

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1459
<b>Proposed Development:</b>	Use of Premises as an Office Premises and associated internal alterations
<b>Date:</b>	11/11/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 21 SP 49343 , 21 / 53 East Esplanade MANLY NSW 2095 Lot 20 SP 49343 , 20 / 53 East Esplanade MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to heritage as the subject property is a heritage item, adjacent to two heritage items, located within the <b>Town Centre Conservation Area</b> and in the vicinity of a number of heritage items, listed in schedule 5 of Manly LEP 2013:</p> <p><b>Item I153 - Commercial and residential building - 53 East Esplanade</b></p> <p><b>Item I106 - Group of commercial buildings - All numbers, the Corso (includes 4 and 6 The Corso)</b></p> <p><b>Item I152 - Commercial and residential building - 50 East Esplanade</b></p>
<b>Details of heritage items affected</b>
<p>Details of these heritage items, as contained within the Manly Heritage Inventory, are:</p> <p><b>Item I153 - Commercial and residential building</b></p> <p><u>Statement of Significance</u></p> <p>Of local significance, this item is associated with the development of Manly and the growth of leisured middle class. Significant as a well known 'refreshment room' on the corner, associated with Manly's tourism. This building is an important element in the streetscape and contributes to the overall significance of The Corso. The building is a good example of a relatively intact Inter-War Beaux Arts style commercial/residential building.</p> <p><u>Physical Description</u></p> <p>Four storey commercial/residential building on prominent corner site in Inter-War Beaux Arts style displaying monumental scale often used with prestige buildings. Features include terracotta hipped roof, strong classical cornice and giant order, partially recessed façade behind colonnade and attic storey. Shopfront now altered and some sections of the upper levels infilled.</p> <p><b>Item C2 - Town Centre Heritage Conservation Area</b></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</p>

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.

Note: Given the number of heritage items, only details of items directly impacted are listed.

**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 minor internal fit out works, including a change of use from a food and drink premises to an office premises, and does not involve any external works. The ground floor entrance remains unchanged and the proposal does not involve signage.

Given the proposed works are related to minor internal modifications only and there are no external works or signage, it is considered that there will be negligible impact upon the significance of the heritage items and the Town Centre Conservation Area.

Consider against the provisions of CL5.10 of MLEP 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:**

Nil.