

## Heritage Referral Response

<b>Application Number:</b>	DA2022/0640
<b>Date:</b>	25/05/2022
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot B DP 321706 , 70 The Corso MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to heritage as the subject property is a part of a heritage item, in the vicinity of a number of heritage items and within the Manly Town Centre Conservation Area and The Corso.</p> <p><b>Item C2 - Town Centre Heritage Conservation Area</b></p> <p><b>Item I106 - Group of commercial buildings</b> - All numbers, the Corso</p> <p><b>Item I108 - Group of commercial buildings</b> - 41-45 The Corso</p> <p><b>Item I109 - Group of commercial buildings</b> - 46-64 The Corso</p> <p><b>Item I104 - Street Trees</b> - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p>Details of these heritage items, as contained within the Manly Heritage Inventory, are:</p> <p><b>Item 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 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.  Physical description:  The Corso acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural</p>

elements.

### **Item I108 - Group of commercial buildings**

#### Statement of Significance:

The group is of major significance for its contribution to the streetscape of The Corso and as extant 19th century commercial architecture.

#### Physical Description:

Group of (originally) five two storey brick buildings with painted stone face and mixture of slate, iron and tiled roofs. The buildings were originally constructed as a symmetrical group: the two end buildings bearing paired gabled ends over first floor with mock Tudor design in timber and render on the western end and intaglio design on the eastern. The buildings either side of the centre had triangular pediments above first floor windows and the central building has a segmental pediment of the same width containing two semi-circular windows with multi-paned glazing. The central building also has heavily ornamented pilasters at first floor level.

### **Item I109 - Group of commercial buildings**

#### Statement of Significance:

Two, two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.

#### Physical Description:

Group of two two-storey terraced buildings with retail outlets at ground floor. No's. 46-58 The Corso: 1928 texture brick complex of six terraced shops with tiled roof. Significant elements include terracotta

horizontal band at cornice level, fine margin glazing bars to first floor windows, decorative metal wall fixing plates (for suspended awning) and rainwater heads with date of construction. No's 60-64 The Corso: c.1890 simple rendered brick two storey terrace of three shops with rectangular rendered ornament to parapet. The group provides a strong horizontal emphasis to the streetscape.

### **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	No	

#### **Consideration of Application**

The proposal seeks consent for alterations and additions to the ground floor retail area to create 2 separate tenancies, including a change of use to the rear tenancy, fronting Rialto Lane. No changes are proposed to the upper level. This DA relates to the rear tenancy, facing Rialto Lane, comprising a reception area and a number of self-contained infra-red sauna rooms and associated showering facilities.

It is considered that the proposed works are confined to the ground floor, facing the rear lane (Rialto Lane) and considered minor, therefore, will not have an adverse impact upon the significance of the heritage item and the Manly Town Centre Conservation Area.

It is noted that, the **signage** to this rear tenancy, **is not covered by this application** as there is not sufficient information regarding the signage, other than its location. Specific details of the signage, including the details of wording, size, images and colours, are required for a separate approval.

Therefore, no objection are raised to this application on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 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?

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 25 May 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:**

Nil.