



HERITAGE IMPACT STATEMENT

Partial Demolition + Additions and Additions



47 The Corso, Manly NSW 2095

Prepared for Tarek Gergis

September 2023

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Acknowledgement of Country

We acknowledge the Guringai people as the Traditional Owners of this land now known as Manly and recognise that sovereignty has never been ceded. We support the Uluru Statement from the Heart to achieve justice, recognition, and respect for all First Nations people.

Touring the Past Pty Ltd

History—Heritage—Interpretation

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Cover image: View to the subject façade from The Corso.

Primary and secondary materials utilised in the preparation of this report are acknowledged and referenced in captions or footnotes.

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1 INTRODUCTION

1.1 Purpose

This Heritage Impact Statement (HIS) has been prepared on the instruction of the property owner of 47 The Corso, Manly (the subject place)—a circa 1886 shop/dwelling that forms part of an individually listed heritage group of commercial buildings encompassed within the Town Centre (Heritage) Conservation Area.

It accompanies a development application (DA) for partial demolition at the rear and the construction of a three-storey commercial/residential development with a rooftop terrace. This report provides the consent authority, the Northern Beaches Council, with an assessment of the subject place's significance and comment on whether the scheme is acceptable in terms of its heritage impact.

1.2 Methodology

The author of this report is an experienced built heritage professional and accredited professional historian. The assessment, opinion, and recommendations herein are pursuant to the Expert Witness Code of Conduct in Schedule 7 of the *Uniform Civil Procedure Rules 2005* (NSW).

Terminology and principles in this document are based on sound heritage management approaches, namely as expressed by *The Australia ICOMOS Charter for Places of Cultural Significance*, *The Burra Charter* (rev. 2013) and its accompanying practice note *Burra Charter Article 22 – New Work*, the Government Architect NSW's *Better Placed: Design Guide for Heritage* (2019), and recent best-practice documentation from the NSW Department of Planning and Environment, namely *Assessing heritage significance* (June 2023) and *Guidelines for preparing a statement of heritage impact* (June 2023).

This report is informed by a non-invasive inspection of the subject place and its setting (February 2023).

1.3 Location

The subject property is a single land parcel—legally described as Lot 6, DP 26171—situated on the north side of The Corso between Belgrave/Whistler streets (west) and South Steyne (east). It extends to the rear, connecting with Market Place. The broader context is the historic harbourside locality of Manly in Sydney's Northern Beaches region.



Aerial photograph of the subject place (shaded red) and its environs.
(Source: Metromap, March 2023)

1.4 Heritage Management Framework

The subject place is identified as a member of a heritage group of commercial buildings that address The Corso under Schedule 5 of the *Manly Local Environmental Plan 2013* (MLEP)—listing details follow:

Item name	Address	Property Description	Significance	Item no.
Group of commercial buildings	All numbers, The Corso, Manly	-	Local	I106

The Council-adopted Statement of Significance for this group (I106), reproduced from the NSW Heritage Inventory, reads:

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

Updated: 1 February 2002

The heritage value of the subject place and its specific group is discussed further at Section 4.1 of this report.

The *Manly Development Control Plan 2013* (MDCP) also provides a Statement of Significance for The Corso (Section 5.1.2), which is relevant to the heritage management of I106:

- i) The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19th century to early 20th century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.
- ii) The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.
- iii) St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso. At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

The subject place is also located in the locally significant (*Manly*) Town Centre (*Heritage*) Conservation Area (HCA) (C2), which is a medium-sized urban precinct that includes The Corso.

Its Statement of Significance, extracted from the NSW Heritage Inventory, reads:

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.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

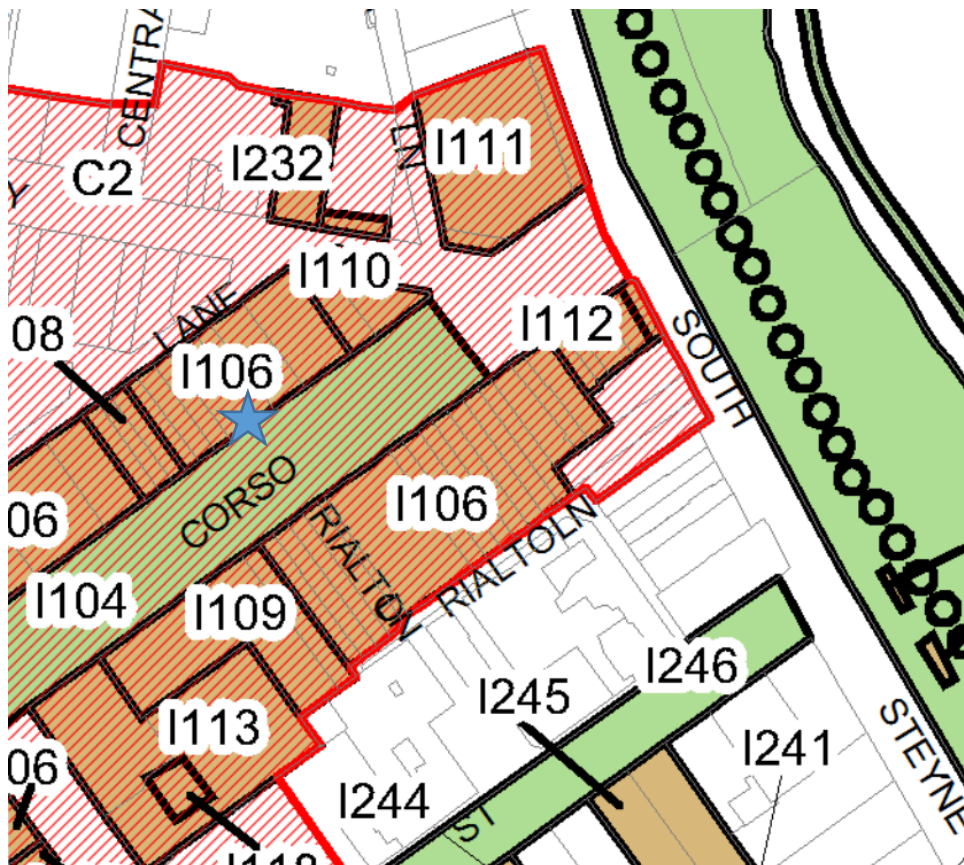
The extent of The Corso itself is also subject to a landscape heritage listing:

