

Heritage Referral Response

Application Number:	DA2022/1164
Proposed Development:	Demolition and construction of a commercial building
Date:	23/02/2023
To:	Alex Keller
Land to be developed (Address):	Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South Steyne 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 located within the Town Centre Conservation Area and adjoins a heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso, listed in Schedule 5 of Manly Local Environmental Plan 2013. It is also within the vicinity of a number of heritage items, including:</p> <p>Item I168 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean</p> <p>Item I174 - Beach Reserve—Merrett Park North Steyne and South Steyne</p>
Details of heritage items affected
<p>Details of the conservation area and the items in the vicinity, as contained within the Heritage Inventory are:</p> <p>C2- Manly Town Centre Conservation Area</p> <p><u>Statement of significance:</u></p> <p>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><u>Physical description:</u></p> <p>The Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings.</p> <p>The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments.</p> <p>The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form.</p> <p>Significant vistas adjacent to the boundary of the Manly TCCA include:</p>

- Vistas north east and south west along Victoria Parade from Darley Road. Despite various unsympathetic infill developments along Victoria Parade, the wide boulevard style street width, the street plantings and medium scale residential buildings reminiscent of historical use primarily as holiday accommodation, all add to the significance of the precinct.
- Vistas north and south along North and South Steyne from the north eastern end of The Corso;
- Vista south along Belgrave Street towards Manly Wharf;
- Vista north along Belgrave Street from Manly Wharf;
- Vista north west along West Esplanade.

Associated contributory cultural landscape elements adjoining the boundary of the Manly TCCA include:

- Beach Reserve, including Merrett Park, and The Steyne (North and South)
- The water front parks along East and West Esplanade
- Gilbert Park
- Ivanhoe Park

This listing also includes any significant interior elements (including original room layout, decorative elements, finishes, fittings and fixtures) of all buildings within the Manly TCCA.

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.

Physical description:

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 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.

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 the demolition of the existing structures and the construction of a 3 (front) and 4(rear) storey commercial development with two level basement parking on the subject site. The proposal also includes a lap pool on the roof terrace.

The subject site is located within the conservation area and is in the vicinity of a number of heritage items. There are no objections to the bulk and scale of the proposed building, however Heritage

raised concerns in relation with the front façade treatment. It was suggested in the PLM advice, that providing some masonry around the sides of the windows would allow a concession to the older fenestration of the facade. The rear elevation is not of that concern but the street façade is considered to be losing the fine texture that the older buildings have along the street, in terms of the proportions of the masonry and glazing on the front facade. It is noted that the proposal with this application has not provided any changes or improvement regarding the Heritage concern in relation with the fenestration and the facade treatment to South Steyne.

Revised Comments - 22 February 2023

Amended documents received on 02 February 2023, with revision DA-B, have resolved the main issue that Heritage had with the proposal. The amended plans provide a higher level of solidity and reflects the form and rhythm of the older building's façade treatment. It is considered that the proposed fenestration of the front façade has been improved; now responds to the massing of the older building and therefore better relates to the heritage context.

The proposed link is supported by Heritage, as it connects the beach front to Rialto Lane that complements its historic use. However, a preferred approach would have been; to allow an appropriate activation (active shop fronts without the entry to the basement parking) on the ground level and to add some solidity to the upper levels of the Rialto Lane frontage.

Although, the use of concrete and glass facade treatment does not reflect the historic character of the conservation area, it is considered to reflect the seaside context and the proposed neutral colour scheme is considered complementary to the context.

Given the proposed building is clearly contemporary, but responds to the scale and form of the older buildings and adds sympathetically to the streetscape and the grain of the area, the impact of the proposal, upon the significance of the HCA and the heritage items in the vicinity, is considered acceptable.

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

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.