

Heritage Referral Response

Application Number:	DA2019/0512
To:	Claire Ryan
Land to be developed (Address):	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095

Officer comments

It is somewhat unclear what exactly is the proposal, as the submitted plans and elevations are marked "preliminary" and dated "05/09/2019" (sic!).

In any case, further to review of the available documents:

The subject site is a heritage item, being part of the group of The Corso buildings, collectively listed as one item, and it is in the town Centre conservation area. The site is well visible from:

- The Corso, not only in direct 90 degree views, but also under various angles, from a distance,
- from Market Lane and
- from the Market Lane Carpark.

Main issues can broadly be divided into heritage design issues, and issues implied by relation to other matters. These are:

heritage design:

- The design of the proposed addition is in stark contrast with the original building. This contradicts council's objectives for heritage conservation, as it will impact on ability of the item to interpret historical themes, when viewed from both The Corso and the carpark. Due to its visual prominence, it may create a council-wide precedent for an undesirable approach. Advice of Council's urban designer is also agreed with, as it directly accords with heritage advice. The issues are materials, bulk, disposition of masses, forms, to mention but a few. Applicants are referred to applicable DCPs for details.
- Structural changes implied by the proposal are numerous. It is noted that this is not engineering concern. However, structural/heritage impact of the proposed new floor and the lift shaft are not addressed in available documents. It is reasonable to assume that additional new weight will require new load bearing elements, that lift shaft will require structural changes, and these will in turn require new penetrations and damage to historical fabric.

Implied impacts:

- **BCA:** As per input from Council specialists, "provided BCA report is not adequate". The outstanding matters include (but are not limited to) door width, access/egress, fire protection, disabled access, facilities, etc. Each of these aspects will require changes to heritage fabric. Therefore it should be detailed, and may not be supported.
- **Geotech:** As per submitted report, it is "advisable to assume that continuous underpinning works will be required for the full section of the excavation." Some questions are not resolved in the report, e.g. footing design. It is therefore necessary to provide additional documentation to demonstrate stability and safety of the historical elements of the building and adjacent buildings during the required works.
- **Noise:** noise report also recommends masonry walls, which, in turn, increases weight of the structure. Conclusions of this report are unclear, as they seem to explain the process of assessment, rather than to give recommendations.

Please note that these comments are based on available documents only, and thus may not be comprehensive. In case I obtain access to additional documents, I reserve right to alter or revoke my comments.

Kind Regards



northern
beaches
council

Zoran Popovic
heritage adviser

Recommended Heritage Advisor Conditions:

Nil.