

Heritage Referral Response

Application Number:	DA2024/0539
Proposed Development:	Alterations and additions to existing building and signage
Date:	24/05/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 64558 , 17 The Corso MANLY NSW 2095 Lot B DP 373583 , 15 A The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the site is part of a group listed heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso. The site is also located within the C2 - Town Centre Conservation Area and in the vicinity of a number of heritage items:</p> <p>Item I113 - St Matthews Church and church hall - 44 The Corso (corner The Corso and Darley Road)</p> <p>Item I104 - 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 I106 - Group of commercial buildings <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>C2 - Town Centre Heritage Conservation Area <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>Item I113 - St Matthews Church and church hall <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 major contribution to the Corso.</p>

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

SEPP (Biodiversity and Conservation) 2021	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 an existing heritage listed building at 15A The Corso and a late twentieth-century infill building at 17 The Corso. The subject site is in a highly prominent location. The proposal is for minor external works and internal partition works and the replacement of external signage and decals. The external works are limited to the ground floor shopfront which has already been significantly altered. Internal alterations including the removal of a portion of the existing original wall between 15A and 17 The Corso is considered acceptable. The proposed signage to replace the existing signage is required to be amended to remove the illumination from the proposed fascia signage.

Given the proposed external works are limited to the ground level - under the awning the additional impact of the proposal upon the significance of the HCA, heritage items and The Corso is considered manageable.

Therefore, no objections are raised on heritage grounds, subject to one condition, requiring the removal of the illumination from the fascia signage.

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

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

Fascia signage

The proposed signage to replace the existing signage is required to be amended to remove the illumination from the proposed fascia signage as any illumination to the fascia signage is not acceptable in The Corso. Details demonstrating compliance with this condition are to be submitted to the Council prior to the issue of the construction certificate.

Reason: To preserve the significance of the Heritage Conservation Area and The Corso.