Item name	Address	Property Description	Significance	Item no.
Street trees	The Corso (from Whistler Street to Sydney Road)	-	Local	I104

Its Statement of Significance, also from the NSW Heritage Inventory, follows:

Part of earliest planting [*Moreton Bay Figs* and *Canary Island Date Palms*] on The Corso c. 1850's by H.G. Smith.
Historic and aesthetic importance to the streetscape.

Updated: 13 February 2002



Extract from Heritage Map – Sheet HER_005. Red hatching shows the extent of the HCA (C2); green indicates a landscaping item (I104); and tan that of an individual heritage item. The subject place is approximately identified by the blue star.
(Source: MELP)

As per the MLEP at cl 5.10 (1)(a)(b), the key heritage consideration for the Council is the conservation of a culturally significant place's assessed cultural heritage value. Accordingly, the above Statements of Significance and further discussion throughout this report provide an essential baseline for understanding the impact of new work on the subject place (part of a heritage group), the adjoining heritage item (street trees), and the encompassing HCA (C2)—an approach in line with Article 27 ('Managing Change') of the *Burra Charter*.

2 HISTORICAL OUTLINE

The Corso, a longstanding local track, was formalised in the mid-1850s as a boardwalk for Henry Gilbert Smith's widely promoted investment in Manly as a seaside resort. It was named after the famed *Via del Corso* in Rome, Italy, and intended by Smith to act as the key promenade for his estate development, initially advertised as Ellensville, then later Brighton or Manly Beach. By the 1880s, the Corso was the undisputed commercial focal point of the district, lined by hotels, shop/dwellings, stores, and entertainment venues. Its regional dominance for shopping, socialising, and recreation flourished into the postwar years, but the emergence of Warringah Mall at Brookvale in 1963 initiated a gradual decline. Nevertheless, The Corso endures a major pedestrian route between the harbour and the sea and a key place of business and hospitality in Manly.¹



The Corso streetscape around 1915.
(Source: SLNSW)

In 1885, lots 12-14 of Section B in the Ellensville/Brighton Estate were purchased by the Anglo-Australian Land, Finance and Investment Co Ltd (formed in 1885-93), who were engaged in speculative activities across Sydney.²

The subject building was constructed in 1886 for the company, forming one of a conjoined group of nine two-storey shops/residences, of which seven remain (nos 41-51 and 57—the original buildings at no. 53-55 have been demolished/replaced).³

The 'free style' design of this substantial commercial edifice was reported, along with a perspective, in the *Illustrated Sydney News* at the time, which identified the architects as Frederick Moorhouse and Richard Loweish. Both are believed to have been English immigrants and had previously practised as a partnership in Melbourne. Moorehouse, at

¹ John MacRitchie, 'The Corso', *Dictionary of Sydney*, 2008, available online

² Old Register, Book 317, no. 932

³ 'New Shops at Manly', *Illustrated Sydney News*, 15 March 1886, p14

least, was described as a 'well-known city architect' in his obituary.⁴ Despite some notable projects over the late 19th century across the east coast of Australia, including the Gothic style Chapel (1887) at King's School, Parramatta, and the Menzies' Hotel in Melbourne (demolished), neither designer is known to have been the receipt of any sustained scholarly assessment.

Newspaper coverage of the commercial development stressed its unusually eclectic and varied architectural treatment, then framed as uncommon for shops, and the high-quality materials and detailing. Of note, the article described the façades as constructed of a local 'free-stone'.

