

HERITAGE IMPACT STATEMENT

19-21 The Corso, Manly



The Corso Apartments

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Cover Image: 19-21 The Corso (Source: NBRSArchitecture)

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HERITAGE IMPACT STATEMENT FOR THE CORSO APARTMENTS

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at 19-21 The Corso, Manly. The site comprises a four-storey mixed use retail/residential building fronting The Corso. The building runs through to Market Lane at the rear.

The lot also includes the adjacent building at 23 The Corso although 23 The Corso is not the subject of this development application.

The proposal involves alterations and additions to the building to upgrade fire safety, access and egress, refurbish existing apartments and add an additional two-bedroom apartment to the top floor. The upgrade for fire safety, access and egress and the inclusion of waste collection in the ground floor precludes activation of the ground floor area fronting Market Lane at the rear of the property from being an activated elevation at street level. The ground floor elevation fronting The Corso will be fully activated due to the removal of the upper floor access and egress from this façade.

Details of the development proposal have been prepared by NBRSArchitecture.

The subject property is included in a listed item of local heritage significance on Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013* as Group of Commercial Buildings, All numbers The Corso. It is also located within the Town Centre Conservation Area (C2).

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Manly LEP 2013* and the requirements of the *Manly Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The subject site is located at 19-21 The Corso, Manly NSW 2095, and is bounded on the south by The Corso, on the west by three-storey commercial development, on the north by Market Lane and to the east by two-storey commercial development. The site runs through

to Market Lane at the rear. It is identified as CP/SP12989 in documents held by the NSW Land Registry Services (LRS).

The site is situated in a commercial precinct within the Manly Town Centre. The location and context of the subject site are shown in Figure 1 and Figure 2 below).



Figure 1: Aerial map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Street map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property is listed as an item of local heritage significance on Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013* as Grp of Commercial Buildings, All numbers The Corso. It is also located within the Town Centre Conservation Area

It is also located in the vicinity of a number of other separately listed local heritage items.

1.5 AUTHORSHIP

This report was prepared by Alice Steedman, Senior Heritage Architect, using research and a history written by Dr Martina Muller, Historian, all of **NBR**SARCHITECTURE.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBR**SARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 EARLY OWNERSHIP HISTORY – SMITH'S BRIGHTON ESTATE

The subject site is located on Lot 6 and part of Lot 7 of Section B of the Brighton Estate, which was originally part of 100 acres granted to John Thompson on 13 April 1842.¹ Thompson's land was located to the northwest of Gilbert Baker's 30-acre grant of 1810, with what later would be known as The Corso roughly delineating the boundary of the two grants.



Figure 3 – Undated Parish Map, showing Thompson's 100-acre grant in Manly Cove. (Source: NSW Land Registry Services (LRS), Historic Land Records Viewer (HLRV), Parish Map, Manly Cove)

In 1853, Henry Gilbert Smith purchased John Thompson's 100-acre grant and set about turning the little village of Manly into his grandiose vision for a beachside resort town to be called, "New Brighton".² Lot 6 was included in the land purchased by Henry Gilbert Smith on 9 March 1853.³ Interestingly, Smith had acquired part of Lot 7 shortly after it had been granted to Thompson in 1842. By 1849, after a quick succession of transfers, the property was in the ownership of A. M. Mulligan and it remained within the family until 1899.⁴

In 1854, Henry Gilbert Smith built a small pier at Manly Cove and instigated his own regular boat service to Circular Quay. Opposite the pier he constructed the neat Italian-style Pier Hotel with an adjoining public "Pleasure Garden" for walks. A visitor on Boxing Day 1888 recorded how he sat on the verandah of the Pier Hotel, amid the tinkle of barrel organs and "oompahs" of a German Band, watching the streams of day trippers file off the paddle-steamboats.⁵

¹ NSW Land Registry Services (LRS), Primary Application 11224 (Part Lot 7); NSW LRS, Primary Application 29492 (Lot 6)

² Jack, I., *Pittwater Road Conservation Area, Manly, Final Draft History*, January 2017, p6

³ NSW LRS, Primary Application 29492 (Lot 6)

⁴ NSW LRS, Primary Application 11224; CT Vol 1313 Fol 164

⁵ If not otherwise noted, this and the following is based on Sharp, A., *Pictorial Memories of Manly to Palm Beach*, 1983, p8

As Smith purchased more and more land in the Manly area, his ideas for the area's development grew. In 1856, Smith cleared a wide street between the harbour and the ocean frontage which he named 'The Corso' after a street he remembered from Rome and laid out a plan of Manly north of The Corso. This was initially known as Ellensville and later renamed Brighton.⁶ He laid the foundation stone for the first Church of England, St Matthew's in 1858 and gave land for other public buildings and public parks.

The Norfolk pines along the ocean front are said to have been planted by Smith who also established trees on the harbour foreshores and established the concept of planting trees in Manly's streets. He built a public bath house where the Manly Art Gallery would open in 1930, and erected various statues including the famous stone kangaroo (1857) which he considered would attract visitors to the area, and a "Camera Obscura" for the entertainment of day trippers.

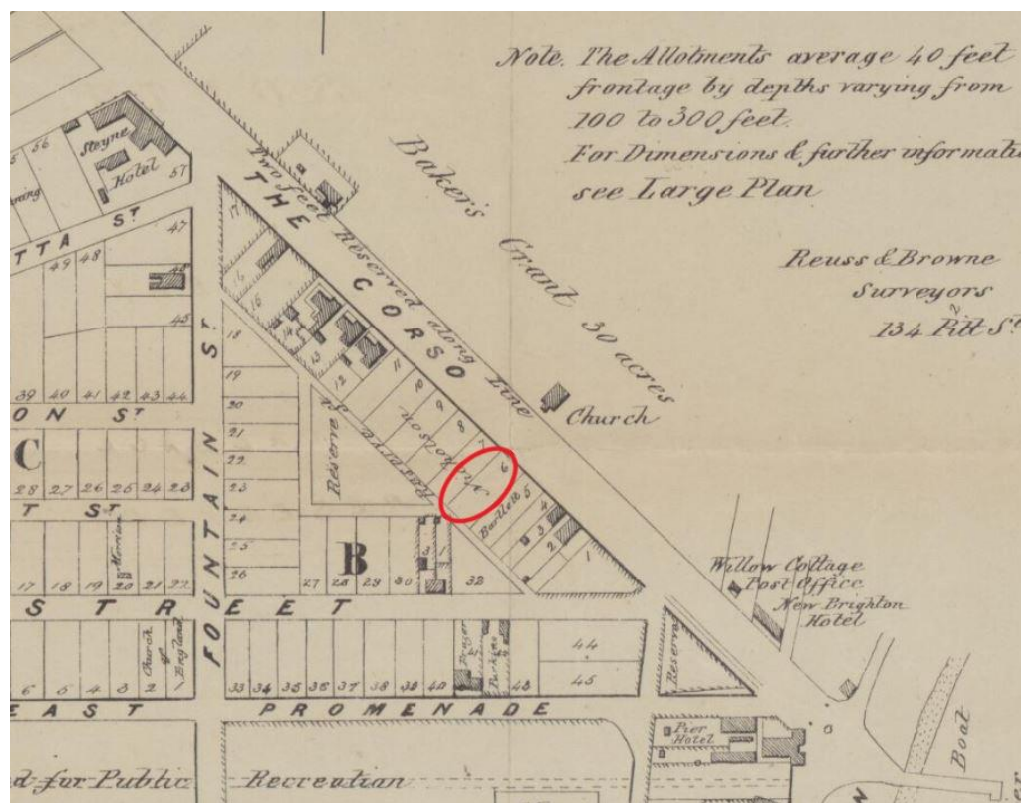


Figure 4 – Detail from Brighton Manly Beach, plan by Reuss & Brown Surveyors, 1855. Approximate location of subject site circled in red. (Source: National Library of Australia, MAP F 642A, nla.obj-229982496)

⁶ Jack, I., *Pittwater Road Conservation Area, Manly, Final Draft History*, January 2017, p6

2.2 19-23 THE CORSO, MANLY

19-23 The Corso contains the four storey Exeter Flats (19-21 The Corso) which were built in 1922, replacing an earlier chemist shop, and a double storey building constructed in the ca late 1970s which also replaced an earlier building (23 The Corso).

2.2.1 C. J. CARROLL CHEMIST (1896)

19-21 The Corso contained a chemist since 1896, when C. J. Carroll opened a pharmacy and dentist surgery.⁷ Photographs of these chemist premises were published in the *Australian Town and Country Journal* in 1899 (Figure 5-Figure 6), and a later photograph shows the building in 1911 (Figure 7).

Born in 1869 in Cooma, NSW, Charles James Carroll had qualified as MPS and was head dispenser at R. C. Knaggs & Co. in Newcastle for a number of years.⁸ In 1896 he moved to Manly where he opened his own chemist shop, marrying Elizabeth Ethel Smyth or Smith in Sydney in October that year. The couple had three children, born in 1897, 1901 and 1908.

Carroll was not only a qualified chemist but also a mechanical dentist.⁹ In 1906, he also built 'spacious refreshment rooms at the back of his well-known [American] soda fountain'. He was a prominent member of the Pharmaceutical Society of NSW and was its president in c1910.



