

STATEMENT OF HERITAGE IMPACT

70 The Corso, Manly

February 2023 - Issue B



70 THE CORSO, MANLY

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany:

- An existing Development Application (DA2022/1393) for the proposed change of use of the first floor level of the existing building at 70 The Corso, Manly, from an office to a Pilates Studio, including internal fitout to the first floor tenancy facing The Corso and a non-illuminated sign facing Rialto Lane.
- A Building Information Certificate (BIC) regarding completed minor alterations as described in Section 5.0.

Following the lodgement of a Development Application (DA 2022/1393), a Heritage Referral Response was provided by the Northern Beaches Council, in which the DA was not supported in its current form. As stated in the Heritage Referral Response (30/11/2022):

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.

Therefore, the proposal is not supported in its current form.

This report evaluates the change of use, the fitout and the completed alterations to the existing building, designed by Studio Pilates International, and concludes that these changes have an acceptable heritage impact.



Figure 1.1
Location map showing the subject site outlined in red and shaded in yellow.
Source: NSW LRS SIX Maps website

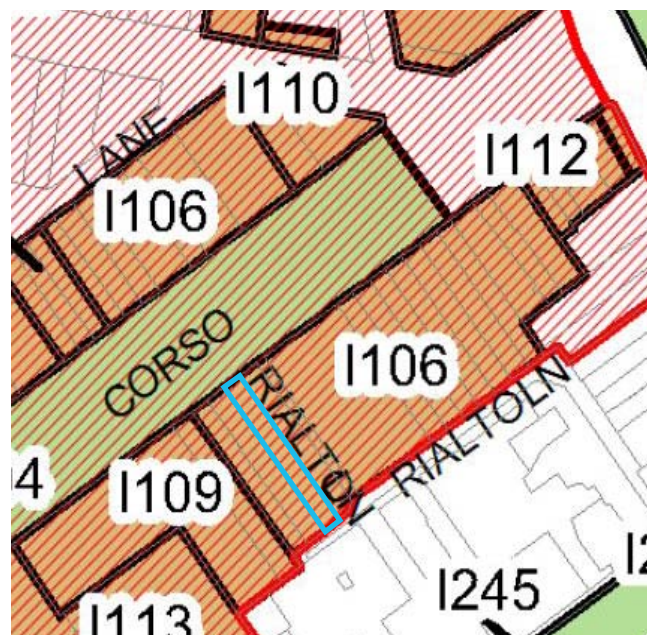


Figure 1.2
Extract from the LEP Heritage Map 005 showing the subject site outlined in blue.
Source: Manly LEP 2013 Heritage Map, sheet HER-005

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact (SHI) is to determine the suitability and the heritage impact of the above changes in relation to the provisions established by Northern Beaches Council and Heritage NSW (in the Department of Planning and Environment).

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Planning and Environment) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 SITE IDENTIFICATION

The subject site at 70 The Corso (1/5 Rialto Lane), Manly, is located on the north side of The Corso. It has two frontages; to The Corso and Rialto Lane. It is described by NSW Land Registry Services (LRS) as Lot B, DP 321706.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site at 70 The Corso, Manly, is listed in Schedule 5 of the *Manly Local Environmental Plan 2013* (MLEP), as part of an item of local heritage significance, being Item 106, 'Group of Commercial Buildings'. This item includes most of the buildings along The Corso.

The subject site is also located within the Town Centre Heritage Conservation Area (C2), listed under the same LEP, and is in the vicinity of the following listed items of local heritage significance, the closest being:

- *Item 108 – Group of commercial buildings, 41-45 The Corso*
- *Item 109 – Group of commercial buildings, 46-64 The Corso*
- *Item 104 – Street Trees, The Corso (from Whistler Street to Sydney Road)*

Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, and buildings, and have no direct visual or physical connection to the site. Accordingly, the impact of the proposed development on these items is not considered in this report.

Given that the existing building is part of a heritage listed item, is located within an HCA, and is also in the vicinity of a number of heritage listed items, we will need to review the proposal in terms of the relevant heritage provisions of the MLEP, the guidelines of the *Manly Development Control Plan 2013* (MDCP), and the criteria established by the NSW Heritage Council.

1.6 AUTHORSHIP

This report has been prepared by Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

The historical section of the report is mainly based on the 2019 Statement of Heritage Impact for the subject site prepared by Northpoint Heritage.

1.8 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.9 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The following information about the early development of Manly is sourced from the 2019 SHI for the subject site:

Manly was originally inhabited by the Cannalgal and Kayimai clans of the Ku-ring-gai people. The 'Manly behaviour' of the Aboriginal people encountered by Governor Arthur Phillip in 1788 gave name to the locality to the north side of Sydney Harbour.

