



Heritage Referral Response

Application Number:	DA2019/1084
To:	Benjamin Price
Land to be developed (Address):	Lot 910 DP 875567 , 31 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS

Discussion of reason for referral

The application has been referred to Heritage as the site is a heritage item which is a part of *Group Commercial Buildings*; is located in the *Town Centre Heritage Conservation Area*; in the proximity of a heritage items *ST. Matthew's Church and Church Hall*, and in the proximity of *Street Trees*, all listed in Schedule 5 of the Manly LEP.

Item I106 - Group Commercial Buildings - All numbers, The Corso

Town Centre Heritage Conservation Area

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

Item I113 - St. Matthew's Church and church hall - 44 The Corso (corner The Corso and Darley Road)

Details of heritage items affected

Details of the heritage items, as contained in the Manly Heritage inventory are:

"Item I106 - Group Commercial Buildings"

Statement of significance:

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.

Physical description:

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. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. 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. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

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. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay

Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mallings" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

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.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA 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 TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA 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.

Physical description:

The boundary of the Manly Town Centre Conservation Area (TCCA) is defined by, and is inclusive of, the following:

- the properties on the northern side of Sydney Road, between Belgrave Street and North Steyne; (NB Current GIS mapping needs to be amended to include all of SP61679, and exclude the small part of SP61139 – property to the north)
- the properties on North Steyne, including the Hotel Steyne, south to, and including 35 South Steyne; (NB Current GIS mapping needs to be amended to include all of Lot 2 DCP 861591 – 35 South Steyne)
- the properties on the southern side of the Corso, west to, and including St Matthew's Church;
- the properties on the north eastern side of Darley Street to Ashburner Street, including Manly Village Public School, and 14-20 Victoria Parade; (NB Current GIS mapping needs to be amended to exclude all of Lot 1 DCP 99913 – 10 Wentworth St, and Lot 1 DP999135);
- the properties on the south west of Darley Street from Ashburner Street to The Corso, including 13 Ashburner Street and 9-13 Victoria Parade; (NB Current GIS mapping needs to be amended to include all of Lot B DCP 337685 – 10 Victoria Parade)
- The properties on the southern side of The Corso from Darley Street to East Esplanade, including 46-53 East Esplanade;
- The properties on the eastern side of Belgrave Street from East Esplanade to the northern side of Sydney Road, including the vacant area of 21 Belgrave Street.

The second zone of the Town Centre Conservation Area comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly

low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers. The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of 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.

Physical description:

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

"Item I113 - St. Matthew's Church and church hall"

Statement of significance:

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.

Physical description:

The building is Inter-War Gothic style with set back buttresses. The walls are dark purple/brown face brick on coursed rubble sandstone base. Window sills heads and tracery, door architraves, copings and parapets are in ashlar sandstone. The main windows are in figurative stained glass by John Radecki set in mullions of sandstone in bas tracery style. The smaller windows are in patterned coloured glass. The roofs are slate with copper rainwater heads and downpipes. The front garden beds flanking the sandstone entrance steps are bordered with brick and wrought iron ornate rail fences. These are thought to date from the 1864 church. The interior is pale brown/pink face brick with ashlar sandstone pointed arches, circular columns, capitals and bases. Window heads sills, mullions, and string courses are also sandstone. The church comprises a nave, side aisles, attached bapistry, the choir and sanctuary are separated from the nave to a chancel arch. The roof is exposed with tongue and groove boarding lining on timber rafters and purlins and ornately worked tied hammer beam trusses. Besides the items relocated from the 1864 church there are numerous other items of fine design and quality, including the church organ and pipes, sandstone base to the pulpit, brass lectern, pair bishops chairs, altar rails to main altar and side altar, memorial plaques, carved marble font, tessellated mosaic floor to bapistry in Byzantine manner and church pews.

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

This application seeks consent involving change of use of the existing building from a bank to a commercial retail store, at 31 The Corso, Manly. The proposal is for internal changes for use, operation and fit out of a Woolworths Metro Store as well as external works including signage and changes to the existing facade.

The plans have been reviewed along with the Statement of Heritage Impact, by Heritage 21, dated September 2019. The proposed works have also been assessed in relation to the heritage provisions contained within Manly DCP 2013 and the number of signage for the proposal exceeds the maximum number of signs outlined in the clause 4.4.3.1 Controls for all Development Types, but given the facade of the subject site is larger than the majority of the shops in The Corso it is considered that the impact upon the heritage site is negligible. Overall, it is considered that the proposed works will have a negligible impact upon the heritage significance of the group heritage item or the heritage items in the vicinity or upon the Town Centre Conservation Area.

Therefore, no objection is raised to this application on heritage grounds.

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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 04 December 2019

Recommended Heritage Advisor Conditions:

Nil.