

Heritage Referral Response

Application Number:	DA2025/0458
Proposed Development:	Internal fitout and signage
Date:	27/05/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 3 SP 87071 , 3 / 8 - 28 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 forms part of group listed heritage item, being I106 - Group of commercial buildings - All numbers, The Corso. The property is also located within a Heritage Conservation Area, being C2 - Manly Town Centre Conservation Area and is within the vicinity of a number of heritage items including:</p> <p>I103 - War Memorial - The Corso</p> <p>I107 - Commercial Building - 36 The Corso</p> <p>I113 - St Matthews Church and Church Hall - 44 The Corso</p> <p>I104 - Street Trees - The Corso (from Whistler Street to Sydney Road).</p>
Details of heritage items affected
<p>Item I106 - Group of commercial buildings</p> <p><u>Statement of significance</u></p> <p>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>C2 - Town Centre Heritage Conservation Area</p> <p><u>Statement of significance</u></p> <p>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 103 - War Memorial</p> <p><u>Statement of significance</u></p> <p>Listed due to its historical, social and aesthetic significance. Contributes to the streetscape of the Corso.</p> <p>Item I107 - Commercial building</p> <p><u>Statement of significance</u></p> <p>One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.</p> <p>Item I113 - St Matthews Church and church hall</p> <p><u>Statement of Significance</u></p> <p>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.</p>

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.

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

SEPP (Biodiversity and Conservation) 2021	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 seeks consent for alterations and additions to an existing commercial retail space. The proposed works involve alterations to the internal fit out including the installation of a cool room, glass display refrigerators, food-preparation benches and a serving counter. The proposal also includes the installation of external signage including a vinyl letter decal located on the front door and a vinyl letter decal above the display area. Although the subject site forms part of a group listed heritage item, the existing building is identified as a contemporary infill development. The proposed internal reconfiguration of the layout will not negatively impact the significance of the heritage item, nor will it impact the surrounding heritage items and conservation area. The proposed signage and external colour scheme outlined in the proposal are sympathetic to the surrounding heritage context and are considered acceptable from a Heritage perspective.

Therefore, Heritage raises no objection and requires no conditions.

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? No

Has a Heritage Impact Statement been provided? No

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:

Nil.