

## Heritage Referral Response

<b>Application Number:</b>	DA2021/1245
<b>Date:</b>	04/08/2021
<b>To:</b>	Catriona Shirley
<b>Land to be developed (Address):</b>	Lot B DP 304309 , 60 - 62 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 heritage item, being part of <b>Item I109 - Group of commercial buildings</b> - 46 - 64 The Corso and it is located within the <b>C2 - Manly Town Centre Conservation Area</b>.</p> <p>It is also adjacent to a heritage item and within proximity to a number of heritage items:</p> <p><b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p> <p><b>Item I108 - Group of commercial buildings</b> - 41–45 The Corso</p>
Details of heritage items affected
<p>Details of the heritage items, as contained within the Manly Heritage Inventory are:</p> <p><b>Item I109 - Group of commercial buildings</b>  <u>Statement of Significance:</u>  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.  <u>Physical Description:</u>  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. The group provides a strong horizontal emphasis to the streetscape.</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>

### Item I106 - Group of commercial buildings

#### Statement of significance:

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.

### 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 alterations and additions to the existing property to provide further storage and a kitchenette at ground floor and to refurbish the existing office space at first floor with a window addition to provide natural light.

The proposal involves mainly internal alterations and some exterior changes to the rear façade at Rialto Lane which has already been modified extensively and no works have been proposed to The Corso façade with this application. As such, the proposed works are considered to not impact upon the significance of the subject heritage item, surrounding heritage items or the conservation area.

Therefore, no objections are raised on heritage grounds and no conditions required.

#### 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

#### Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 04 August 2021

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.