

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0103
<b>Date:</b>	04/04/2022
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095 Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the site is part of a group heritage item, being <b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso. The property is also located within the <b>C2 - Town Centre Conservation Area</b> and in the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013:</p> <p><b>Item I113 - St Matthews Church and church hall</b> - 44 The Corso (corner The Corso and DarleyRoad)</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p>
<b>Details of heritage items affected</b>
<p>Details of the heritage items as contained within the Manly Heritage inventory are:</p> <p><b>Item I106 - Group of commercial buildings</b> <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><b>C2 - Town Centre Heritage Conservation Area</b> <u>Statement of significance:</u> The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.</p> <p><b>Item I113 - St Matthews Church and church hall</b> <u>Statement of Significance:</u> The church is a well consistently detailed but sombre example of Interwar Gothic style. The interior detailing and fittings are of a high quality of design, exhibiting a contrasting lightness to the exterior. As this building is seen in the round, the spatial effect on the north eastern side is of significance and</p>

it makes an important landmark and identifies the junction of the Corso with Darley Road. It makes a major contribution to the Corso.

**Item I104 - Street trees**

Statement of significance:

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

**Other relevant heritage listings**

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

**Consideration of Application**

The proposal seeks consent for modifications to the the consent of DA2008/196, including alterations to the approved facades and reconfiguration to the internal layout and new signage. It is noted that the existing building at he existing building at 25 The Corso is a highly modified building and the internal modifications will not impact the heritage significance of the group heritage item. The proposed modification to the front façade, facing The Corso, includes new glazed windows - Aneeta windows with vinyl graphics to the lower section of the glazing. The details of these vinyl graphics and the proposed new two suspended under awning illuminated sigs have not been provided. Additionally the two suspended under awning signs are inconsistent with Manly DCP 2013 - *Clause 4.4.3.1 Controls for all Development Types:*

*Maximum number of Signs*

*a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign), in any 2 of the following preferred locations*

Therefore, Heritage requires the details of the signage including the size, colour, material, illumination level and graphics and the deletion of one of the under awning signs that is closer to the hotel awning.

Therefore no objections are raised on heritage grounds, subject to one condition.

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

Is a Conservation Management Plan (CMP) No

Required? Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

**Further Comments**

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 04 April 2022

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**

**Signage details**

One of the suspended under awning signs should be deleted and the details of the proposed signage, including the size, colour, material, illumination level and graphics, should be provided to Council prior to the issue of the Construction Certificate.

Reason: To preserve the heritage significance of the conservation area and the heritage items.