In 1841, the population of the area was 61, and there were only 10 houses in the area. In the 1850s and early 1860s Manly was still bushland. At this time, The Corso was a sandy track, fringed by bottlebrush trees and wildflowers, and today's Manly Piers was a wide sandy beach.¹

First land grants in the area were 100 acres to Richard Cheers and 30 acres to Gilbert Baker, both bounded by The Corso and later sold to D'Arcy Wentworth, who was also granted 380 acres in the area. Up until 1852, the area was mostly undeveloped and uncleared. It was accessible by road through Parramatta or by punt via the Spit or North Sydney.

The first Manly Ferry Wharf was built in 1856 on the same site as the present wharf. By then Manly had a central access way (The Corso), a small church (1864) and a school and public bath house. In the 1860s, Henry Gilbert Smith became the first to market Manly as the Brighton of the South Pacific and created the myth of one of the most famous public 'watering places' and pleasure grounds of Sydney.

Improved transport to and from the city of Sydney saw local population rising from 500 in 1871 to 1,327 in 1881, 3,236 in 1891 and 5,035 in 1901. For most of the nineteenth century, however, Manly remained disconnected from Sydney due to the lack of proper roads and bridges connecting with the rest of the city.

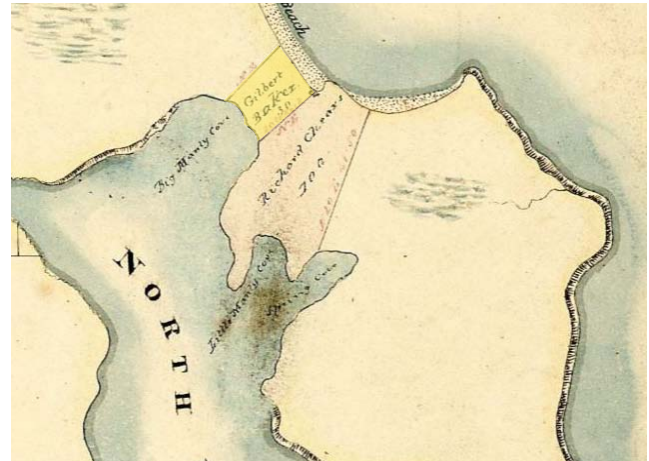


Figure 2.1
Plan of Parish of Manly Cove. The original 30 acres granted to Gilbert Baker, including the subject site, is shaded in yellow.
Source: HLRV, Parish of Manly Cove County of Cumberland.

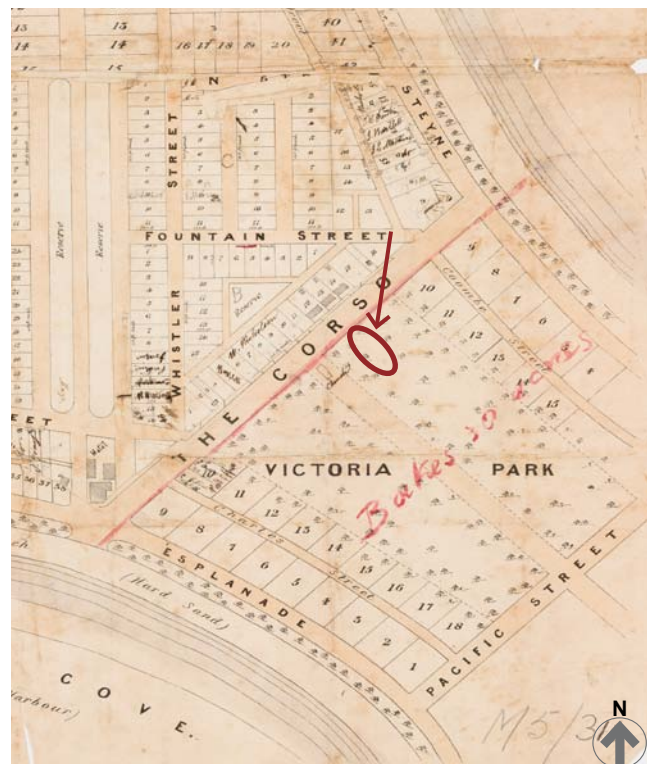


Figure 2.2
Plan of Ellensville in 1855, showing the south side of The Corso was part of Victoria Park at this time. The approximate location of the subject site is shown by a red circle and arrow.
Source: SLNSW, Manly Subdivision Plans, Z/SP/M5/316

¹ Pollon, Frances. & Healy, Gerald. (1988). The Book of Sydney suburbs. North Ryde, N.S.W : Angus & Robertson.

In the 1920s, with the raising of a beach myth, a spur of development occurred, and new bungalows and flats were built across the municipality. This period coincides with the major development phase for The Corso. This development spur was paired with transport improvements which saw the construction of the Spit Bridge in 1924 and the introduction of government buses from 1932.