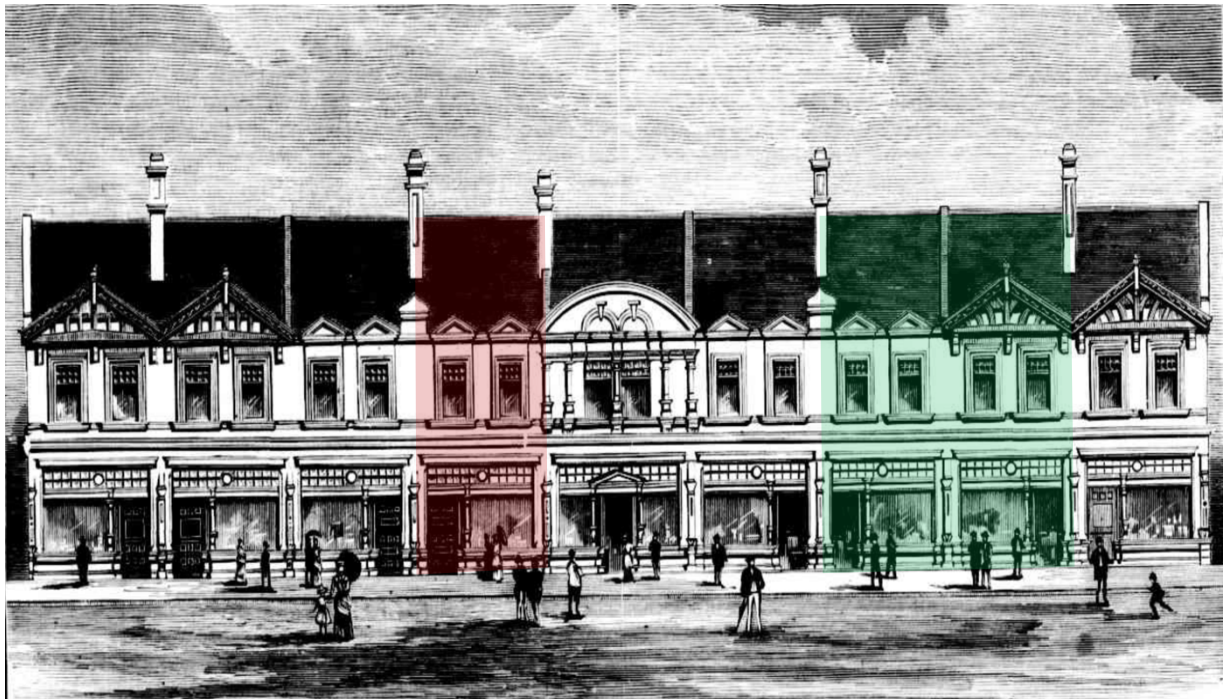
The article and perspective are reproduced below:

The block of shops is being erected for the Anglo-Australian Land, Finance, and Investment Co., Limited, of Sydney, in the main thoroughfare of Manly, having been designed by Messrs. Loweish and Moorehouse, architects, of Bond Street, Sydney, and, when completed, will form quite a new feature in the street architecture of this rapidly improving sea-side resort.

The style of architecture adapted is classic, of a free treatment. The fronts are of Manly free-stone, and broken up to relieve the monotonous feeling which usually exists in a row of shops of this kind—half-timbered gables surmounting the two shops at each end. The mouldings are of a very high character, and calculated to give an air of refinement to the structure, and thereby stamp it as a property of a very high order.

The small squares in the shop windows, are also the upper storey windows, will be filled in with bevelled plate glass, giving a charmingly rich effect. Each shop will have attached to it a convenient suite of living-rooms, &c., at the rear.

This firm of architects, who have settled in our midst, are recently from England, where they have studied and practised their art in the first offices of the mother country. They are endeavouring to improve our street architecture, which, however, has not been neglected, notwithstanding that there is still room for improvement. This, their first essay at Manly, certainly does them no discredit. We may hope to see other buildings from their designs at an early date.⁵



A perspective of Loweish and Moorehouse's two-storey shop/dwellings, showing The Corso elevation.

The subject façade is shaded red. A close-up is provided below.

The section of the elevation that has been demolished/replaced is shaded green.

(Source: 'New Shops at Manly', *Illustrated Sydney News*, 15 March 1886, p20)

⁴ 'Obituary. Mr Frederick Moorehouse', *Sydney Morning Herald*, 30 September 1924, p6

