

Heritage Referral Response

Application Number:	DA2019/1398
To:	Tony Collier
Land to be developed (Address):	Lot 3 SP 67337 , 3 / 63 - 67 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 a part of Item I106 - Group of commercial buildings - All numbers, The Corso and sits within Manly Town Centre Conservation Area and adjoins heritage items and within the vicinity of heritage items:</p> <p>Item I110 - New Brighton Hotel - 69–71 The Corso</p> <p>Item I232 - Commercial and residential building (street facade only) - 4–10 Sydney Road</p> <p>Item I233 - Commercial and residential building (street facade only) - 12 Sydney Road</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory are as follows:</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 acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.</p> <p>Manly Town Centre Conservation Area - C2 <u>Statement of significance:</u> The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.</p> <p>Item I110 - New Brighton Hotel</p>

Statement of significance:

This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The hotel is of major significance due to its contribution to the streetscape, its visual/textural interest and its association with early 20th century development of the resort.

An unusual design utilising exotic Egyptian-like motifs appropriate to the resort location such as columns faintly reminiscent of the Brighton Pavilion. The building is an important feature on the corner of Sydney Rd and the Corso and its eclectic design contributes to the rich collection of architectural styles in the streetscape of the Corso.

Physical description:

This is a three storey, rendered brick, wedge shaped building forming the corner of Sydney Road and The Corso. Date 1926 written on parapet. The ground floor elevations are rendered and tiled and remnants of the original door/window joiner survive, although much altered. Several windows, especially in Sydney Road, have the original classically ornamented acid etched and gold leaf highlighted windows intact. Several original window sills have deep valance in render beneath the window sills. The awning (not significant) is supported on heavy scrolled projecting brackets, the top of the awning provides a balcony of French doors set between slender pilasters topped by lotus flower capitals supporting a cornice in classical pattern. The wrought iron railing is not original. Decorative spandrel panels occur beneath the second floor windows, except in the central bay which is crowned by a low pitched gabled pediment. There is a simple masonry parapet. The wrought iron railing (not original)

Item I232 - Commercial and residential building (street facade only)

Statement of significance:

Although altered, the building reflects its former use as a picture theatre, a major focus of suburban entertainment in the post WW1 years and now the last indication of the many picture theatres in the precinct. It has a strong presence in the Sydney Road streetscape and the contributions to the overall cultural heritage significance and character of the Town Centre Conservation Area.

Physical description:

Double storey, stucco parapeted, former picture theatre built in the Inter War Free Classical style. Parapet featured heavily moulded entablature, two large circular windows with adjacent awning windows. Main form of facade is intact but entry level detail and interior now demolished. Front facade originally had segmented arch highlight over wide entry, where lower level windows are currently. The word "Olympic" was embossed over the entry, framed by a matching curved string course. Freestanding letters O L Y M P I C also formerly across parapet. Ground floor and interior are now highly modified. Current form reflects 1954 conversion of Waltons Store.

Item I233 - Commercial and residential building (street facade only)

Statement of significance:

The building reflects its former use as a fire station. It has a strong presence in the Sydney Road streetscape and contributes to the overall cultural heritage significance and character of the Town Centre Conservation Area.

Physical description:

Two storey, brick rendered building with parapet. The former Fire Station was designed in Federation Free style. The building, although now redeveloped, retains its picturesque facade that features a curved parapet, heavily moulded entablature and group of three arch headed, elongated windows. The words 'Metropolitan Fire Brigade 1897' are embossed on the parapet with 'Manly' below. The windows are timber framed double hung with round headed highlight and multiple small sashes. The facebrickwork is now painted but highly contrasted with render, especially the detail such as voussoirs. The adjoining wing to the south-east appears to have been a later addition of face brickwork with similar style windows and entablature but without a high parapet. The ground floor and interior have been rebuilt.

Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)

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.

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	No	

Consideration of Application

The proposal is seeking consent for alterations and additions to the existing building to facilitate a change of use from a mixed-use building containing ground floor retail uses with backpacker accommodation above to shop top housing.

The Market Place entry and adjacent retails are reconfigured to accommodate a residential entrance lobby including a lift access.

The existing second floor is proposed to have 6 apartments with a new southern facade which is recessed in the centre but infills on both sides. This recess is encouraged by Heritage but the existing corner recess is recommended to be retained.

The proposed lift shaft and the pergola structure are above the height of the existing structures on the roof deck. It is considered that this is against the objectives of the Manly DCP Part 5 Section 5.1.2.4 The Corso - 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.*

It is considered that the proposal will not affect the remaining existing heritage listed building fabric and will not adversely affect the view upon or from this heritage item. There will be minimal impact upon the heritage significance of the heritage items in the vicinity and the Town Centre Conservation Area.

Therefore no objections are raised on heritage grounds and subject to conditions required.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No
Has a CMP been provided? No
Is a Heritage Impact Statement required? Yes
Has a Heritage Impact Statement been provided? Yes

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 20 February 2020

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**

Reduced height to Lift Shaft and Pergola

Height of any structure in the proposed roof deck to remain in the existing height limit.

To comply with the objectives of the Manly DCP Part 5 Section 5.1.2.4 The Corso - Parapets to be read against the sky.