2.2 THE CORSO, MANLY

The subject site is located in The Corso which is the commercial part of Manly, running from the harbour side at Manly wharf to the ocean side at Manly beach.

The first mapping of The Corso is in Smith's 1855 plan, with the street meant to connect Manly Cove to Smith's new resort named Ellensville to the Ocean. This alignment, though, may have been a much earlier Aboriginal pathway which was formalised in the early years of the colony.

The Corso derives its name after via Del Corso in Rome, the city's core shopping area. The Pier Hotel and George Birch's refreshment rooms were among the earliest developments along The Corso in 1855 and 1856. In 1858, the New Brighton Hotel had been established, followed by the Steyne Hotel to the design of Edmund Blacket.

In 1865 a new sandstone church with a spire was designed by Edmund Blacket (St Matthew's Church). The church and 70 The Corso were both part of Section 6 of the Bassett-Darley Estate "East Brighton".

Up until c1895, Sands Directories do not report any development between St Matthew's Church and the Steyne Esplanade to the eastern side of The Corso. Development was slow and did not occur until well after the 1877 auction of lots of Section 6 of the Barlett-Darley Estate.

By 1920s, The Corso had become the high street of Manly, with horse and steam trams and high flows of traffic. Generous awnings covered pedestrians and shoppers, a line of trees was planted and the area started becoming a tourist attraction.

The earliest street trees were planted by H.G.Smith c1850 and were mostly Moreton Bay Figs. Remnant Palm planting (Phoenix Canariensis) occurred in 1928. These street trees have historic and aesthetic significance to the streetscape.



Figure 2.3

One of the earliest known photos of Manly Cove in the early 1860s (before the original Steyne Hotel burnt down in 1863).

Source: 2019 SHI for the subject site prepared by Northpoint Heritage.

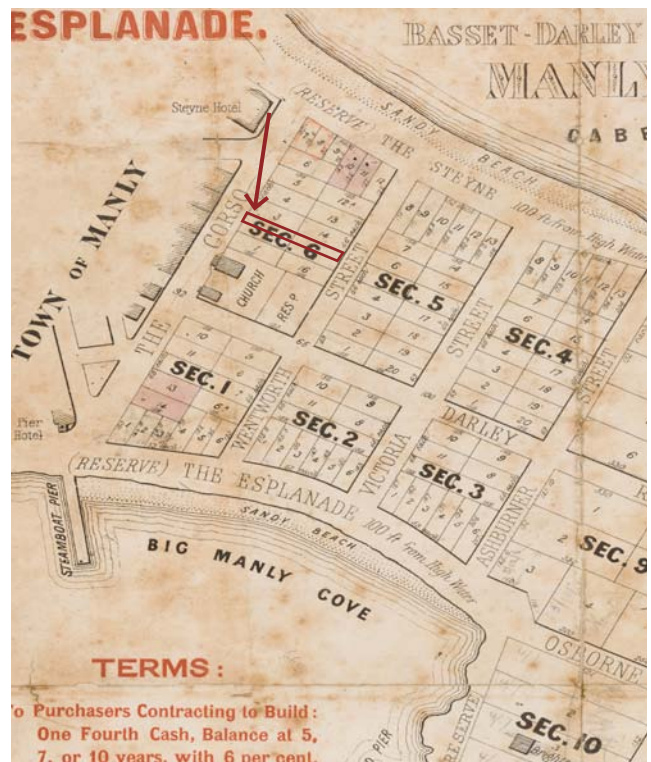


Figure 2.4

Undated subdivision plan of East Brighton, Bassett Darley Estate. The approximate location of the subject site is outlined in red and shown by a red arrow. The subject site was part of Section 6.

Source: SLNSW, Manly Subdivision Plans, Z/SP/M5/129

2.3 INITIAL CONSTRUCTION OF THE BUILDING

The subject site appears to have been built in around 1910, when the Manly Dairy Company first appears in the Sands Directory. There is no listing against number 70 The Corso in 1909 (the neighboring terraces in the group at 66 and 68 are occupied by the same tenants as present in 1910), and there are no numbers or comparable tenant names noted in Sands in 1908. This means it is likely that the group, including 70 The Corso, was constructed sometime between 1909 and 1910. The architectural style is consistent with this period.

The Manly Dairy Company is the most significant occupant documented in the early days of the site, who advertised extensively in media publications to appeal to tourists in 1912-1915. There was some controversy around this operation in 1913, when a staff member was identified as watering down its milk. A year later, its operator (John Baxter) was also fined for failure to pay staff wages. Baxter appears to have spent some time in argument with the authorities, and was again fined for selling butter after closing time earlier that year. Baxter appears to have enjoyed a more positive experience in the press in subsequent years, with the dairy being noted in 1918 as 'boon for [Manly] residents' and seemingly being a popular provider of local dairy produce.