Figure 5 – Shopfront of C. J. Carroll's pharmacy and dental surgery at 19-21 The Corso, as depicted in 1899. (Source: *The Queen of Australian Watering Places*, *Australian Town and Country Journal*, 25 February 1899, p34)

⁷ Pandora Archive, 'Peninsula Historian – When Chemists Processed your Snaps', www.mphs.com.au (accessed October 2018)

⁸ Manly Library Local Studies, 'Carroll's chemist, 19-21 Corso'

⁹ Manly Library Local Studies, 'Carroll's chemist, 19-21 Corso'



Figure 6 – The interior of C. J. Carroll's pharmacy and dental surgery at 19-21 The Corso, as depicted in 1899. (Source: *The Queen of Australian Watering Places*, *Australian Town and Country Journal*, 25 February 1899, p34)

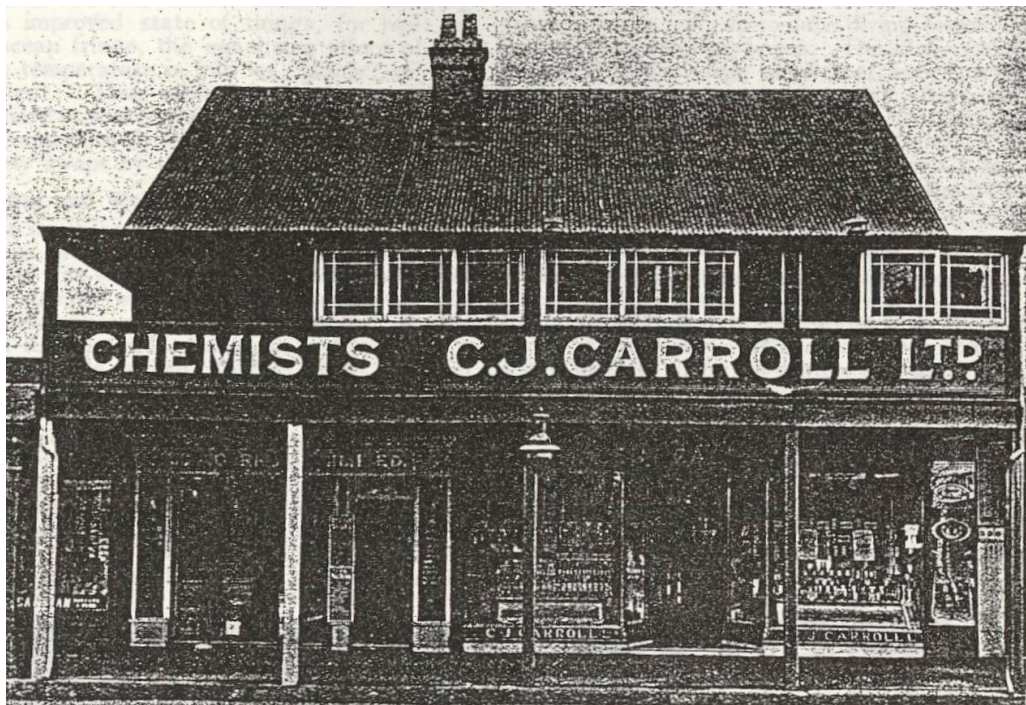


Figure 7 – C. J. Carroll's chemist shop at 19-21 The Corso, as depicted in 1911 as part of an advertisement in 'Australian Country Life'. (Source: *Manly Library Local Studies*, 'Carroll's chemist, 19-21 Corso')



Mr. C. J. Carroll,
A LEADING RESIDENT OF MANLY.

Figure 8 – C. J. Carroll, depicted in 1899 (Source: *The Queen of Australian Watering Places, Australian Town and Country Journal*, 25 February 1899, p34)



Figure 9 – C. J. Carroll's in c1910s. (Source: *Manly Library Local Studies, 'Carroll's chemist, 19-21 Corso'*)

Carroll did not own the building at 19-21 The Corso. After a succession of transfers, the site was purchased by Hannah Martha Malcolm in 1903 and sold to John Thomas Easterbrook in March 1916, for £8,000.¹⁰ Easterbrook, a master pastry cook, subsequently opened his own “refreshment rooms” at 19 The Corso.¹¹ From 1917 to 1920, the adjacent chemist business at 21 The Corso was noted as “Manly Pharmacy Ltd”, and Carroll moved elsewhere.¹²

¹⁰ Land at Manly, *The Sun*, 17 March 1916, p6; cf. NSW LRS, Indenture Bk 1205 No 485; Primary Application 29492 (Lot 6)

¹¹ City of Sydney Archives, *Sydney Sands Directory, Manly – The Corso (West)*, 1917-1919

¹² City of Sydney Archives, *Sydney Sands Directory, Manly – The Corso (West)*, 1917-1920; Manly Library Local Studies, 'Carroll's chemist, 19-21 Corso'

2.2.2 CONSTRUCTION OF EXETER FLATS (1922)

From c1921, Easterbrook developed his property and the existing buildings at 19-21 The Corso were demolished to make way for the new 'Exeter Flats'.¹³ The adjacent building at 23 The Corso was retained at the time, as this was in separate ownership. An advertisement in the *Sydney Morning Herald* of 14 October 1922 described the new 'Exeter Flats', as shown in Figure 10 below. The building was being completed at that time.



Figure 10 – Description of 'Exeter Flats' published in October 1922, when the building was nearing completion. (Source: Advertising, *Sydney Morning Herald*, 14 October 1922, p16)

In 1924, the Sydney Sands Directory contained the following entry for 19-21 The Corso:

- 19-21 Fegent, W.G., Ltd., chemists
- 19-21 Exeter Flats –
 - 1st Floor –
 - Spence, Miss M., masseuse
 - Smith Mrs. E.
 - Marshall, L.D.
 - 2nd Floor –
 - Manly Cinematograph Ad. Co.
 - Cull Miss A.
 - McGuire Miss.
 - Staley W.G.
 - 3rd Floor –
 - Hodgin A.C.
 - Browne Mrs.

The building still contained a chemist on the ground floor, known as W. G. Fegent's. A new Certificate of Title was issued to Easterbrook for 19-21 The Corso on 5 November 1929, with the lease to chemist William Gray Fegent renewed in November 1933.¹⁴ The site was transferred to Violet Olive Blackwood and Doris Edwina Hawke on 17 September 1935, with new Certificates of Title issued to both, each owning half of the site.¹⁵

¹³ Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats'

¹⁴ NSW LRS, CT Vol 4346 Fol 7

¹⁵ NSW LRS, CT Vol 4729 Fol 119 (Violet Olive Blackwood); CT Vol 4729 Fol 120 (Doris Edwina Hawke)

While the new Exeter Flats were located at 19-21 The Corso, the older, separate building remained at 23 The Corso. This building had an awning over the shop front and an upper floor balcony with two doors. It contained a decorative parapet with gabled end. The building was occupied by the late 1930s by Dickinson, photographers, while W. G. Fegent was shown as the occupant of the adjacent chemist shop on ground floor level, at 19-21 The Corso.



Figure 11 – Late 1930s, photograph showing the 1922 Exeter Flats (misleadingly, a section of the building is duplicated on the right), with the ground floor occupied by chemist W. G. Fegent. The adjacent double-storey building at 23 The Corso (on right) was occupied by Dickinson, photographers, at that time. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')

Doris Hawke sold her share of 19-21 The Corso to Violet Olive Schofield, née Blackwood, on 29 August 1947.¹⁶ In March 1951, the site was transferred to the Commercial Banking Company, and on 6 December 1957, Carroll's Pty Ltd acquired the property, owning it until 16 July 1964 when it was sold to 21 The Corso Pty Ltd.¹⁷

The adjacent 23 The Corso was later occupied by Norton-Trevaire, a 'great name in photography' (cf. Figure 12). The business, which had another shop in the 'Strand Arcade' in the city, specialised in exclusive wedding portraiture and in reproductions of photographs in oils in various sizes.¹⁸ A photograph dated 1970 shows the building still occupied by Trevaire (Figure 13). In 1976, 23 The Corso was acquired by 21 The Corso Pty Ltd.¹⁹

¹⁶ NSW LRS, CT Vol 4729 Fol 120 and Vol 5778 Fol 46

¹⁷ NSW LRS, CT Vol 5778 Fol 46

¹⁸ Advertising, *Catholic Weekly*, 9 May 1946, p17

¹⁹ NSW LRS, CT Vol 13463 Fol 68



Figure 12 –
Photograph said to be dated c1960s, showing 'Exeter Flats' on left, adjacent to Trevaire's at 23 The Corso.
(Source: Manly Library Local Studies, File 009642)



Figure 13 – 1970 photograph of the Corso, with 'Exeter Flats' on the far left and Trevaire's still located at 23 The Corso. (Source: Australian National University, Noel Butlin Archives Centre, Tooth's Yellow Cards, 'Plaza Hotel (ex Ivanhoe Hotel to 1978), The Corso, Manly', Card 7 Side 2, N60-YC-533)

2.2.3 SITE CONSOLIDATION AND NEW BUILDING AT 23 THE CORSO (1970s)

With the acquisition of 19-21 The Corso in 1964 and 23 The Corso in 1976, the consolidated site was under the ownership of 21 The Corso Pty Ltd from February 1976 and a new Certificate of Title was issued on 21 October 1977.²⁰ The plan included in the Title Certificate noted a 4-storey brick building at 19-21 The Corso and a brick building at 23 The Corso, with the latter annotated as “being demolished” (Figure 14). This suggests that the existing building at 23 The Corso was constructed after 1977, replacing the earlier building at the property.

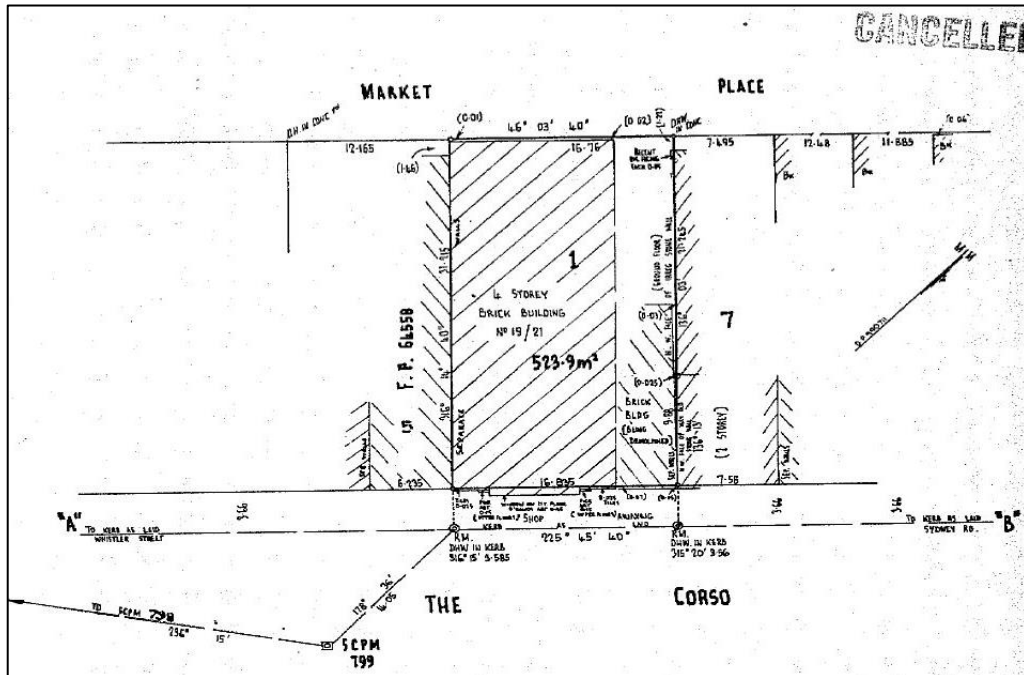


Figure 14 – Plan issued with the new Certificate of Title for the consolidated site, showing the 4-storey brick building at 19-21 The Corso, and a “Brick Building (being demolished)” at 23 The Corso. (Source: NSW LRS, CT Vol 13463 Fol 68)