⁵ 'New Shops at Manly', *Illustrated Sydney News*, 15 March 1886, p14

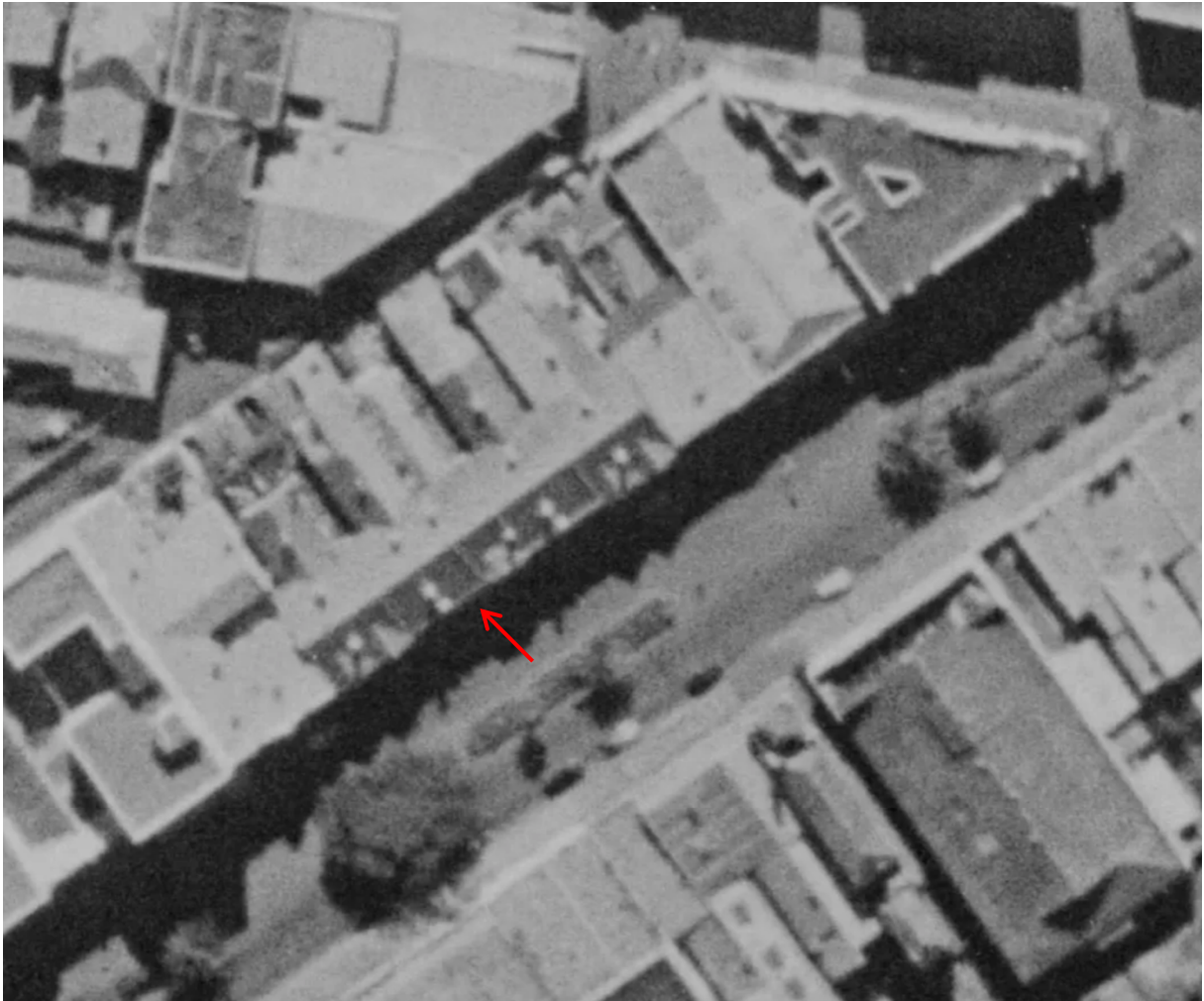


Close-up up of the subject façade, shaded red. The roof is of slate and the original shopfront (lost to the group) is also depicted. Note there is no verandah. (Source: 'New Shops at Manly', *Illustrated Sydney News*, 15 March 1886, p20)



Photograph of The Corso in the 1920s, facing east. The subject place and its group are left of frame. Note the verandah suspended from the upper façade. (Source: Northern Beaches Council: History Hub, MML/2144)

The subject building appears to have been in continuous commercial/residential use since construction.



Aerial photograph of the subject place, dated 1943. The subject place is identified by the red arrow. The slate cladding to the primary roof remains evident at the subject group, as are the original secondary skillion wings (with potentially a hip to the central shop/dwelling, no. 49). (Source: Metromap)



Photograph of the subject place, dated 1986, red arrow. (Source: Kate Blackmore and associated Consultants, *Heritage Study: Municipality of Manly*, Inventory Forms, vols 4, April 1986, p32)