The building was originally a one and two storey semi-detached brick shop and residence. The ground floor level was retail and the first floor level was a residential flat. Access to the first floor was from Rialto Lane, while internal access to the first floor level and the roof was provided from the ground floor retail area.

2.4 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

The subject site remained in the possession of Patrick Herbert O'Brien until 1929, when it was sold to Penfolds Wines Limited and the building experienced change of use.

The 1938 photo of the building shows external changes to the building, mainly to the ground floor level (Figure 2.7).

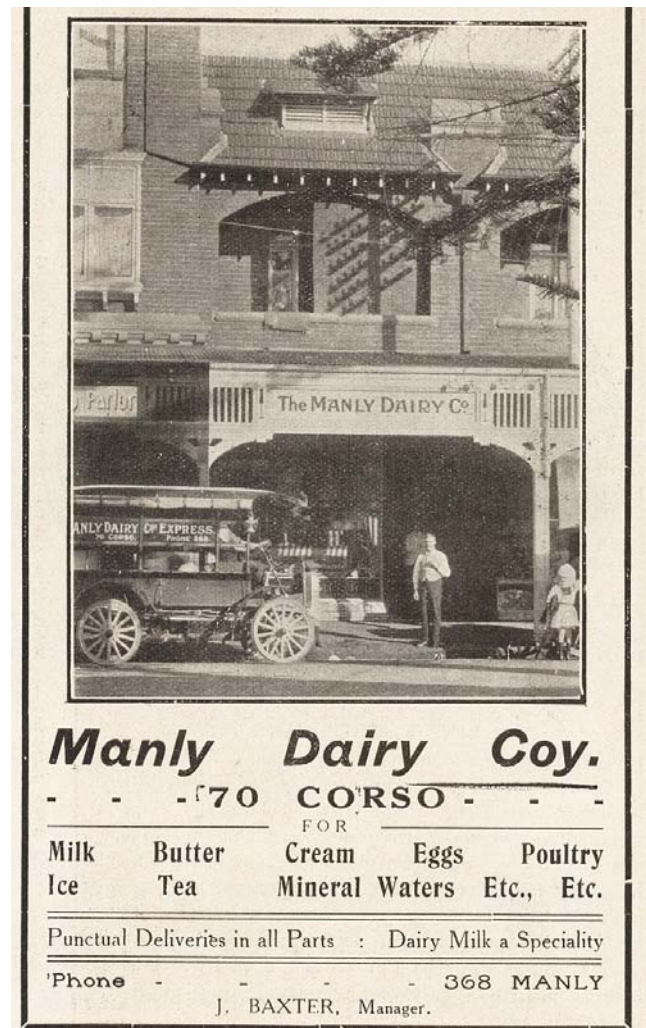


Figure 2.5
Advertisement for Manly Dairy Company in 1914 in a ferry timetable, showing the premises at 70 The Corso. It is thought the man photographed is the manager, Mr John Baxter.
Source: 2019 SHI for the subject site prepared by Northpoint Heritage.

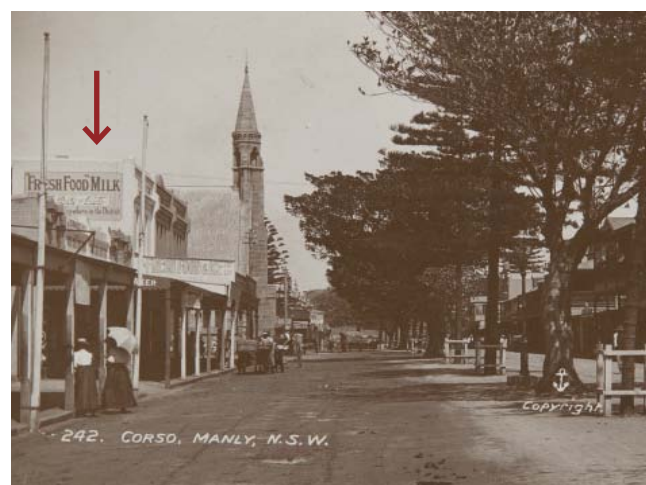


Figure 2.6
View of The Corso in the 1910s. The Manly Dairy Company located at 70 The Corso is shown by a red arrow.
Source: National Museum of Australia, Corso, Manly. Object No: 1986.0117.7443