In August 1989, the shops at 19-23 Corso were offered for sale at auction.²¹ The ground floor shops of the combined site at 19-23 The Corso subsequently became part of the same occupancy by Soul Pattinson Chemist, with connected surgery.²²

²⁰ NSW LRS, CT Vol 13463 Fol 68

²¹ Manly Library Local Studies, ‘Corso, [no 19-23] Exeter Flats’

²² Manly Library Local Studies, ‘Corso, [no 19-23] Exeter Flats’



Figure 15 – 1999, Exeter Flats, with the ground floor occupied by Soul Pattinson Chemist. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')



Figure 16 – 2009, Exeter Flats on the left, with the late 1970s building at 23 The Corso visible on the right. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

19-21 The Corso occupies the western side of the subject site. It is currently linked to 23 The Corso at ground and first floor level, however this application includes the permanent closure of the openings at both levels to recover the buildings as two separate structures.

19-21 The Corso has two street frontages, its principal entrance accessed from The Corso, and a second frontage to Market Lane.

The subject site is one of several buildings identified as a heritage group forming the northern side of The Corso.



Figure 17 - General view of the main elevation of 19-21 The Corso, showing the varied architectural character of the north side of The Corso.



Figure 18 - North (rear) elevation of 19-21 The Corso, Manly.

3.2 DESCRIPTION OF THE EXTERIOR

The subject site comprises a rendered four-storey building extending over the entire lot between the Corso and Market Lane. Above street level, the primary façade fronting The Corso is in a modelled Art Deco style consisting of a central projecting bay containing four double hung windows flanked by paired double hung sash windows at either side which originally contained the porch for each apartment.

The central bay has an entablature above the first floor windows and a frieze below. The windows at first floor level are each divided into 3 vertical panes whilst the windows above are all single pane double hung sashes. The canopy over the ground floor shop fronts is suspended by steel rods from fixing points centrally located to either side of the central bay and to the outer edges of the façade.

The parapet is topped with restrained ribbon cornice with a cartouche recessed within each pier to either side of the central bay.

The ground floor façade to The Corso consist of a contemporary shopfront. Doors to either side of the shopfront access the floors above with the primary entry being located on the southwest side.

The rear façade to Market Lane extends three-storey at street level with the fourth storey recessed behind the square and unadorned parapet. The façade is planar with regularly placed double and single aluminium framed double hung sash windows at the first and second floor and a central door flanked by windows at the ground floor.

The side elevations extend to the boundary at each street frontage and step back through the central portion of the site to accommodate a narrow light well to either side. These

elevations are also rendered and contain timber framed double hung sash windows. The light wells are also punctuated by a later reinforced concrete fire escape stair with walls constructed in painted face brick. The stairs extend to steel framed porches which link to access apartments at the front and rear of the complex.

All facades and windows are generally in a poor state of repair. There is evidence of corrosion in concealed lintels above the windows causing significant cracking to the rendered facades.



Figure 19: The Corso elevation above ground floor level.



Figure 20: Detail of entablature over the first floor central bay and detailing below window sills at each level



Figure 21: Contemporary shopfronts at ground floor level to The Corso.



Figure 22: Fourth storey from Market Lane looking through lightwell towards The Corso. The rear of the fourth-storey is set back from Market Lane and contains shared laundry facilities.



Figure 23: View across lightwell on north-east side of the building.

3.3 DESCRIPTION OF THE INTERIOR

The Corso frontage contains a large open retail space with a long passage to the southwest side that leads to a central stairway and continues through to the rear of the building. The entrance on the southeast side accesses the southwest first floor unit. The rear of the building contains small office spaces and amenities and is currently used for storage.

The central stair above ground level has a simple profiled handrail and a timber panelled balustrade. The narrow landings provide access to the four units at each level.

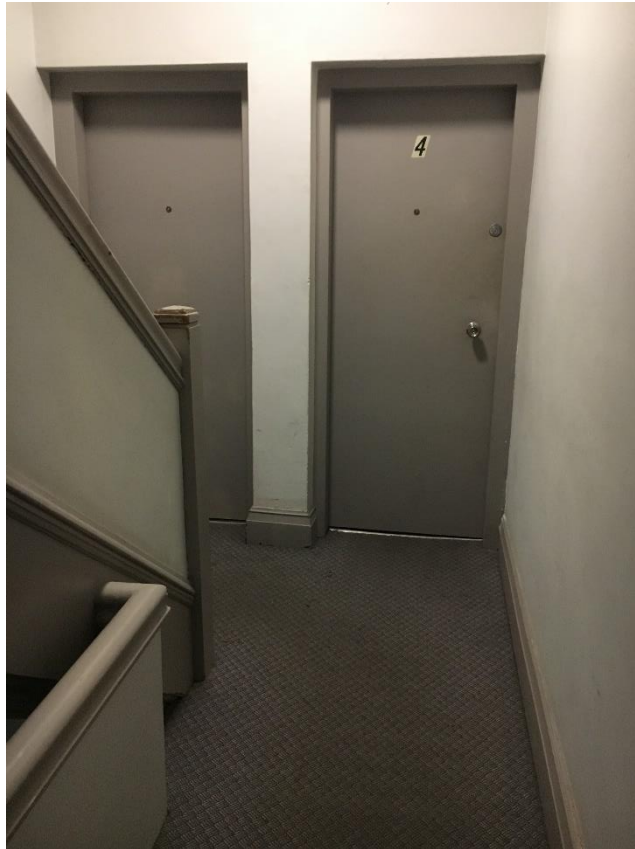


Figure 24: First floor landing facing south apartments.

There are two-bedroom units located to the south and one-bedroom units to the north. The unit accommodation includes the former porch/sleepouts of the original design which are now enclosed to create bedroom/study areas. The entry doors to the southern units lead into a long narrow corridor off which are located the kitchen, bathroom and one bedroom. It opens into a lounge room at the centre of the unit which is provided with a narrow double-hung sash window overlooking the lightwell. The tight entry corridor of the northern units connects directly into the kitchen, bathroom and lounge in three directions. The bedroom and study are located north of the narrow lounge room.

The units generally have little decorative detailing with plain ceilings, coved cornices and simple splayed skirtings and architraves. Remnant original detailing can be found in varying degrees and locations in a number of units and includes doors with three vertical panels, moulded skirtings and architraves (Figure 25), and original porch partitions (Figure 26).



Figure 25: First floor south unit with original door detailing. Note splayed skirting on left side of the photograph.



Figure 26: Second floor north unit with early but modified door detailing of the former porch entry.



Figure 27: View of typical bathroom

3.4 ARCHAEOLOGICAL POTENTIAL

There are no basement levels associated with either building on the site, however plans held by Sydney Water indicate a sewer easement is located below 19-21 The Corso.

3.5 VIEWS

19-21 The Corso is designed with its main (south) façade addressing The Corso, and its rear (north) elevation facing Market Place, and both its east and west elevations abutting separate commercial buildings.

The principal views to the subject buildings are to its main façade (south elevation). The façade of the building is one a group of buildings forming the northern boundary of The Corso.

The rear (north) elevation is located directly opposite a multi-level carpark. Transverse views of the façade are available from Market Lane and full views are available from the carpark.

As one of the tallest buildings constructed in The Corso, the Fourth Floor offers views across the rooftops of the surrounding Town Centre precinct.



Figure 28 - View of 19-21 The Corso, looking westwards.



Figure 29 - View of 19-21 from the corner of Market Lane and Whistler Street.



Figure 30 - View from the fourth floor terrace looking eastwards.



Figure 31 - View from top floor of carpark looking over 19-21 The Corso to the south.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject property is listed as an item of local heritage significance on Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013* as part of Group of Commercial Buildings, All Numbers, The Corso. It is also located within the Town Centre Conservation Area and in the vicinity of the following heritage items listed in Schedule 5 of the *Manly LEP 2013*:

ITEM	ADDRESS	INVENTORY NO.
Street trees	The Corso (from Whistler Street to Sydney Road)	I104
Group of commercial buildings	46–64 The Corso	I109
St. Matthew’s Church and church hall	44 The Corso (corner The Corso and Darley Road)	I113

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development and distance.

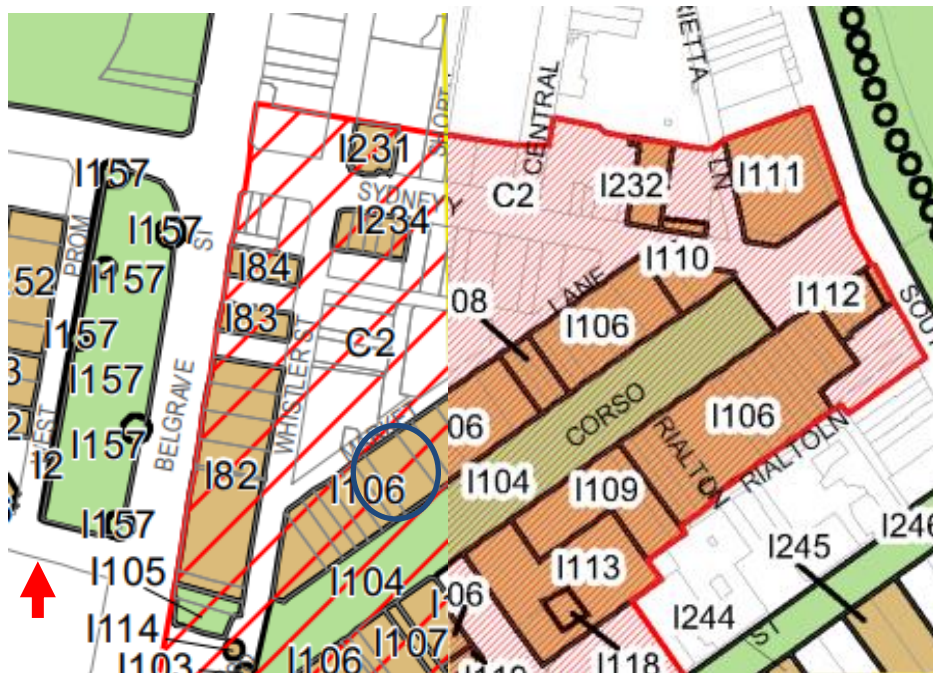


Figure 32: Excerpt from the Manly LEP 2013 heritage maps. Heritage items are shown brown and the Town Centre Conservation Area is hatched red, landscape features shaded green. The subject site is circled blue. (Source: Manly LEP 2013, Heritage Map HER_003 and HER_005)

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for ‘All numbers, The Corso’ is taken from an assessment carried out sourced from the NSW State Heritage Inventory database (Database number 2020001):

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.

