

Heritage Referral Response

Application Number:	DA2022/1393
Proposed Development:	Use of Premises as a pilates studio (recreational facility - indoor)
Date:	06/02/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot B DP 321706 , 70 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 site is part of a heritage item - I106 - Group of commercial buildings - All numbers, The Corso; located within the Manly Town Centre Conservation Area and in the vicinity of a number of heritage items:</p> <p>Item I108 - Group of commercial buildings - 41-45 The Corso</p> <p>Item I109 - Group of commercial buildings - 46-64 The Corso</p> <p>Item I104 - Street Trees - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p>Details of these heritage items, as contained within the Manly Heritage Inventory, are:</p> <p>Item C2 - Town Centre Heritage Conservation Area <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 builelements such as hotels, and remaining original commercial and small scale residential buildings.</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. <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>Item I108 - Group of commercial buildings <u>Statement of Significance:</u></p>

The group is of major significance for its contribution to the streetscape of The Corso and as extant 19th century commercial architecture.

Physical Description:

Group of (originally) five two storey brick buildings with painted stone face and mixture of slate, iron and tiled roofs. The buildings were originally constructed as a symmetrical group: the two end buildings bearing paired gabled ends over first floor with mock Tudor design in timber and render on the western end and intaglio design on the eastern. The buildings either side of the centre had triangular pediments above first floor windows and the central building has a segmental pediment of the same width containing two semi-circular windows with multi-paned glazing. The central building also has heavily ornamented pilasters at first floor level.

Item I109 - Group of commercial buildings

Statement of Significance:

Two, two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.

Physical Description:

Group of two two-storey terraced buildings with retail outlets at ground floor. No's. 46-58 The Corso: 1928 texture brick complex of six terraced shops with tiled roof. Significant elements include terracotta horizontal band at cornice level, fine margin glazing bars to first floor windows, decorative metal wall fixing plates (for suspended awning) and rainwater heads with date of construction. No's 60-64 The Corso: c.1890 simple rendered brick two storey terrace of three shops with rectangular rendered ornament to parapet. The group provides a strong horizontal emphasis to the streetscape.

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.

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 seeks consent for the change of use, from an office to a pilates studio, including internal fitout to the first floor tenancy facing The Corso and a non-illuminated signage facing Rialto Lane. The proposed internal fitout involves internal cladding to the existing walls including the exposed brick wall to the balcony and the nibs from the balcony wall that was removed with the consent REV2019/0075. Heritage conservation requires the internal original fabric to be retained where possible, to preserve the heritage significance of the place and the property. It is noted that

the proposed floor plan does not show the nib of walls that was part of the approval (preferably 300mm minimum). It is also noted that the Heritage Impact Statement submitted with this application is same as the report submitted for the previous application, which has not been updated and does not reflect the proposed changes.

Amended documents

The applicant has been amended the application to seek consent for the change of use only and the proposed works including changes to the existing building and the proposed signage are to be subject to a Building Information Certificate. The Heritage Impact Statement, by Northpoint Heritage, has not been amended to assess the latest application and the impact of the proposal upon the significance of the heritage item, heritage items in the vicinity and the conservation area.

Revised Comments - 06 February 2023

The applicant provided an updated Statement of Heritage Impact, on 02 February 2023, prepared by GBA Heritage, containing the following statements for the proposed works:

"The proposal comprises a change of use to the first floor level of building at 70 The Corso, from an office space to a Pilates Studio including internal fitout to the first floor level, alteration of an external window on The Corso facade and installation of window signage facing Rialto Lane.

.... Given the building has undergone extensive alterations over time, including the infill of the original balcony with an arched window, the demolition of the balcony wall nibs and the replacement of the arched window have had a minimal heritage impact on the building.

.....The new window is consistent with the window proportion of other two Federation style terraces, respecting and retaining the strong streetscape presentation of the building and its contribution as part of a group of three Federation terraces along The Corso."

The above statements in relation to "the removal of the nib walls is acceptable from a heritage point of view and the replacement of the arched window have had a minimal heritage impact on the building" are not agreed with. It is considered, that the removal of the nib walls and replacing the approved multi-paned window with a new simple window will impact the heritage significance of the building, and the significance of the Town Centre Conservation Area. The proposed signage facing Rialto Lane, has been identified as a window signage in the Statement of Heritage Impact, however the architectural drawings are showing a sign that is fixed on the wall and it is not clear whether it is illuminated.

Therefore, Heritage require the following amendments to the proposal:

- Reinstatement of the nib walls that had been approved in the approved application - REV2019/0075
- The arched window facing The Corso must be replaced with a multi-paned window matching 66 The Corso, as it was presented in the approved application - REV2019/0075.
- The proposed signage details - location and illumination - must be clarified.

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? Yes, but not updated for the current proposal.

Further Comments

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.