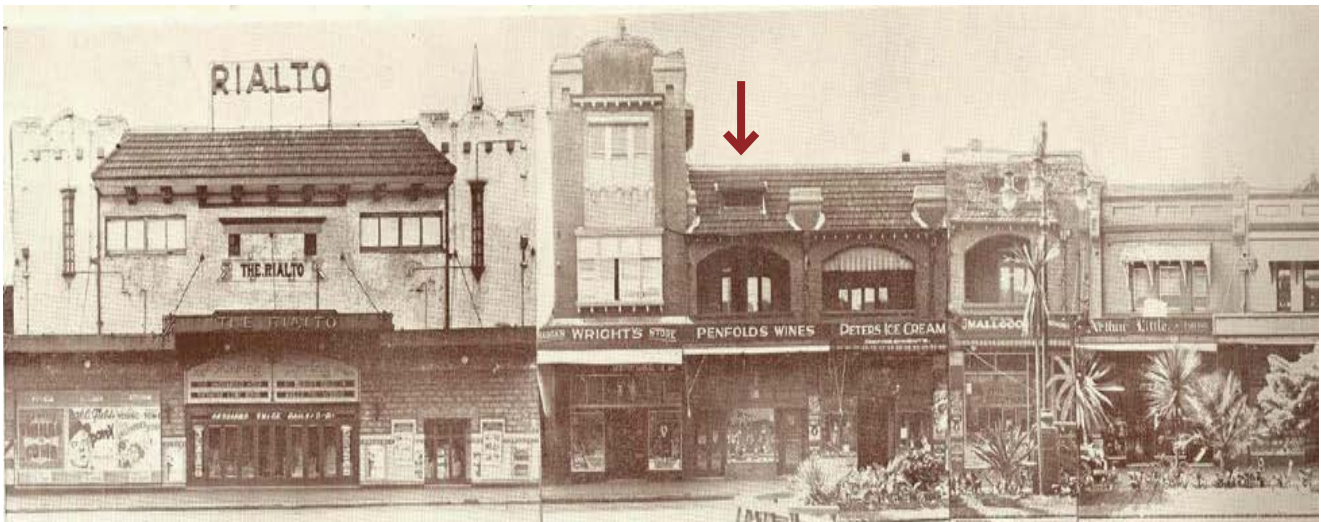


Figure 2.7

The 1938 photo of The Corso, showing the subject building at 70 The Corso, shown by a red arrow. Note external changes to the original building at this time, mainly to the ground floor level.

Source: Northern Beaches Council, History Hub, Manly Corso Onion Dome Building.



Figure 2.8

View of The Corso in the 1980s. The subject building is shown by a red arrow. Note the building underwent further changes at this time such as the removal of the dormer window, and infill of balcony with a window.

Source: Northern Beaches Council, History Hub, The Corso Manly, Object number: MML/1853.



Figure 2.9

View of The Corso in the 1980s. The subject building is shown by a red arrow.

Source: Northern Beaches Council, History Hub, The Corso Manly, Object number: MML/2347

The following Development Applications are sourced from the Northern Beaches Council, showing subsequent changes to the building over time:

DA 355/1994

In 1994, a Development Application was lodged for refitting the shop and signage. The DA appears to have been approved.

Section 455 Modifications S96 359/1995

In 1995, an application to modify the Development Application (DA 359/1995) was lodged for signage. This application was refused by Council.

DA 2019/0351

In 2019, a Development Application was lodged for the alterations and additions to retail and office premises. The application was refused by Council. However, a Section 8.2 (1A) Review of Determination (REV2019/0075) was lodged to extend the ground floor built form to the boundary and provide two internal parking spaces and a separate entry to the first floor off Rialto Lane (Figure 2.10). These works were completed on the building.

DA 245/2001

In 2001, a Development Application was lodged for refurbishment and shop fitout, which was approved by Council.

DA2022/0640

In 2022, a Development Application was lodged for change of use to a health and wellness facility, associated fit out and alterations and additions. The DA was approved by Council. In 2022, a Construction Certificate (CC2022/0875) was granted for change of use and the installation of facilities including kitchen, WC, 2 showers, waste storage and 6 separate rooms for saunas and an ice bath.

DA2022/1393

Currently, a Development Application is lodged for the change of use, from an office to a pilates studio, including internal fitout to the first floor tenancy facing The Corso and window signage facing Rialto Lane.

The DA is currently under assessment. According to the Heritage referral letter dated 30/11/2022, “the Heritage Impact Statement, by Northpoint Heritage, has not been amended to assess the latest application and impact of the proposal upon the significance of the heritage item, heritage items in the vicinity and the conservation area. Therefore, the proposal is not supported in its current form.”

This report responds to Council’s requirement. It is noted that the alterations required for conversion from office space to pilates studio have been completed.

The history of Development Applications shows changes to the building over time. The first floor level of the building has undergone changes of use over time from a residential flat to storage areas and offices with several stages of internal alteration. The changes of use and associated alterations over time have resulted in substantial loss of integrity internally and externally.