The Corso is also provided with a Statement of Significance in the *Manly Development Control Plan 2013* as follows:

- 1) *The Corso is a most impressive formal street with a central avenue planting of mature Phoenix Palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19th Century to early 20th century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low scaled and detailed buildings; vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.*
- 2) *The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.*
- 3) *St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso.*
At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

4.3 SIGNIFICANCE OF THE MANLY TOWN CENTRE CONSERVATION AREA

The subject site is located within the Manly Town Centre Conservation Area, which is identified as Heritage Conservation Area in Schedule 5 attached to the *Manly Local Environmental Plan 2013*.

The Statement of Significance contained in the *Manly Development Control Plan 2013, Amendment 11 – last amended 28 August 2017* for the Manly Town Centre Conservation Area is accepted as the basis of this assessment of potential heritage impacts. It states:

The Manly Town Centre Conservation Area 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 HG Smith, the original designer and developer of the Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area 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.

The beautiful natural setting of the Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience in the Manly Town

Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time.

The Manly Town Centre Conservation Area maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

4.4 HERITAGE ITEMS IN THE VICINITY

The subject site is located in close proximity to the following heritage items listed in Schedule 5 attached to *Manly LEP 2013*:

Street Trees, The Corso (from Whistler Street to Sydney Road) (I104)

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape. (NSW State Heritage Inventory, Database number 2020424)

Group of Commercial Buildings, 46-64 The Corso (I109)

Two, two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso. (NSW State Heritage Inventory Database number 2020496)

St Matthews Church and Church Hall, 44 The Corso (Cnr Darley Road) (I113)

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. (NSW State Heritage Inventory Database number 2020028)

4.5 ARCHAEOLOGICAL POTENTIAL

There are no archaeological sites in the vicinity of 19-21 The Corso listed in Schedule 5 of *Manly Local Environment Plan 2013*.

5.0 THE PROPOSAL

The proposed development, designed by NBRSArchitecture, includes the following:

Ground Floor

- Demolition of existing shopfront and replacement with new masonry piers and frameless glazed shopfront
- Demolition of side intertenancy wall (west) between existing structural piers and first floor access stair (east) to provide full width activated shopfront.
- New accessible toilet with retail tenancy
- Demolition of 2 x existing fire stairs and central open stair and replacement with new stair and lift lobby
- Demolition of a number of internal walls at the rear of the building to create:
 - Residential entry from Market Lane
 - Waste storage and collection area
 - Hydraulic Booster Room for fire sprinkler and hydrant protection
 - Residential store area
 - Services room

First and Second Floor

- Demolition of 2 x existing fire stairs and central open stair and replacement with new stair and lift lobby
- Demolition of walls in single-bedroom units 1, 2, 5 and 6 and construction of new walls to accommodate new stair and lift and re-planned kitchen and bathroom area
- Demolition of walls within two-bedroom units 3, 4, 7 and 8 and construction of new walls to accommodate open plan kitchen/living area to the south and extension of building into existing lightwell to the east and west to accommodate an increase in size to Bed 1 of each apartment.

Third Floor

- Demolition of 2 x existing fire stairs and central open stair and replacement with new stair and lift lobby
- Demolition of walls within two-bedroom units 9 and 10 and construction of new walls to accommodate open plan kitchen/living area to the south and extension of building into existing lightwell to the east and west to accommodate an increase in size to Bed 1 of each apartment.
- Demolition of existing shared laundry area and construction of a new 2 bedroom unit set within the existing parapet walled terrace

The aim of the proposal is to provide improved amenity, fire safety and compliant access to the residential units on the first, second and third floors of 19-21 The Corso and an additional unit on the rooftop.

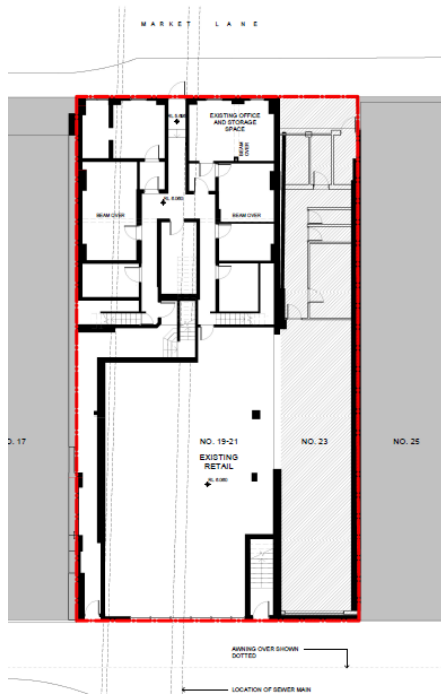


Figure 33: Existing Ground Floor Plan. (Source: NBRSEARCHITECTURE)

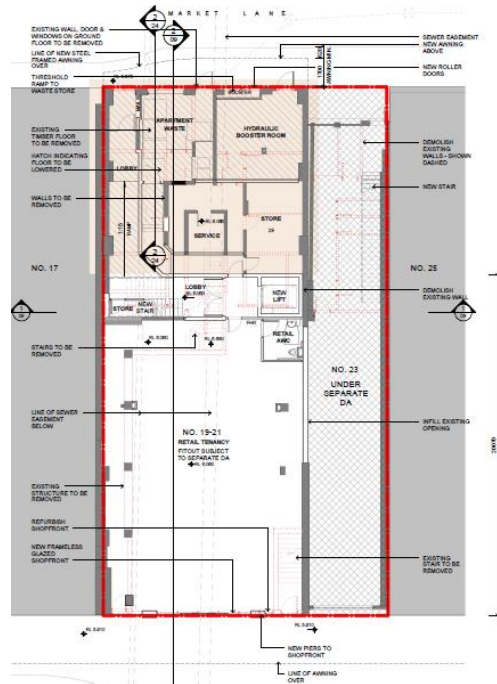


Figure 34: Proposed Ground Floor Plan. (Source: NBRSEARCHITECTURE)

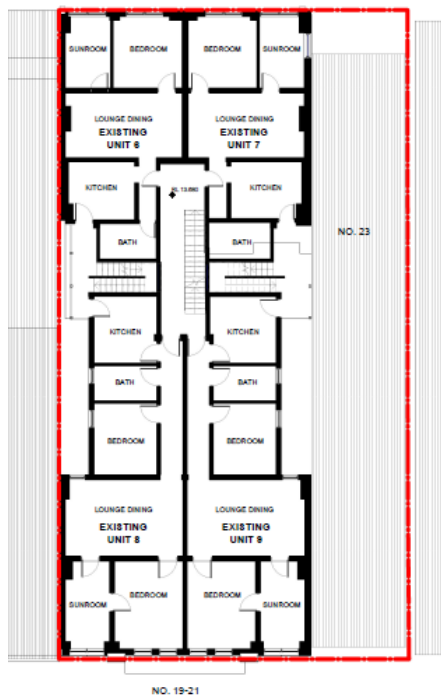


Figure 35: Existing Second Floor Plan. (Source: NBRSEARCHITECTURE)

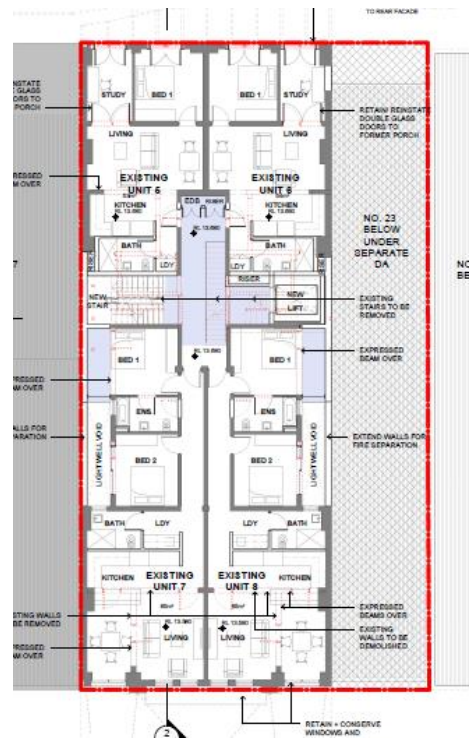


Figure 36: Proposed Second Floor Plan. (Source: NBRSEARCHITECTURE)

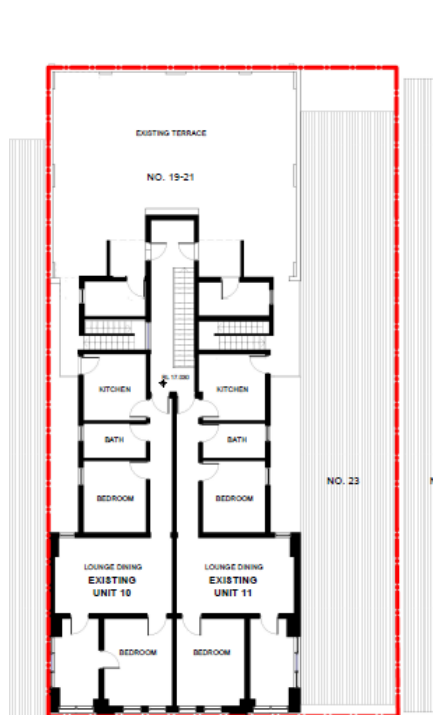


Figure 37: Existing Third Floor Plan. (Source: NBRSArchitecture)