3 PHYSICAL ANALYSIS

3.1 Subject Place

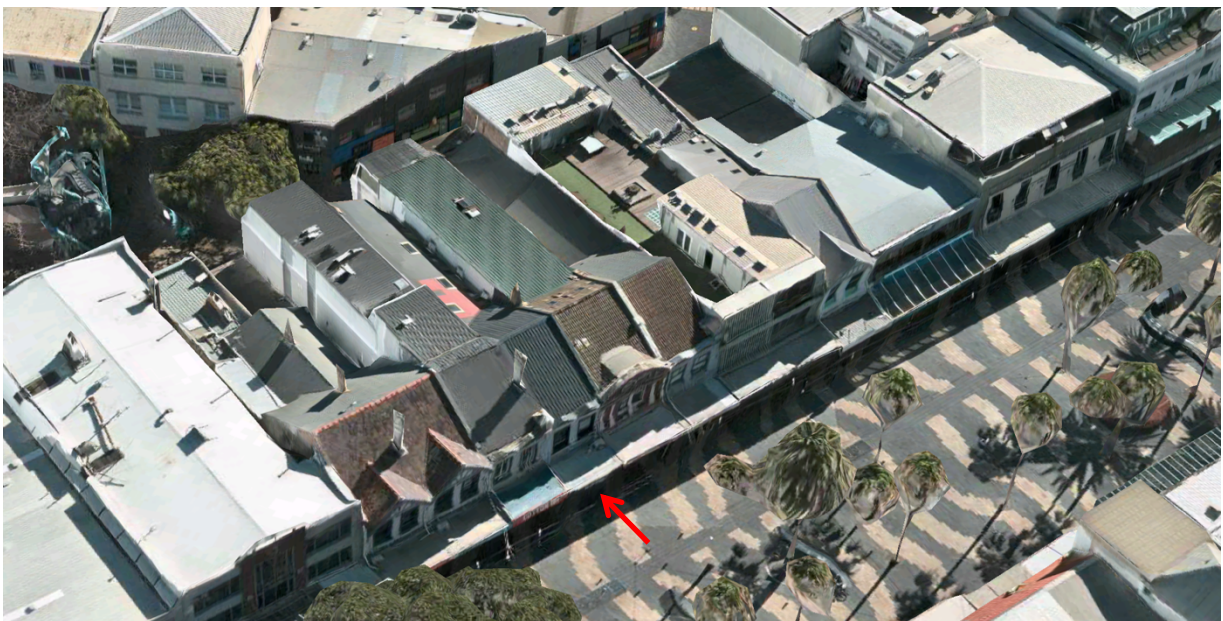
The subject building occupies all of a narrow, elongated, and generally flat allotment. The primary footprint is two storeys and surmounted by a transverse gabled roof, clad in non-original Klip-lok metal sheeting (initially Welsh slate). Puncturing the front roof plane is a shared tall chimney of local 'freestone' (either a white sandstone or limestone) with a moulded crown and cap. The façade is also purportedly built of freestone, but this cannot be confirmed because it is heavily painted or rendered (challenging to confirm from ground level), which could be the original finish (the 1886 perspective shows it as a smooth surface).

The upper façade is intact and symmetrical. It features a pair of triangular pediments, each with a recessed/moulded tympanum and moulded cornice, creating a low parapet. The pediments are positioned above paired recessed timber-framed double-hung sashes, the upper pane of which is multi-paned (originally bevelled glass), with moulded sills. This arrangement is suggestive of an aedicule, an interpretation reinforced by the pilaster-like projection that runs between the first floor and the cornice line. A broad rendered pilaster with a triangular cupola/cap defines the roof boundary in the west with no. 45. In the east, there is a visible party wall.

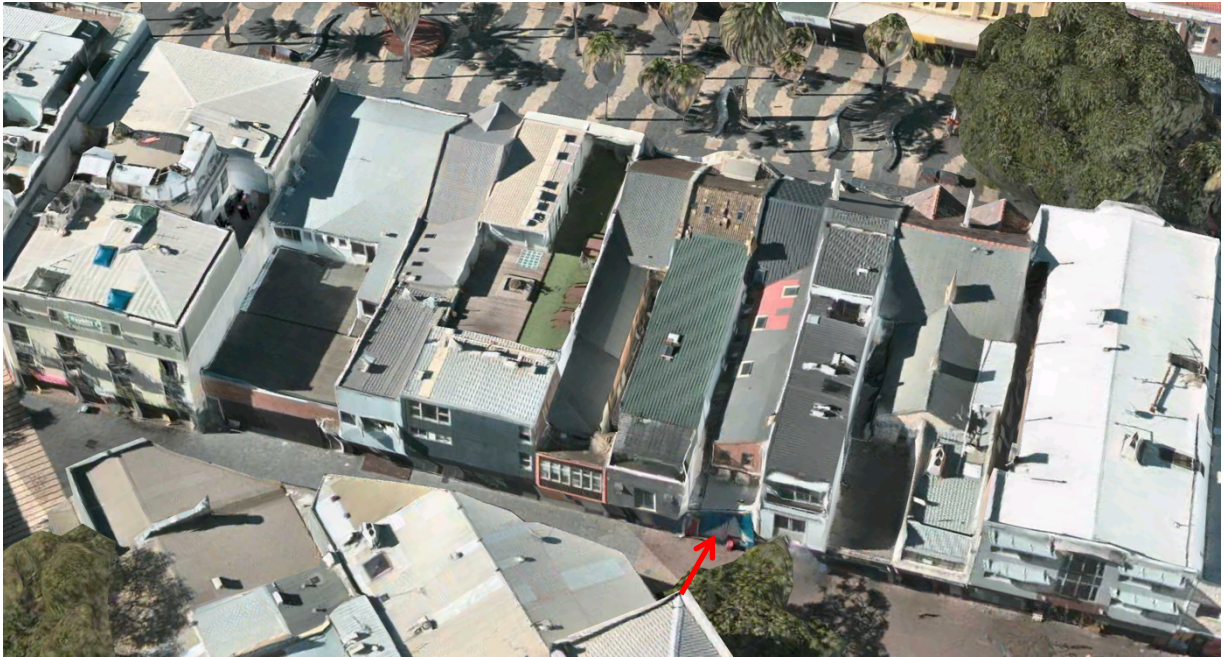
The original shopfront has been demolished and replaced with a contemporary glazed example with a side door/stairway to the first floor. The suspended verandah might be a contemporary replacement but has been an element of the subject building (and its group) since at least the 1920s.