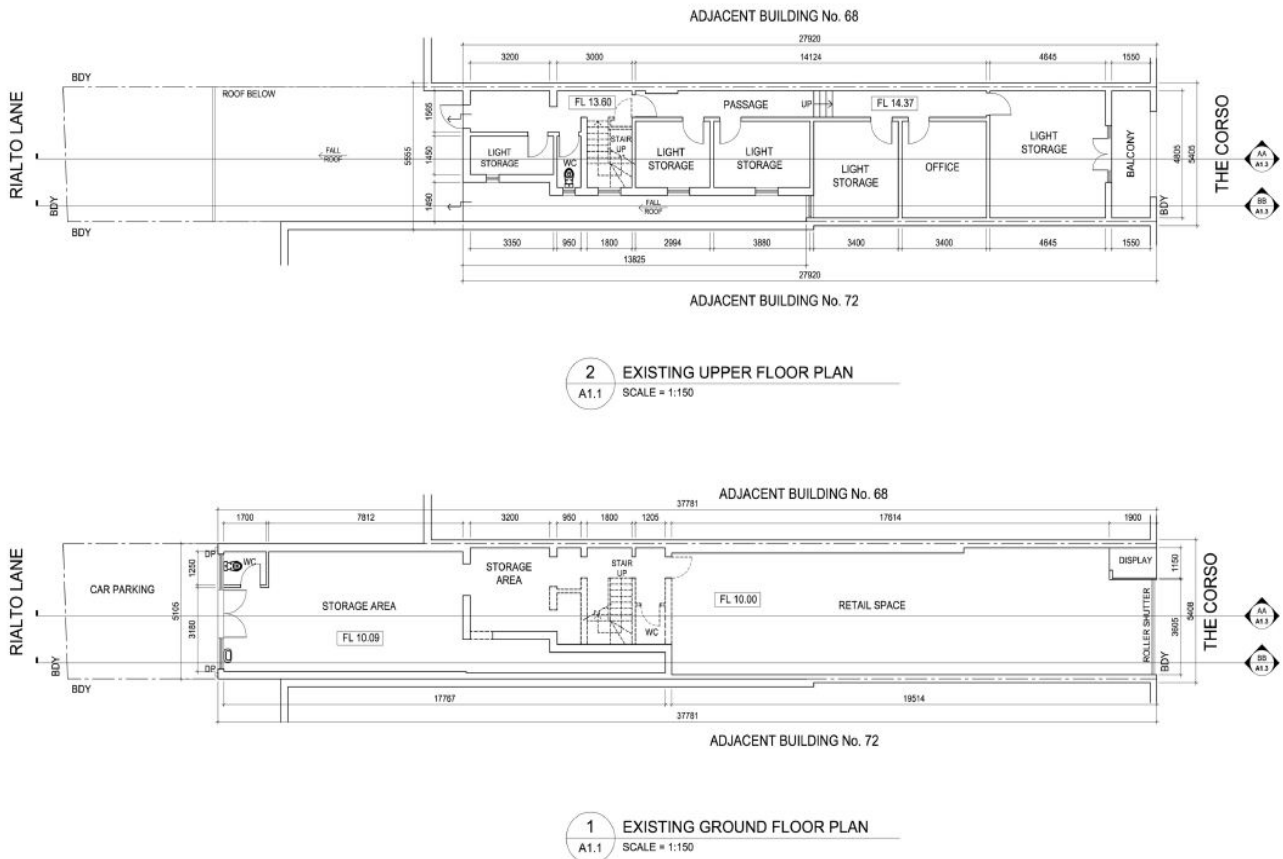


Figure 2.10

The existing floor plans prepared by Urbaine Architecture, 2019. Note the first floor level was mainly used as storage spaces of varied sizes.
Source: Northern Beaches Council.