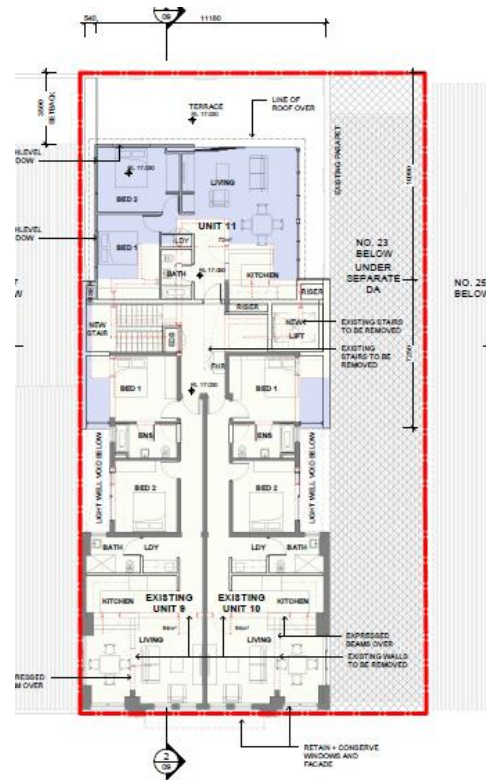


Figure 38: Proposed Third Floor Plan. (Source: NBRSArchitecture)

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by NBRSArchitecture, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
	Cover Page		04.04.2019
17349-A-01	Site Context	D	04.04.2019
17349-A-02	Site Analysis and Roof Plan	D	04.04.2019
17349-A-03	Existing Floor Plans	C	04.04.2019
17349-A-04	Existing Floor Plans	C	04.04.2019
17349-A-05	Ground and First Floor Plan	D	04.04.2019
17349-A-06	Second and Third Floor Plan	D	04.04.2019
17349-A-07	Elevations	D	04.04.2019
17349-A-08	Elevations	C	04.04.2019
17349-A-09	Sections	C	04.04.2019
17349-A-10	Street View – Market Lane	C	04.04.2019
17349-A-11	Shadow Diagrams	C	04.04.2019
17349-A-12	Shadow Diagrams	C	04.04.2019
17349-A-13	Materials and Finishes	C	04.04.2019
17349-A-14	Heritage Conservation	A	04.04.2019
17349-A-15	Heritage Conservation	A	04.04.2019

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: *Manly Local Environmental Plan (LEP) 2013*; *Manly Development Control Plan (DCP) 2013*; and, the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
<p>Retention and conservation of the original façade above ground floor level</p> <ul style="list-style-type: none"> • Repair of cracking to building façade • Rectification of lintel corrosion and cracking over windows • Conservation of windows and upgrade to increase thermal efficiency • Repainting of façade including investigation of original colour scheme • Rectification of damp in facade • Retention and conservation of shopfront awning and reconstruction to original detail where evident. 	<ul style="list-style-type: none"> • Positive heritage impact <p>The conservation of a prominent building façade in The Corso will contribute to the overall presentation and appreciation of the heritage item Commercial buildings - All numbers The Corso, the Manly Town Centre Conservation Area and heritage items in the vicinity.</p>
<p>Retention of the residential and retail uses.</p>	<ul style="list-style-type: none"> • Positive heritage impact <p>The retention of the historical uses for the buildings is a desirable outcome.</p> <p>The use and management of the retail and residential spaces together provide the opportunity to secure ongoing use which will support the protection of the heritage fabric of the building and contribute to the heritage significance of Commercial Buildings - All Numbers The Corso, Manly Town Centre Conservation Area and other heritage items in the vicinity.</p>
<p>Partial demolition including:</p> <ul style="list-style-type: none"> • two non-original fire stairs; • a modified original stair; • walls within the modified rear ground floor area for services, fire egress and amenity; • some walls within apartments to provide for contemporary open plan living; 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>Whilst some of the partial major demolition will remove original fabric, the existing primary façade to The Corso and its scale and form in the streetscape will be retained and conserved.</p> <p>Nibs and downstand walls in the residential units will be retained in order to retain an</p>

<ul style="list-style-type: none"> the modified original communal rooftop laundry; and, a previously modified non-original shop front 	<p>understanding of the previous form and layout of the place.</p> <p>The removed fabric in the rear ground floor does not contribute to an understanding of building or the significance of Commercial Buildings - All Numbers The Corso, the Manly Town Centre Conservation Area, or heritage items in the vicinity.</p> <p>Demolition of the previously modified stair within the apartments is necessary in order to provide compliant fire egress to the existing apartments.</p> <p>The non-original shopfront and fire stairs do not contribute to the significance of the place.</p>
<p>Refurbishment of existing one-bedroom and two-bedroom units and construction of an additional two-bedroom unit on the roof terrace at the rear of the building.</p> <p>Refurbishment of the units includes:</p> <ul style="list-style-type: none"> Modification of window openings on the rear façade. New bathrooms and kitchens; Fire and acoustic separation between the units; Minor additions to the lightwells at the centre of the building to enlarge the bedrooms in the two-bedroom unit; New internal fitout. <p>The new unit is constructed in lightweight cladding and framing and is set back from the existing parapet walls of the rear and side facades of 19-21 The Corso and the height does not extend above the parapet height of the primary elevation fronting The Corso.</p> <p>The upgrade of the building includes a new stair and lift and construction of a new residential entrance from Market Lane.</p> <p>The rear ground floor is adapted for services, waste and resident storage.</p>	<ul style="list-style-type: none"> Positive heritage impact <p>The refurbishment of the two-bedroom units supports the retention and conservation of the primary façade to The Corso.</p> <p>The refurbishment of the one-bedroom units supports and enables the upgrade of the rear façade which will contribute to the presentation of the building to Market Lane. Rear façade upgrades includes enlarging existing modified openings to unify opening widths across the façade and the inclusion of Juliette balconies at second floor level in order to activate the façade and provide greater amenity to the units.</p> <p>The scale, bulk, and location of the proposed minor additions at roof level and on the east and west elevations do not visually dominate the building, heritage item, Manly Town Centre Conservation Area or heritage items in the vicinity.</p> <p>The proposed development will have minimal impact on the existing sightlines within the Manly Town Centre Conservation Area or from other heritage items in the vicinity.</p> <p>The roof top addition is be set back from the rear boundary to minimise visual impacts on views from Market Lane and the public</p>

	<p>domain generally. It would not impact on the form or outline of the primary elevation fronting The Corso and will not detract from the significance of Commercial Buildings - All numbers The Corso, the Manly Town Centre Conservation Area or other heritage items in the vicinity.</p>
<p>Construction of new masonry and glass shopfront to The Corso and the zinc clad addition to the roof terrace</p>	<ul style="list-style-type: none"> • Positive heritage impact <p>The architectural expression and materials of the proposed external works is of contemporary design and is compatible with the quality of other development in the immediate area.</p> <p>The single-storey rooftop addition is in lightweight construction and is recognisable as new work consistent with best-practice heritage principles.</p> <p>The inclusion of a new masonry frame articulates the shopfront and gives reference to the structural loadbearing brickwork of the significant original façade above. The brickwork and new glazing are recognisable as new work consistent with best-practice heritage principles.</p>

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Retention and conservation of the primary elevation fronting The Corso;
- Retention of a large proportion of the original interior residential space and its overall layout;
- Refurbishment and improvements in compliance and fire safety of existing residential units within the building;
- Improvement in the activation of the primary façade at street level through the relocation of residential entry and egress to the rear façade;
- Improvement in the presentation of the rear façade to Market Lane; and,
- Location of the new minor additions in areas that do not impact on the presentation of the heritage item, the heritage conservation area or heritage items in the vicinity.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The works to the building to enable the installation of compliant access and egress involve the loss of a partly modified original timber stair. The stair is not an unusual or rare feature and is not of outstanding design or technical achievement. The stair will be archivally recorded before demolition.

The impact of the removal of walls within the units has been minimised through the retention of nibs and downstands which allow an understanding of the original layout of the units in the proposed open-plan design.

The following sympathetic solutions have been considered and discounted for the following reasons:

A number of design and compliance solutions were investigated to enable retention and conservation of the stair. All solutions would have resulted in compromised fire life safety for the residential occupants and were not further resolved.

6.3.1 MAJOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment:

Major partial demolition is essential for the heritage item to function and to achieve compliant fire egress and fire separation. This demolition results in the loss of a partially modified original stair. The stair is not an unusual or rare feature and is not of outstanding design or technical achievement.

The removal of walls within the units is essential to create contemporary open plan living areas. Wall removal has been minimised wherever possible and nibs and downstand walls have been retained.

Demolition also includes non-original fabric such as two concrete fire stairs which detract from the significance of the place.

6.3.2 MINOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

The impact of the minor rooftop addition and the additions to the lightwells on the side elevations is minimised through the setting back of the roof top addition from the boundaries and by placing the additions on minor elevations. The rooftop addition is primarily located in an area previously occupied by the formed shared laundry facility. The infill additions to

the lightwell are to the boundaries in the centre of the lot and are flanked to either side by adjacent development. The additional area is located at the rear of the lot and does not impact the primary façade.

The additions to not visually dominate the building, the heritage item Commercial Building – All numbers The Corso, the Manly Town Centre Conservation Area or other heritage items in the vicinity.

6.3.3 REPAINTING

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
- *Will the repainting affect the conservation of the fabric of the heritage item?*

Comment:

Repainting of the building will occur as a result of the development. Paint scrapes will occur to determine the original and any subsequent colour schemes of the primary façade. If sufficient evidence is available, the original colour scheme will be re-applied to the primary façade. An appropriate neutral colour scheme will be applied to the side and rear façades.

6.3.4 RE-ROOFING/RE-CLADDING

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*
- *Is a previous material being reinstated?*
- *Will the re-cladding affect the conservation of the fabric of the heritage item?*
- *Are all details in keeping with the heritage profiles of the item (eg guttering, cladding profiles)?*
- *Has the advice of a heritage consultant or skilled tradesperson (eg slate roofer been sought)?*

Comment:

The existing roof will be replaced as part of the development. There is no archival evidence of the original roofing material. The roof will be replaced with corrugated metal roofing or metal decking where low-pitched roofing is extant or proposed.

