

Heritage Referral Response

Application Number:	DA2022/0643
Date:	13/10/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 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</p>

major contribution to the Corso.

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 an existing heritage listed flat building with a retail at the ground level and the adjacent retail building. The subject site is in a very prominent location and is visible from various angles and distances, including The Corso, Market Place and Whistler Street. It is noted that an approved development application on the site DA2020/1711 which provides a good heritage outcome through utilising the existing building and layout.

The proposed works for 19-21 The Corso, "Exeter Flats" - built in 1922, involve a new lift and enhancement of the existing light wells to increase amenity and natural light into the existing residential apartments and the use of the roof terrace for communal open space, including like-for-like replacement of the timber windows along the main (south-eastern) façade. The proposed works to the existing infill building at building at 23 The Corso include additional two storeys above, with no changes to the previously approved scheme for façade reinstatement. The additional levels are proposed to be recessed from the building line, however the recess for the second floor unit A2.03 is not sufficient to maintain the existing two storey presentation - bulk and scale to The Corso. It is recommended to increase this recess by pushing the living and dining area to the north and having the balcony facing The Corso. The setback of the upper level - Unit A3.03 is considered to be sufficient (approximately 5.5m from the street alignment) to maintain the existing low scale appearance of the existing streetscape.

The proposed changes are primarily to the existing fenestration of the Market Place facade of the heritage listed building. It is considered that the bulk and scale of the existing building - "Exeter Flats" should remain unchanged on both facades. The existing recessed fourth storey could be extended to a degree to accommodate the required amenities but should maintain the existing bulk and be not visible from the street level. This will also allow the interpretation of the original flat building from a number of view points.

Amended Comments

Amended drawings received on 23 September 2022, with an increased setback to the proposed 2ND

FLOOR PLAN of the building at 23 The Corso - facing The Corso. Initially, Heritage had required a greater setback for this extension, but following a meeting, held on 01 September 2022, both parties agreed on the 1800mm setback from The Corso boundary.

Heritage also had required the the third floor plan to be recessed from the Market Lane boundary, to maintain the existing bulk and scale of the heritage building. In accordance with the Article 22 of Burra Charter:

"New work should respect the context, strength, scale and character of the original, and should not overpower it. The key to success is carefully considered design that respects and supports the significance of the place. Well-designed new work can have a positive role in the interpretation of a place." It is considered that the balcony parapet wall (above A1.02) of the unit A3.02 could be recessed from the boundary with a change of material (could be transparent) in order to reduce the mass and scale of the building at 23 The Corso, on the Market Place streetscape. This will allow the proposal respect the existing mass, scale and the original subdivision pattern.

Further amendments by the applicant, received on 07 October 2022, provided a setback of 840mm for 19-21 The Corso, from the Market Place facade, allowing the interpretation of the existing mass and scale. The proposed change in material and texture, and allowing a 4m balcony to the third level, from the Market Place facade for 23 The Corso is considered to have a manageable impact upon the significance of the heritage item/s and the conservation area.

Therefore, no objections are raised on heritage grounds subject to two conditions.

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: 27 June 2022, Amended 13 October 2022

The proposal is therefore unsupported.

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

Photographic Archival Record

A photographic archival record of the site is to made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any

demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

Interpretation of original layout

The original layout of the existing building at 19-21 The Corso is to be reflected in the new layout configuration by the retention of the wall nibs -300mm minimum and the retention of the existing ceilings and cornices, where the original walls are proposed to be removed. Details demonstrating compliance with this condition are to be submitted to the Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To allow the interpretation of the original room layouts of the existing Inter-War flat building "The Exeter Flats".