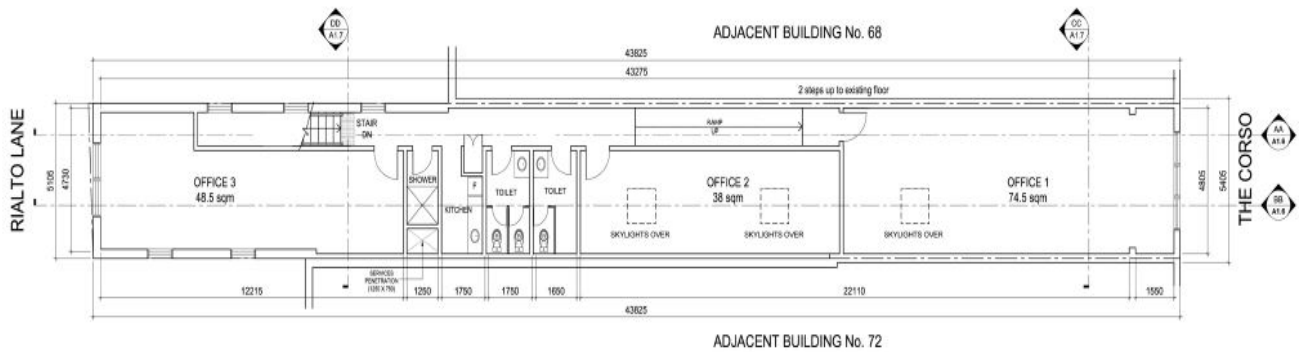


Figure 2.11

The proposed First Floor plan designed by Urbaine Architecture for DA (REV2019/0075). The first floor level underwent change of use from storage spaces to offices.
Source: Northern Beaches Council.

The following aerial photos (Figure 2.11 - 2.15) show changes to the building including rear additions over time.



Figure 2.12
The 1943 aerial photo showing the subject site outlined in red and shaded in yellow. Note the density of development and buildings at the rear of the subject site.
Source: NSW LRS SIX Maps website

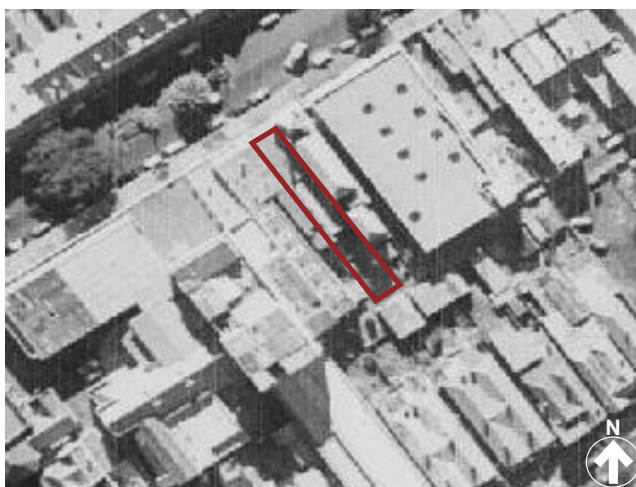


Figure 2.13
The 1960s aerial photo, showing the subject site outlined in red. Note the buildings at the rear (south side) of the subject site. At this time, Rialto Lane was not established.
Source: NSW Historical Imagery.



Figure 2.14
The 1978 aerial photo, showing the subject site outlined in red. Note the rear additions to the building. At this time, the buildings at the rear (south side) of the building were mainly demolished for provision of parking space.
Source: NSW Historical Imagery.



Figure 2.15
The 1985 aerial photo, showing the subject site outlined in red. Note the rear additions to the building.
Source: NSW Historical Imagery.

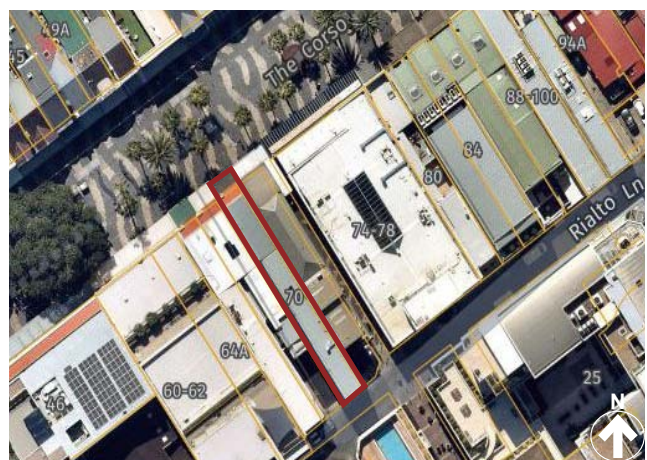


Figure 2.16
The 2022 aerial photo showing the subject site outlined in red. It appears that in the 2000s, the Rialto Lane was established, the land was subdivided and developed.
Source: maps.au.nearmap.com

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

The subject site is located in Manly, a peninsular suburb at the northern entrance of Port Jackson, which faces both the harbour and the ocean. The name 'Manly' comes from the 'confidence and manly behaviour' of Aboriginal people encountered there by Governor Arthur Phillip in 1788.¹

The subject site is located in The Corso which is the Manly's main commercial street, running from the harbour side at Manly wharf to the ocean side at Manly beach.

The following description of The Corso is sourced from the Heritage Study: Municipality of Manly:²

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 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 environments. The former planting of The Corso emphasised the directional nature of the street - the informality of recent planting is unsympathetic. Of particular importance is the spatial continuity of the streetscape-including horizontal and vertical planes and negative space - From pedestrian level.

The Corso has an important historical link with the theme of tourism/recreation which is still present and is likely to continue. Its role as the pedestrian link between harbour and ocean, city and sea - For the tourist is fundamental to Manly's status as a resort.