6.3.5 NEW SERVICES

- *How has the impact of the new services on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?*
- *Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?*

Comment:

New services are proposed through the building in order to achieve compliance and as a result of refurbishment and upgrade. None of the existing services are of heritage significance. The proposed new lift is located in the area previously occupied by a later addition fire stair.

All new fire, hydraulic, electrical and communications services are concealed within ductwork and reticulated in bulkheads and ceiling spaces within the apartments. The ducts, bulkheads and ceilings do not obscure or result in the removal of significant fabric.

The advice of a heritage architect has been implemented.

6.3.6 FIRE UPGRADING

- *How has the impact of upgrading on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (eg architect) been sought? Has their advice been implemented?*
- *Are there any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?*
- *Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?*

Comment:

Fire upgrading has resulted in the removal of the partly modified original stair in the residential units. The stair is not an unusual or rare feature and is not of outstanding design or technical achievement.

6.3.7 NEW SIGNAGE

- *How has the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with Section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?²³ How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

Comment:

No signage is currently proposed on the building.

6.4 HERITAGE OBJECTIVES OF THE MANLY LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains and conserves a building which forms part of a heritage item;
- Contributes to the conservation of the environmental heritage of Manly by conserving a portion of Commercial Buildings - All numbers The Corso and the Manly Town Centre Conservation Area.
- There will be no adverse impact on the established heritage significance of Commercial Buildings – All numbers The Corso, Manly Town Centre Conservation Area or other heritage items in the vicinity.
- The development will improve an appreciation of the Commercial Buildings – All numbers The Corso from the public domain and contribute to an appreciation of the Manly Town Centre Conservation Area and other heritage items in the vicinity through

²³ A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Vic). Published by the Department of Planning (NSW), Sydney, 1991

the conservation, refurbishment and upgrade of the building facades.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Manly LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Manly,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Comment:

The Heritage Impact Statement provides the heritage management document as referred to in cl.5.10.5 (c). It assesses the effect of the proposed development on the heritage significance of the heritage item, conservation area and heritage items in the vicinity.

6.5 HERITAGE GUIDELINES OF THE MANLY DCP 2013

The *Manly DCP 2013* supports the *Manly LEP 2013* by providing additional objectives and development standards for properties which are Heritage items, in the vicinity of heritage items and are located within Heritage Conservation Areas. It also provides development controls for Manly Town Centre Conservation Area including development on The Corso.

6.5.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *Manly DCP 2013* that relate to heritage and are set out in the following DCP Section;

3.0 General Principles of Development

3.2 Heritage Considerations

Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:

- significant fabric, setting, relics and view associated with heritage items and conservation areas;*
- the foreshore, including its setting and associated views; and*
- potential archaeological sites, places of Aboriginal significance and places of natural significance.*

Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.

Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.

Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.

Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.

Comment:

The proposed development ensures the retention and conservation of the environmental heritage and cultural significance of Manly through the retention of significant fabric, setting and views associated with the heritage item and conservation area. It has ensured the proposed modification to the heritage item is of an appropriate design through the involvement of a heritage architect throughout the design process. This process has also ensured that the proposed development is of an appropriate form and design so as not to detract from heritage items in the vicinity and the conservation area.

6.5.2 CONSIDERATION OF HERITAGE SIGNIFICANCE

The proposed development is generally consistent with the requirements of the *Manly DCP 2013* that relate to heritage items and conservations areas as set out in the following DCP Section;

3.2 Heritage Considerations

3.2.1 Consideration of Heritage Significance

a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.

b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:

i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;

ii) the heritage values or character of the locality are retained or enhanced; and

iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.

c) The impact on the setting of a heritage item or conservation area is to be minimised by:

i) providing an adequate area around the building to allow interpretation of the heritage item;

ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);

iii) protecting (where possible) and allowing the interpretation of any archaeological features; and

iv) retaining and respecting significant views to and from the heritage item.

Comment:

This Heritage Impact Statement considers the effect of the proposed development on the heritage significance of the development according to the provisions of the DCP in relation to the Heritage Conservation area and heritage items in the vicinity.

The proposed development does not detract from the heritage significance of the conservation area and heritage items in the vicinity. The conservation of the primary façade and upgrade and refurbishment of the building will enhance and retain the heritage values and character of the locality including the Manly Town Centre Conservation Area and heritage items in the vicinity through the achievement of a quality conservation outcome.

The contemporary design response of the proposed rooftop addition and shopfront do not seek to replicate heritage detailing but preserve the heritage significance and integrity of the conservation area and heritage items in the vicinity through the respectful use of form, scale, materials, colours and finishes. The dark colours and low profile of the rooftop addition seek a recessive architectural response so that the horizontal line of the rear parapet remains dominant in Market Lane. The proposed shopfront seeks to improve activation of The Corso and provide articulation that relates to the loadbearing masonry structure above.

6.5.3 ALTERATIONS OR ADDITIONS TO HERITAGE ITEMS OR CONSERVATION AREAS

The proposed development is generally consistent with the requirements of the *Manly DCP 2013* that relate to alterations or additions to heritage items or conservations areas as set out in the following DCP Sections;

3.2 Heritage Considerations

3.2.2 Alterations or Additions to Heritage Items or Conservation Areas

3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance

a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.

b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not at the front.

Comment:

The alterations and additions will not dominate the heritage details or character of the building, the heritage item or the conservation area. The alterations and additions are a contemporary response which respects the form and scale of the original building and retains its contribution to the heritage significance of the heritage item, the conservation area and heritage items in the vicinity. The additions are small and do not impact upon the setting or the pattern of development of the locality. The additions are to the rear of the development and not visible from the primary façade.

3.2.2.2 Retaining Significant Features and Landscape Setting

Note: Significant features in relation to this paragraph include roofs, detailing, brickwork, colours and original windows (size, proportion and type).

Alterations or additions to heritage items or buildings within a conservation area must:

- a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;*
- b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;*

- c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;
- d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;
- e) where surfaces are not originally face brickwork:
 - i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;
 - ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;
 - iii) contemporary colours are not discouraged, but should be combined in a complementary way; and
 - iv) single colour solutions are not permitted;
- f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; Note: Given that the loss of any heritage item would likely reduce overall heritage values in Manly, the Council is unlikely to approve demolition unless the place is incapable of reasonable reuse or where it would not be technically feasible to make it useable. The Council is equally unlikely to approve demolition of a structure for the sole reason that it is in poor condition due to deferred maintenance or neglect.
- g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and
- h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.

Comment:

The existing roof form and detailing of the building is retained. The extant roof appears to have been modified. The roof of the new additions is a low-profile contemporary design sympathetic to the heritage significance of the heritage item and conservation area.

Original detailing of the front façade above the awning is retained and it is proposed that original detailing be reinstated to the awning where sufficient evidence exists.

New detailing of modified openings to Market Lane results in the removal of previously modified window frames. New windows and doors at the upper levels of the facade reference traditional form and detailing in contemporary materials.

Painted cement render is repaired, and original colour schemes reinstated where sufficient physical evidence can be located.

6.5.4 EXCEPTIONS TO PARKING REQUIREMENTS AND FSR DEVELOPMENT STANDARDS FOR HERITAGE DEVELOPMENTS

The proposed development seeks exceptions to the Parking Requirements and Floor Space Ratio development standards included in the *Manly DCP 2013* regarding heritage developments as set out in the following DCP Sections;

See also Heritage incentives under LEP clause 5.10(10) Conservation Incentives. See also provisions for financial assistance by the Local Heritage Fund which aims to assist with

appropriate conservation works. Funding guidelines and applications are available from Council.

3.2 Heritage Considerations

3.2.5 Exceptions to Parking Requirements and FSR Development Standards for Heritage Developments

3.2.5.1 Exceptions to Parking Requirements

See also paragraph 4.1.6 & paragraph 4.2.4 regarding development controls for parking and access.

a) Council may consider exceptions to providing the required onsite car parking for:

- i) alterations and additions to a heritage item or a dwelling in a conservation area listed in Schedule 5 of the LEP, if the car parking adversely impacts on the item; or
- ii) any other development of a listed heritage item in circumstances where Council is satisfied that the conservation of the item depends on Council allowing an exception to the parking requirement.

3.2.5.2. Exceptions to FSR Development Standards

Note: FSR is a development standard in the LEP clause 4.4. See also paragraph 4.1.3 FSR in this plan.

Under LEP clause 4.6, Council may consider exceptions to the maximum FSR where 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' and where 'there is sufficient environment planning grounds' to justify contravening the development standard' See LEP clause 4.6(3).

a) Council may consider an exception to FSR under the LEP in relation to determining a DA for consent to erect a building on land upon which there is a building which is an item of the environmental heritage where the conservation of the item depends on allowing the exception and the development does not adversely impact on the significance of the heritage item.

In this regard, when calculating the floor space of the development, Council may consider excluding the floor space of the item of the environmental heritage when considering an exception to the LEP standard. However such an exception will only be considered if Council is satisfied that the conservation of the item depends on Council allowing an exception to the FSR Development Standard in the LEP.

Comment:

The proposed development seeks Exceptions to Parking Requirements and FSR Development Standards as outlined above. There is no existing parking on this site nor has it been provided historically. The proposal seeks a minor addition to the current floor space. The development proposal includes a substantial upgrade in terms of compliant access, egress and fire safety and will ensure the ongoing conservation and use of a prominent building in The Corso for residential and retail purposes. The development involves considerable conservation works including retention, repair and reconstruction of historic fabric and detailing to the exterior and interior.

For further discussion regarding the exceptions refer to the Statement of Environmental Effects.

