

Heritage Referral Response

Application Number:	DA2021/0417
Date:	19/05/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot 1 DP 88842 , 13 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is a heritage item, being part of group listed commercial buildings - Item I106 - Group of commercial buildings - All numbers The Corso. It is also located in C2 - Manly Town Centre Conservation Area and within the vicinity of heritage items that listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I102 - 2 cast iron pedestals (former street lights) - The Corso (central reservation, between The Esplanade and Darley Road)</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p> <p>Item I107 - Commercial building - 36 The Corso</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Northern Beaches Heritage inventory are:</p> <p>Item I106 - Group of commercial buildings <u>Statement of significance:</u> The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.</p> <p><u>Physical description:</u> The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. It has a cohesive character resulting from generally low scale of development on its principle streets, Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces.</p> <p>Item I102 - 2 cast iron pedestals (former street lights) <u>Statement of significance:</u> Important evidence of early lighting fixtures in The Corso. Central reservation of The Corso between The Esplanade and Darley Road, Manly.</p> <p><u>Physical description:</u> Each pedestal is made of cast iron, square in section and tapering towards the top. A narrow cylindrical stem for a street light has been removed from each and capped. Each pedestal carries the MMC emblem of the Council, with a plate identifying the manufacturer: 'Marrickville Engineering</p>

Works Ltd., Makers, Sydney'. Further research is necessary to identify the date and type of illumination (gas or electricity).

Item I104 - Street trees

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Physical description:

Centre planting of Ficus Macrophylla (Moreton Bay Fig) Remnant Palm planting (Phoenix Canariensis) of 1928.

Item I107 - Commercial building

Statement of significance:

One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.

Physical description:

2 storey rendered brick building of late Victorian period with elaborate Italianate rendered decoration above ground floor. Architectural significance in intricacy and detailing of pediment and in general abundance of motif and ornament including garlands, globes, acanthus leaf, palmate and intaglio decoration. 21/7/99 Community Aid Abroad shop. Some glass survives, however has been painted. Original form of shop survives beneath modern building.

C2 - Town Centre Heritage Conservation Area

Statement of significance:

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal seeks approval for change of use, fitout works and signage to the ground level shop facing The Corso. The fit-out works specifically comprise the installation of washers and dryers, serving bar with sink and signage. The existing windows to The Corso frontage are proposed to be replaced with bi-fold windows with new bench seating and the existing hinged doors to be replaced

with bi-fold doors.

The proposed exhaust duct for the dryers and the water heater has been noted in the floor plan. A roof plan and the street elevations showing the location of the exhaust outlet are required to ensure should be provided to ensure that it is not visible from the Corso or Market Lane.

The existing lightbox signage on the Corso is proposed to be replaced with new business identification signage and "a small lightbox signage to the arcade frontage above the new door" has been mentioned in the SEE, however this signage is not included in the architectural drawings. Details of the proposed signage, that provided within the architectural drawings are not sufficient to assess the impact of the signage.

Given that the existing ground level has already been altered and the proposal involves replacing the existing glazing, the proposed works are considered to not impact upon the significance of the heritage item or the significance of the conservation area.

Amended Plans - May 2021

Amended drawings, including the signage details were submitted on 12 May 2021. These plans have resolved the concern that heritage had with the signage, but there are a few more concerns that need to be resolved.

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

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Stated in SEE.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Details of the exhaust outlet

Plan (roof) and elevations showing the proposed location of the exhaust outlet should be provided to Council prior to the issue of the Construction Certificate.

Reason: To ensure that the proposed exhaust outlet is not visible from both The Corso and Market Lane.

Colour scheme and finishes

Details of the proposed colour scheme and finishes should be provided to Council prior to the issue of

the Construction Certificate.

Reason: To ensure, the materials and colours are appropriate for the heritage building.