Attached to the rear of the principal footprint is a two-storey secondary wing. It has a skillion roof—initially comprising a shared gabled roof with a pair at no. 45 (since demolished)—with walls constructed of brownish-red brick. There are a pair of timber-framed sashes in the upper part of the rear elevation with arched openings (brick voussoirs). The breezeway has been infilled at both levels, with the secondary wing's roof extended. A single-storey skillion volume occupies the rear part of the allotment, which is likely non-original (but seems evident in the 1943 aerial photograph).

Internally, the ground floor has been thoroughly modernised. There is no historical fabric of note remaining. On the first floor, there is a brick chimney breast with a fireplace (no insert) on the front roof (plaster has been stripped). Tall moulded skirting boards and architraves, which appear to be original, remain. The floors have been replaced and/or covered with new surfaces, while the plaster ceiling with exposed battens appears to be early-to-mid 20th century in origin. There are four timber-framed sashes (formerly external) in the east elevation of the original secondary wing, facing the infilled hallway.



3D model of the subject place, red arrow, facing north across The Corso. (Source: Apple Maps)



Rear of the subject place, red arrow, across Market Place, facing south.
(Source: Apple Maps)



Subject place from The Corso, showing the western end of the subject row. The subject place is identified by the red arrow.



Subject place, viewed directly from The Corso.



Subject place, viewed obliquely from The Corso, facing east.



Subject shopfront, contemporary. No original or significant fabric evident.



View to the rear of the subject place, red arrow, from Market Place.



Close-up of the rear wing, including the non-original single-storey volume.



First room, first floor fireplace.

3.2 Streetscape Appraisal

The subject place addresses The Corso a (now) partly pedestrianised traditional shopping strip lined with predominantly two and three-storey masonry commercial buildings, including some substantial hotels, the majority of which date from the late Victorian, Federation, and interwar periods (or are illustrative of 'layering' from this range). Despite the near-total loss of shopfronts and the presence of late 20th-century or contemporary infill, The Corso retains a vibrant historic atmosphere that is evocative of its heyday as a prosperous, architecturally/socially conspicuous regional drawcard.

As discussed, the subject place forms part of a moderately traduced two-storey group built in 1886 to the design of Loweish and Moorehouse. The centre (no. 49) and the western end of this group remain highly intact to its upper level and roofscape, while a replacement contemporary shop/residence at no. 53-55 interrupts the interpretability of the eastern end. The design was symmetrical with each of the group's buildings paired, except for the central one (no. 49), which featured a bold semi-circular pediment, 'broken' cornice, and embedded columns. The bookending pairs were a highly uncommon application of the Arts & Crafts style to a commercial building in the late Victorian period, with gabled pediments featuring half-timbering and corbelled brackets. The pairs on either side of the centre (including the subject place) are more restrained in their treatment. The overall composition was tied together by the original shopfronts (mirror designs) since replaced and the enduring strong band effect of the repeated upper-level fenestration. None of the colour schemes in the group are original/significant.

A closer analysis of The Corso or the frontage of the subject place is not deemed necessary, as the proposal would be completely concealed from within the primary streetscape.

Market Place, which the subject place backs onto, is a narrow pedestrianised street that is chiefly lined with the rear parts of buildings that front The Corso that are mid-to-late 20th century and contemporary developments. These range from one to three storeys in height and are mostly built to the rear property boundary. In the immediate vicinity of the subject place, there is little fabric that would be considered significant to the HCA that is visible from the public realm—other than the site's rear wing and the overpainted double-height brick wall on the other side of the carriageway (1-7 and 9 Sydney Road). The overall character is of a densely developed contemporary urban environment.



View to the subject group from opposite on the Corso, facing northeast.



View to the subject group from opposite on the Corso, facing northwest—six of the seven buildings in the group shown.



View to the eastern end of the subject group, showing the replacement infill at nos 53-55.



Market Place, east of the subject place (left of frame). Note the cantilevered first and second floors.



Market Place, west of the subject place. Dense, urban, contemporary.

4 ASSESSMENT OF HERITAGE IMPACT

4.1 Discussion of Significance

The Statement of Significance relevant to the subject place (I106) is of limited direct relevance to the subject place, as it encompasses several groups and individual commercial buildings that address The Corso.

In the opinion of this report, the subject building's significance arises chiefly from its interpretability as a group (nos 41-51 and 57) and frontage to The Corso. While the legibility of its row has been eroded in the east with the demolition/replacement of nos 53-55 and the loss of all original shopfronts, it remains appreciable to the upper façade and the expressed roof form.

Accordingly, the following Statement of Significance has been proposed and adopted by this HIS for the subject place/group:

The row of two-storey shop/dwellings at 41-51 and 57 The Corso, Manly, were constructed in 1886 and are of historical and aesthetic significance to the Northern Beaches Council.

Now comprising seven buildings—two original members have been demolished and replaced at nos 53-55—this group was developed at the behest of a Sydney-based speculative company, which engaged the then-well-known architectural partnership of (Richard) Loweish and (Frederick) Moorehouse to design a substantial commercial development for The Corso, then the rapidly consolidating economic focal point of the Northern Beaches region. Loweish and Moorehouse appear to have been skilled and progressive practitioners who have been overlooked by contemporary scholarship (likely Criterion B/Historical association, further comparative research required).