6.5.5 SPECIAL CHARACTER AREAS

The subject property is located within a Special Character Area for which *Manly DCP 2013* contains the following objectives:

5.1 Manly Town Centre and The Corso

5.1.1 General Character

a) Manly Town Centre has a cohesive character resulting from a 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. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the Esplanade. Developments which contradict these features have not been sufficient to remove this character.

b) This unified form of development still allows a diverse range of architectural styles. Further, civic buildings such as the Council Chambers and St. Matthews Church have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual importance. The Town Centre has been identified as a Conservation Area for these reasons.

c) The Town Centre Urban Design Guidelines provide more detailed analysis of Manly Town Centre from an urban design point of view and provides more detailed guidelines for certain precincts and areas within the Town Centre. These precincts include:

- i) Harbour/ Ocean Grid (including The Corso, Rialto Lane, Wentworth Street, Victoria Street, Ashburner Street & Darley Road);
- ii) Mainland Grid (including Sydney Road, Belgrave Street, Raglan Street, Whistler Street, North Short Street & Central Avenue);
- iii) Whistler Street Triangle (Whistler Street (south) Market Lane);
- iv) Oceanfront (North + South Steyne);
- v) Manly Cove (East + West Esplanade); vi) Gilbert Park Precinct (Gilbert Street); and
- vii) Pittwater Road Precinct.

Comment:

The proposed development supports and enhances the cohesive low-scale development of Manly Town Centre through the retention and conservation of the primary façade and footpath awning to The Corso. It does not result in an increase in development height to a principle street and increases pedestrian amenity through retention and conservation of the footpath awning and full activation of the shopfront facing The Corso.

Manly Town Centre Urban Design Guidelines 2002, Section 2.1 provides general urban design guidelines and Section 3.1.1 provides precinct and area guidelines for The Corso area as part of the Harbour/Ocean Grid Precinct.

In regard to the General Urban Design Guidelines, the proposal satisfies the general requirements of section 2.1.3 Conservation Areas and Heritage Buildings in the following ways:

- the additions to the heritage item respect the overall heritage context of their setting
- the glazed shop front to The Corso has been provided with a masonry surround and 300x300mm masonry sill
- the shop front is built to the property line
- the awning is retained and conserved
- Juliette balconies are provided to 2 units fronting Market Lane
- Sunshade devices have been included to the Market Lane façade
- All windows are openable to maximise natural ventilation
- The lift overrun is integrated into the architectural design and the plant platform is screened
- Masonry walls and thermally insulated lightweight construction is used in the additions

- New services are reticulated within the building removing all unsightly exposed services from the exterior walls.
- Heritage colour scheme is proposed for the external façade (Note: This will be presented to Council for approval during construction due to limited safe access to the primary façade for paint scrape investigation.)
- The heritage façade will be retained.

The proposal maximises activation of the street front façade to The Corso in excess of 75%. It has not been possible to activate 75% of the Market Lane facade due to the requirements for waste and fire protection services to Market Lane. The ground floor Market Lane façade is activated through the inclusion of the glazed entry to the residential apartments and the introduction of a footpath awning providing shelter to pedestrian traffic along the laneway. The upper level Market Lane façade is activated through the inclusion of larger window openings and Juliette balconies providing passive surveillance over the laneway and improving the overall presentation of the building.

With the exception of street front activation, the proposed development is generally consistent with the objectives of the Urban Design Guidelines

5.1.1 Statement of Significance for Manly Town Centre Conservation Area

The Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area 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. The beautiful natural setting of the Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the Manly Town Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time. The Manly Town Centre Conservation Area maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

Comment:

The proposed development supports and enhances the significance of Manly Town Centre Conservation Area through the retention and conservation of a prominent commercial and residential building which represents the continued enhancement of Manly Town Centre over time.

5.1.2 The Corso

a) Statement of Heritage Significance for The Corso

This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso.

- i) The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an*

uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.

ii) The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.

iii) St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso. At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

Comment:

The proposed development supports and enhances the significance of The Corso through the retention and conservation of a prominent commercial and residential building representative of the early 20th Century development of the Corso. Conservation of the building contributes to the significance and an appreciation of the fine collection of late 19th and early 20th Century buildings and therefore has the potential to enhance the visitor experience of The Corso.

The proposed development does not attempt to alter the parapet details or the silhouette of the primary street façade against the sky. The conservation and refurbishment of 19-21 The Corso supports an appreciation of the character of The Corso gained through the gradual visual progression from Manly Cove to Ocean Beach through the retention of a prominent façade, its footpath awning and through the enhanced activation of the shopfront.

b) The Corso Guidelines

Paragraphs 5.1.2.1 to 5.1.2.19 below set out important matters in relation to maintaining the above mentioned significance under paragraphs following:

5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped

a) The only exceptions are in respect to buildings identified in Schedule 6 – The Corso: Site Specific Controls as may be able to accommodate redevelopment.

b) Existing street facades, including all original detailing, are particularly important and are to be maintained. This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed. Appendix 6 lists requirements and suggestions. The shop-front at 36 The Corso is the only one in its original configuration and is to be retained.

Comment:

(See comment for 5.1.2.19 regarding Schedule 6 requirements.)

The existing original street façade including all original remaining detailing of 19-21 The Corso will be retained and conserved. Where sufficient evidence exists, original detailing will be reinstated to the footpath awning.

5.1.2.2 Internal changes are important

a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will advise on the significance of any internal fabric.

b) Where internal alterations are proposed:

- i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade;*
- ii) floor levels are to be maintained adjacent to first floor windows and other openings; and*
- iii) architectural organisation of interiors must relate to the building facade.*

Comment:

The proposal retains the historic mix of retail and residential use and therefore supports the retention of the heritage significance of the place.

The interior of the ground level of 19-21 The Corso is highly modified with all remnants of original shopfronts and fit-out being removed or highly modified over the course of its life. Modifications to the floor level at the rear of the building has been necessary for the provision of access, egress, fire protection services and waste storage and collection required as part of the development. The window openings to the ground rear façade are also modified as part of the proposed works.

In all other areas of the building the floor levels are retained adjacent to upper floor windows. First and second floor previously modified windows to Market Lane are enlarged to increase amenity of the residential units and improve the presentation of this façade.

The original organisation of interior spaces to the building façade has been retained to the north elevation in the rooms adjacent to the exterior wall. The creation of open-plan living areas has required the partial removal of walls adjacent to the southern façade however wall nibs and downstands are retained to ensure comprehension of the historic architectural organisation of the space. The primary spatial arrangement of 2 units to each street elevation at each floor accessed from a central circulation space is retained and conserved in the proposal.

Where extant, original detailing of doors, skirtings and architraves will be retained and reinstated in the proposal. Cornice detailing will be interpreted in a profile suitable to the design of the building.

5.1.2.3 Significance is more than the depth of a façade: thus new development is to be to the rear.

New development to existing buildings, where permitted, will predominantly be to the rear. The heritage assessment will be able to advise on the necessary setback for any new development. This will vary from property to property but at minimum will be the depth of the first room or shop space.

5.1.2.4 Parapets to be read against the sky

a) Parapet details on the street frontage, and in some cases the related original or historically relevant roof form, are to continue to be read by pedestrians as silhouetted against the sky. This is also to be the case for the parapet of any new building fronting The Corso.

b) This provision applies in respect to both oblique and perpendicular views of buildings as pedestrians move through the street. This provision will govern the height and setback of any permitted additional floor levels and also establishes an important 'visual catchment' to The Corso that needs to be kept clear of obstructions.

Comment:

New development is located to the rear of the building. The existing parapet profile to The Corso will be retained and conserved.

The oblique view of the building from The Corso will remain substantially unchanged due to the location of additions towards the rear of the property.

5.1.2.5 Critical Views to be Kept Open

a) Part of the significance and character of The Corso derives from the views from within the street space out to Manly Cove and to the Ocean Beach. Two longer views within the visual catchment of The Corso are from Sydney Harbour as the ferry approaches Manly Wharf; and down Sydney Road, from Fairlight looking east to Shelly Beach headland.

b) Critical views identified in a) above must be protected from intrusion and are to be kept open. See also the Townscape Principle Map A – Manly Town Centre which maps important vistas in Schedule 2. See also The Corso Master Plan which identifies the location for certain activities such as outdoor eating areas, stage and playground as well as lighting and tree locations. The details of the Master Plan provide an important physical representation of the policies and objectives for The Corso. The location of specific activities proposed or associated with a development proposal must comply with the Master Plan.



Figure 39 Extract from Townscape Principle Map A. The subject site is circled red. (Source: Manly DCP 2013 Schedule 2-Townscape Principles)

Comment:

The proposed development retains and enhances the critical views illustrated by the arrows in the Townscape Principles Map A above. The development retains and enhances the view north-along Darley Street which terminates in the building. The proposed additions at the rear of the building will not be visible from pedestrian level on Darley Street and the prominent

façade and its silhouette will be retained and conserved.

The retention and conservation of the primary façade to the Corso also helps to reinforce the prominent corners of The Corso and Darley Street illustrated by the solid black lines.

5.1.2.8 Windows and balconies open to the street

To allow interaction between the building and the public street (and to provide natural ventilation), windows to upper floors are to be operable and balconies are not to be enclosed. Where original balconies have been enclosed, Council encourages that they be reopened in keeping with their historic use and heritage significance.

Comment:

The previously enclosed balconies to the upper floors are not proposed to be reopened as part of the proposal. All are provided with operable double-glazed windows within the original masonry openings.

Previously enclosed balconies to the northern one-bedroom units are retained as study spaces and provide shared light to the living area. The balconies are modified to form Juliette balconies on the second floor, providing the opportunity for greater interaction with the laneway.

The south facing balconies are incorporated into the open plan living space and as such present the opportunity for greater interaction between the building and the street.

5.1.2.9 Building heights determined by site-specific requirements in addition to the established numerical requirements.

a) While building heights are contained in the LEP Height of Building Map, considerations of the appropriate height and exceptions under LEP clause 4.6 will also consider:

- i) the provision requiring parapets to be read against the sky;*
 - ii) any need to retain existing long views;*
 - iii) the need to maintain a visual continuity between floor levels on adjoining buildings (mezzanine levels may provide a means to relate lower contemporary floor to ceiling heights with the greater heights in existing older buildings);*
 - iv) any need to relate to specific detailing on adjoining buildings; and*
 - v) any opportunity, presented by development of the site, to hide unsympathetic views of development in other streets as seen over the top of existing buildings in The Corso.*
- See also Schedule 6 for more detailed site requirements and suggestions.*

Comment:

The height of buildings permitted in The Corso is 10m (See Figure 40). The existing building at 19-21 The Corso, forming part of the Heritage Item Commercial Buildings - All numbers The Corso has a height of 15.5m to the top of the parapet facing the Corso.

