration above ground floor. Architectural significance in intricacy and detailing of pediment and in general abundance of motif and ornament including garlands, globes, acanthus leaf, palmate and intaglio decoration. 21/7/99 Community Aid Abroad shop. Some glass survives, however has been painted. Original form of shop survives beneath modern building.

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 and wrought iron ornate rail fences. 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

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| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | No |
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| 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 | | |
| <p>The proposal seeks consent for alterations and refurbishment works to the existing building and external conservation works to the front façade facing The Corso. The proposed works do not involve any additions to the bulk and scale of the existing building. The existing building at 19-21 The Corso, is in a very prominent location and is visible from various angles and distances; from The Corso, Market Place, Whistler Street and Sydney Road.</p> <p>It is noted that the front façade (above the awning level) has been proposed to be restored without any change, other than the “like for like” replacement of the existing windows. Proposed internal alterations are considered acceptable from a heritage perspective. A recess of 100mm minimum is required for the proposed glazed panels to the top of the stairs on the side elevations.</p> <p>It is considered that the proposed works are mainly for refurbishment and conservation purposes and will not have an adverse impact upon the significance of the heritage item and the Manly Town Centre Conservation Area.</p> <p>Therefore, no objection are raised to this application on heritage grounds and no conditions required.</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> | | |
| Further Comments | | |
| <p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 01 March 2021</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:

Nil.