The group is of historic significance as a commodious, prosperous, and distinguished example of late Victorian period commercial development along The Corso, then at its height as a regional shopping and entertainment drawcard to Manly (Criterion A).

The group is of aesthetic significance, particularly to The Corso (Criterion C). It was designed symmetrically in a highly distinctive manner, purportedly with a freestone façade (remains to be confirmed), which was illustrative of an eclectic and 'free' application of various idioms, with an Arts & Crafts style selected for the bookending pairs (one lost at no. 55) and the balance displaying a classicism that ranges from restrained to the more exuberant and ornamental centre (no. 49). Unifying features were the paired windows to the upper-level facade with multipaned upper sashes. Uncommonly for a commercial development of this period, its roof is expressed and visible from The Corso, although still displaying an eye-catching cornice profile.

All shopfronts have been lost. The rear of the subject group, visible from Market Place, has been heavily altered, with most of the original secondary wings have been demolished or concealed/subsumed by contemporary development.

4.2 The Proposal

The scheme is outlined in a set of DA drawings prepared by Sandbox Studio, dated 14 July 2023. These plans should be referred to for a complete understanding of the proposed work.

The following is work relevant to an assessment of heritage impact:

Retain/Preserve:

- Front primary roof plane,
- Freestone chimney,
- Upper façade,
- Suspended verandah,
- Contemporary shopfront,
- Party walls, and

- Front room, first floor, including fire place.

Conservation Works (refer to A13):

- Reinstall slate tiles to the primary roof (remove non-original Klip-lok sheeting) to match that of 41-43 The Corso,
- Investigate upper facade finish (whether paint or render) and make good. Repaint period appropriate colour scheme (seek input of nominated heritage consultant), and
- Repair facade timber-framed windows, if required.

Demolish (refer to A05):

- Rear secondary double-height skillion roof form (original) and attached breezeway infill and the majority of the single-storey section (excluding Market Place elevation), including internal elements,
- Majority of the rear (north) primary roof plane, retain 580mm beyond the ridgeline,

Construct/Additions:

- Construct a three-storey shop-top housing development (commercial ground floor with retail tenancy facing The Corso and Market Place, two residential units—first/second floor) with a rooftop terrace to the rear of the retained principal footprint.



Perspective of the proposed works, showing the proposed rooftop terrace, from an aerial perspective.
(Source: Sandbox Studio)

4.3 Heritage Policy

The following section examines the projected impact of the new work on the subject place, which forms part of a broader individually-listed heritage group (I106), the Manly Town Centre HCA (C2), and the adjacent landscape heritage item (I104).

As the scheme would affect an individual heritage item and a property in a HCA, the MLEP at cl. 5.10(2)(a)(iii) requires that the Northern Beaches Council take into account the potential impact of the proposed work on the identified significance of the relevant places, particularly their 'associated fabric, settings and views', cl. 5.10(1)(b). The overall objective is to 'conserve the environmental heritage' of the municipality, cl. 5.10(1)(a). Reference should be made to both the Council-adopted Statements of Significance and that developed by this report for the subject group.

Given that it is unequivocal that the new work would not interface with or diminish the visual prominence of the individually listed street plantings along The Corso (I104) in any way, any further consideration of heritage impact has not been deemed necessary.

This HIS, prepared by a heritage professional, constitutes the required expert opinion to allow the Council to understand the new work's heritage impact and make an informed, substantiated assessment.

While this section adopts a performance/issue-based assessment model, it recognises that the statutory heritage objectives of the MLEP are a focal point for Council decision-making, assisted by the non-statutory heritage guidance of the MDCP. Concurrently, it is acknowledged that the *Environmental Planning and Assessment Act 1979* at cl. 4.15 (3A)(b) permits a discretionary approach in applying the provisions of a DCP, allowing for reasonable alternative solutions that achieve the objectives of the LEP.⁶

As widely accepted in the Australian/NSW heritage management sector, Council's statutory duty—while essential—does not necessarily equate with achieving an outcome absent of any heritage impact. Good heritage management practice, as epitomised by the *Burra Charter* (rev. 2013), emphasises the need to approach change in the historic environment in a common-sense manner guided by site-specific conditions, a close understanding of heritage significance, and reasonability. In some cases, a degree of heritage impact may prove acceptable. It is a question of balance and the weighing of effects, not rigid preservation or the uncompromising application of generic non-statutory design preferences.

Prior to Touring the Past's engagement, the Applicant received pre-DA planning and heritage advice from the Council (PLM2022/0113). The latter stated that the rooftop terrace was not supported due to its visibility from The Corso and presence in the backdrop of the subject place/group's parapet. Approval of the proposed demolition of the rear secondary wings was also given by the heritage advisor, with a recommendation that a link between the retained primary roof and the new residential apartments should be provided. This advice has been positively responded to by the DA drawings.

4.4 Review of Heritage Impact

Demolition

The proposal would result in the demolition of the existing secondary rear wings as well as the majority of back (north) primary roof plane, with 580mm below the ridgeline retained.