The proposal does not include any increase in the overall height of the building. The roof of the rear extension has a height to top of eaves of 14.1m. The lift overrun has a height of 14.97m and the top of the screened plant platform is level with the parapet at 15.5m.

The proposed development does not impact upon the ability of the parapet of the primary façade to be read against the sky and is an addition of approximately 50 sqm more than the existing third floor structure.

Whilst the existing building and proposed additions are higher than the building height

determined by the LEP, the provision of the additional unit and the provision of lift and mechanical services supports the feasibility of refurbishment and conservation of 19-21 The Corso.

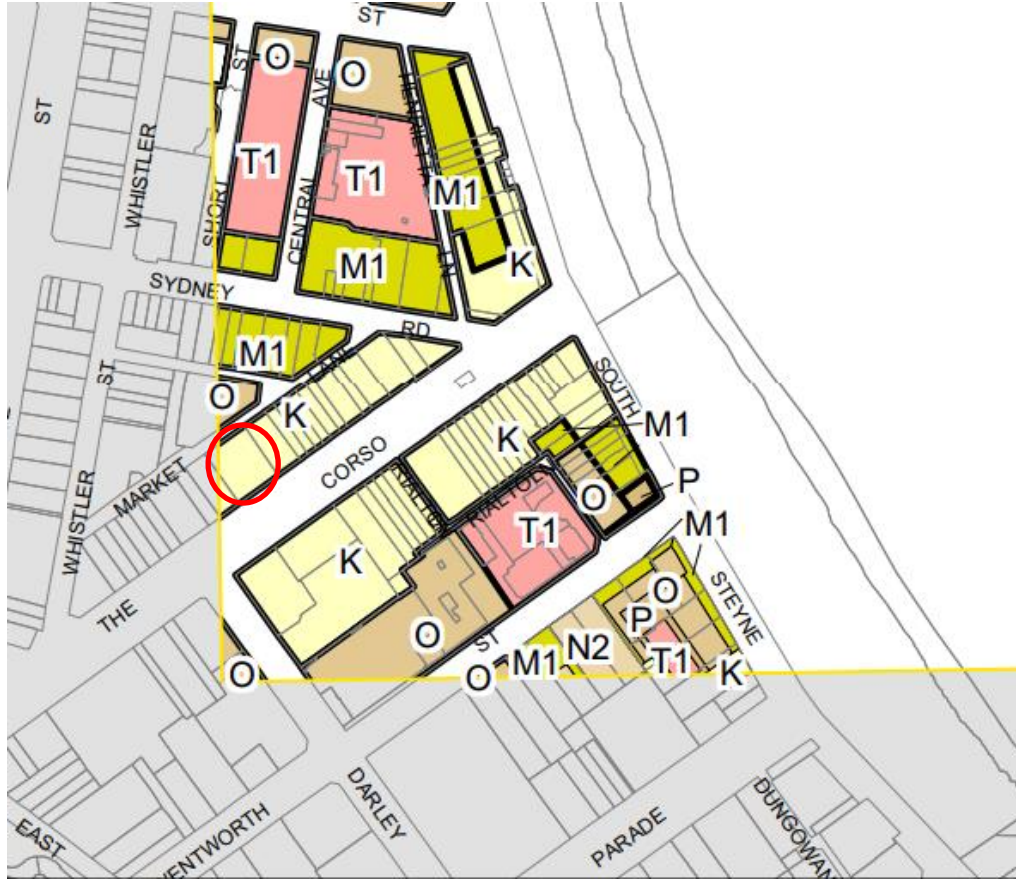


Figure 40 Extract from Height of Buildings Map 005. The maximum building height for Area K is 10 metres. The subject site is circled red. (Source: Manly DCP 2013 HOB_005)

5.1.2.11 Footpath Awnings

Footpath awnings (solid, horizontal & with lighting) are required, but trafficable balconies and post-supported awnings and balconies are prohibited and considered to be an unnecessary intrusion on the available street space.

Comment:

The footpath awning to The Corso is to be retained and conserved. Extant original detailing will be investigated and reconstructed.

A new footpath awning is proposed to Market Lane providing increased amenity for pedestrians.

5.1.2.12 Street Level Uses to Encourage Activity

- a) Shop-fronts are to maximise their contribution to the liveliness and safety of the street, both day and night.
- b) At night, all shop fronts within The Corso Conservation Area must be transparent and illuminated. Window displays are actively encouraged. Opaque security grills and the like are not acceptable. Roller shutters will not be permitted but security screens are permitted behind the window display.

Comment:

The shop front to The Corso is proposed to be fully glazed and provided with a masonry base and articulation with vertical masonry elements reflecting the loadbearing masonry structure above.

5.1.2.13 Shop-fronts are to be Reinstated

a) Where shop-fronts have been removed and replaced with shuttered openings, the reinstatement of shop-fronts is supported for aesthetic and historic reasons. New Shuttered openings will not be permitted.

b) New shop-fronts should comprise a 'frame' established by masonry ends read as vertical continuations of the façade above, and by a solid horizontal plinth between the ground and the window sill. The design of the space within this frame can reflect the use of the premises, and utilise contemporary design.

c) Where internal retail space extends over more than one external building frontage, the width of shop-fronts should reflect the external building design rather than the internal configuration.

Comment:

The proposal retains the masonry ends and allows for the construction of two vertical masonry elements as a continuation of the loadbearing masonry above. A solid plinth is also introduced below the contemporary glazed shopfront.

5.1.2.15 External building colours are important to the overall presentation of The Corso

a) Colours and tones are to pick out, rather than conceal, architectural details.

b) Colour schemes need to demonstrate an appropriate balance between the contemporary function of each building and a consistent presentation of the street as a whole. To assist, Council encourages a choice between:

i) a colour scheme that is historically correct to the age and style of the building; or

ii) an alternative colour scheme that complements the desired character and traditional colour schemes of the wider Conservation Area.

Comment:

Paint scrapes of the façade will be carried out once safe scaffold access is provided during construction. It is the intention to reinstate original colour scheme should sufficient evidence exist. An alternative colour scheme will be presented if the results of the paint scrapes are inconclusive. The colour scheme applied will be appropriate for the type and age of the building.

5.1.2.16 New residential development to be constrained and to incorporate noise abatement measures

Where additional dwellings are proposed, they are to incorporate measures to reduce the transmission of noise into those dwellings.

Comment:

The proposal includes double glazing to all existing and new windows and glazed door openings to improve the amenity of the existing and new residential dwellings. The proposal will comply with the recommendations of the acoustic consultant.

5.1.2.17 External details for plant, exhausts, ducts and other services as part of the overall building structure.

A number of buildings are already disfigured by the addition of air conditioners, other mechanical services, kitchen exhausts, downpipes and the like without adequate thought as

to their integration. All DAs are to include provision for such services and show how they are to be integrated into the overall structure and/or disguised from public view.

Comment:

The proposal includes the addition of air conditioning to the residential units and incorporates upgrade of existing mechanical plant to the retail space. A screened plant platform is shown on the roof of the building over the new lift and stair lobby. The plant platform does not protrude above the existing parapet height of the building fronting The Corso.

Fire services and waste are contained at ground level fronting Market Lane. These services are required to have street front access and all such services have been removed from the primary elevation. Openings to the service areas on the Market Lane frontage are incorporated into the structural frame of the building wherever possible.

5.1.2.18 The impact of new development on rear lane-ways and on adjacent development is important

Development to the rear of properties fronting The Corso will also have an impact on the character and pedestrian scale of either Market Lane or Rialto Lane. The design of such development is to be consistent with the relevant provisions of the Manly Town Centre Urban Design Guidelines. Privacy and over-shadowing issues in relation to the 'Peninsula' development (fronting Wentworth Street) will also be a consideration in determining the scale and design of development to the rear of properties on the southern side of The Corso.

Comment:

The proposal includes works to improve the appearance of the building to Market Lane. Window openings are enlarged including the provision of Juliette balconies at second floor level. A footpath awning is provided across the façade providing shelter to pedestrians using the laneway.

The ground floor level contains the main entry to the residential apartments which is glazed. There is limited opportunity to further activate the Market Lane ground floor level due to the requirements to locate fire and waste services within the street front ground floor area.

5.1.2.19 Site specific controls

The Corso as a whole comes alive through many individual considerations and actions. Note: Schedule 6 lists specific comments on how each property in The Corso might be conserved or, where relevant, redeveloped to continue to add to the distinct and significant character of the street. Schedule 6 includes advice as to which properties may be replaced through demolition and small-scaled actions to improve the presentation of each building.

Extract from Schedule 6:

Property	Use	Site Specific Controls
21 The Corso	Shop + residential	Redesign the two ground level entrance doors to the upper floors to give a more substantial appearance, with transparent glazing (to increase connection with the street and solid returns).

Comment:

The two ground floor entrances have been incorporated into a glazed shopfront as a result of relocating the residential entry to the Market Lane elevation. The new glazed shopfront, articulated with masonry walls, increases the connection of the retail space with the street in accordance with the site-specific controls.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

To mitigate any potentially adverse impacts from the proposal, we make the following recommendations:

R1 - A Photographic Archival Recording of the stair in the residential units should be carried out prior to the proposed partial demolition.

7.2 CONCLUSION

The proposed refurbishment and additions of the property at 19-21 The Corso, will have an acceptable impact on the heritage significance of the Commercial Buildings – All numbers The Corso, Manly Town Centre Conservation Area and other heritage items in the vicinity.

The primary façade to The Corso will be retained and conserved and will significantly enhance the appearance of the building within the heritage item and heritage listed Town Centre.

The design of the refurbishment and additions has been carefully considered. It aims to retain and reinstate heritage detailing externally and internally and new additions are in contemporary materials, so they can be read as new fabric. The removal of sections of internal walls will not be visible on the exterior of the building and it facilitates the continued use of the building as apartments and the integration of fire life safety and compliance measures. Nibs and downstand walls will be retained to illustrate the previous form and layout of the units.

All existing views to and from the heritage items in the vicinity, and the character of Manly Town Centre and The Corso special Character Area and the Manly Town Centre Conservation Area will be retained and conserved. The additions will not be visible in critical views as defined in the Townscape Principles.

The proposed refurbishment and additions are consistent with the heritage objectives of the *Manly LEP 2013* and the *Manly DCP 2013*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



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