

Heritage Referral Response

Application Number:	DA2022/1567
Date:	10/11/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 3 SP 18046 , 3 / 38 - 42 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 part of a group listed heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso. The property is also located within C2 - Manly Town Centre Conservation Area and in the vicinity of a number of heritage items:</p> <p>Item I107 - Commercial building - 36 The Corso</p> <p>Item I113 - St Matthews Church and church hall - 44 The Corso (corner The Corso and Darley Road)</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<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>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 built elements such as hotels, and remaining original commercial and small scale residential buildings.</p> <p>Item I107 - Commercial building <u>Statement of significance:</u> 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 <u>Statement of Significance:</u></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. 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

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 a change of use of an existing ice cream shop to a milk tea and ice cream shop. The subject site is located within the Manly Town Centre Conservation Area as part of a group of commercial buildings that are listed as heritage item. The proposed works are limited to the internal fitout only and does not involve any works to the existing external fabric or the signage or any internal structural elements. Given the minor nature of the proposed works, it is considered the proposal would have negligible impact upon the significance of the heritage items or the Manly Town Centre Heritage Conservation Area.

It is noted that, signage to this tenancy, is not covered by this application and it will require a separate approval.

Therefore, no objection are raised to this application on heritage grounds and no conditions required.

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? No

Has a Heritage Impact Statement been provided? No

Further Comments

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.