In line with the Council's pre-DA heritage comments, this report is supportive of the effective loss of the rear secondary wing. Given the extensive alterations and modifications that have been undertaken to the 'back of house' portions of the subject group, there is no cohesive or even broadly interpretable late Victorian built form or fabric visible from Market Place. The existing brick subject wing, which is the only example of its type in the group that remains interpretable from the public domain, reads as a marooned historical element. It is entirely typical of its type and not, in the opinion of this document, integral to the ongoing significance of the subject place or group. In light of its type—a commercial development with a highly modified rear built form—the heritage value of the site/group is wholly attributable to its primary streetscape frontage.

It is also noted that the existing conditions of Market Place are—on balance—a contemporary miscellany of built forms. It is not considered to be a sensitive historic townscape section of the HCA.

The only internal element of historical note, the surviving front room fireplace, would be retained.

It would be optimal if the entire rear primary roof plane was proposed for retention; however, considering that this element is (and would be) completely concealed from the public realm, stipulating such an outcome would be driven by purely preservationist grounds. The rear primary roof plane does not make a tangible contribution to the public realm interpretation of the subject building or its group as a distinctive, three-dimensional built form, being designed by Loewish and Moorehouse as a secondary, purely functional rear element. In saying that, the extent retained would ensure some interpretability of its

⁶ '(3A) Development control plans. If a development control plan contains provisions that relate to the development that is the subject of a DA, the consent authority—(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objectives of those standards for dealing with that aspect of the development'

original transverse form and—importantly—ensure that the proposed rooftop terrace is not visible from The Corso (see below).

In the view of this report, the proposed reinstatement of slate tiles to the retained section of the primary roof is a positive conservation (reconstruction) action that alleviates some of the impacts of deleting a non-visible section of the rear roof plane.

As noted, the fabric earmarked for demolition would not be discernible from The Corso.

Accepting the above, the impact on the identified significance of the subject group and the Manly Town Centre HCA would be minor and acceptable. The overall heritage value of both would not be adversely affected. These results are in line with the statutory expectations of the MLEP and the preferences of the MDCP.

It is recommended that an appropriate offset would be for the Council to condition the preparation of a Photographic Archival Recording of the rear wing.

Additions

It is proposed to construct a three-storey addition (one more than extant) with a rooftop terrace at the subject place. While the scheme represents a considerable change for the subject place, the heritage impact of the addition is viewed as negligible considering the design factors discussed below.

The three-storey addition has been designed to ensure that it is completely concealed from The Corso, including oblique sightlines from this key thoroughfare. This outcome has been achieved by situating the rooftop terrace 1.79m back from the original ridgeline, with any elements that rise above the proposed parapet setback at least approximately 7.4m. Complete concealment of the addition, which is uncharacteristic of the precinct (albeit precedent abounds), from The Corso is respectful of its significant attributes, particularly its 'blue sky backdrop', and a supportable heritage outcome in the context of the subject place/group and the HCA.

The complete (direct/oblique) ambulatory experience of The Corso or its historic atmosphere would not be diminished by the new work, as it would not be seen from primary street scene. Refer to the View Analysis (A20) in the DA drawings.

A link comprising a small roofed section and a void to an open courtyard (second floor) has been established in the setback between the preserved section of the rear primary roof plane and the terrace. This junction between the old and the new is clear and would ensure an interpretable transition.

Considering the contemporary built environs (scale, bulk, expression, etc.) of Market Place, there are—in the opinion of this report—no meaningful heritage constraints/opportunities to the proposed rear elevation to which to respond. The question of the new work's compatibility with its context appears to be more of an issue of town planning compliance and urban design. In saying that, the proposed built form of the elevation and its material palette is readily interpretable as a robust, well-articulated, urban response that is in accord with the human scale of Market Place and gestures subtly to historic precedent through its employment of timber battens.

The proposed second-storey floor would not intersect inappropriately with any original façade openings and maintain a traditional floor-to-ceiling height.

The proposal, in its current form, does not contravene any identified elements or attributes of significance for the subject place/group, Manly Town Centre HCA, or The Corso and satisfies the pertinent controls at Section 5.1.2 of the MDCP.

4.5 Conclusion and Recommendations

This HIS determines that the proposed works broadly fulfil the statutory heritage management objectives of the MLEP and align with the heritage management strategies of MDCP. A refurbished and reactivated three-storey development with an amenity/liveability and tenancy potential boost would be achieved alongside the retention of all elements of core significance to the subject place and its group. The redevelopment would not place an undue burden on the significance of the site or its setting.

It is recommended that the consent authority support the proposal on heritage grounds.

Given the significance of the subject place, the following consent conditions are recommended to the Council:

- Undertake a Photographic Archival Recording of the subject place and its setting prior to any works taking place.
- A short-form Schedule of Conservation Works should be prepared by a heritage professional detailing the conservation works proposed to the exterior of the upper façade (this will likely require an inspection at height).
- Given that none of the existing colours to the upper façade of the subject group are original, a late Victorian period commercial scheme should be developed based on a scholarly understanding of the era and type. Ideally, a consistent colour scheme and/or philosophy should be instigated over time across the group members. The Council are in a position to direct this outcome. The type of paint selected should be sympathetic to the material of the substrate (believed to be freestone, requires closer inspection).