The following physical description of The Corso is taken from the NSW Heritage Inventory:

- 1 SLNSW, Dictionary of Sydney, Manly, accessed via: <https://dictionaryofsydney.org/place/manly>
- 2 Heritage Study: Municipality of Manly, prepared for Manly Council by Kate Blackmore in 1986.



Figure 3.1
Looking along The Corso, from Manly Cove to Manly Beach.



Figure 3.2
Looking along The Corso, toward Manly Cove.

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 "mallong" 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.

As described in the 2019 SHI:

The Corso is one of the most important thoroughfares connecting Manly Cove to Manly Beach and is in the heart of Manly. It is in all effects a town centre's high street, characterised by generally consistent strip of two storey commercial buildings built along a mostly pedestrian area.



Figure 3.3

Looking along Rialto Lane, which is mainly a service area.

Most important civic buildings are located along The Corso, such as the Town Hall, St Matthews Church, the Ivanhoe Hotel, the New Brighton Hotel and a number of banks, all being important elements of this urban landscape. The central section of The Corso features large street trees which are protected due to their listing as heritage items.

Most buildings along The Corso date from late Federation and Inter-War period, with some more contemporary infills that are well articulated and have an appropriate scale to the existing context.

The subject building is part of a group of similarly detailed commercial terraces which have been built in the same period and possibly by the same builder/architect.

The subject site is also located within the Manly Town Centre Heritage Conservation Area (C2), which is described in the NSW Heritage Inventory as follows:

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 Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The street alignments, particularly the laneways around Market Square tend to be narrower, creating a more enclosed character, particularly when compared with the adjoining areas, such as The Corso, which has a much more open character, as well as the Belgrave Street streetscape, incorporating the larger civic buildings at the southern end (Manly Council Chambers, Manly Courthouse and Manly Police Station), and their orientation towards Gilbert Park and the Civic Square and proximity to Ivanhoe Park.

The buildings fronting Whistler Street and Sydney Road are primarily two storeys with awnings, with intact heritage items and contributory buildings dating from the late Nineteenth and early Twentieth Century. There have been numerous infill developments of varying levels of sympathy with the original heritage built form. Of particular interest is the Manly Library building on Market Lane, constructed in 1995, which was designed by Feiko Bouman, a prominent architect who is responsible for many civic buildings throughout Australia including the Stockman's Hall of Fame in Longreach, Queensland.

The second zone 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.

The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form. In the area between The Corso and Victoria Parade, the building stock tends to be medium density, 3-4 storey mixed development, much of which has been constructed in recent decades. Key built features include St Matthews Church, Manly Village School, and the inter-war flat building on the corner of Darley and Victoria Parade.

Further south east of Victoria Parade, the character of the Manly TCCA becomes predominantly smaller scale residential houses, tending towards Edwardian and Federation in style, interspersed with small residential flat buildings.

As described in the 2022 Statement of Environmental Effects for the subject site, the subject site is located within the heart of the Manly Town Centre, which provides a range of retail and commercial services and is known for its vibrant cafe and restaurant precinct.

The surrounding area is mainly developed for commercial and recreational uses with a variety of buildings constructed mainly from the first half of the 20th century to the present. Buildings along The Corso are mainly two to three storeys, constructed boundary to boundary. Opposite the subject site, on the south side of Rialto Lane, medium rise residential and retail buildings have been constructed.

The subject site is almost flat with primary frontage to The Corso, and secondary frontage to Rialto Lane. The adjoining buildings are one, two, and three storey mixed use developments, with pitched and parapeted roof forms facing The Corso. An avenue of trees has long been a feature of The Corso.

3.2 VIEWS TO AND FROM THE SITE

The subject building is visible from The Corso; however, distant views to the building are mainly blocked by trees and adjoining buildings.

Given that the building is located within the *Manly Town Centre Heritage Conservation Area*, the following information about the significant views and vistas within the HCA is sourced from the NSW Heritage Inventory entry for the Manly Town Centre Heritage Conservation Area:

Vistas and views within the Manly TCCA make a substantial contribution to its heritage significance, and the character of the various zones. Key vistas include:

- *Vista north east along The Corso, towards Ocean Beach, framed by the small scale late Nineteenth and early Twentieth Century commercial buildings;*
- *Vista south west along The Corso, towards Manly Cove and Manly Wharf, through Civic Park.*



Figure 3.4

Looking along The Corso. The subject site is largely blocked by tall trees.



Figure 3.5

Looking along The Corso, toward Manly Cove.



Figure 3.6

Looking to south side of The Corso, with subject building outlined by red dashed line.

3.3 DESCRIPTION OF THE BUILDING EXTERIOR

The following description of the building exterior is taken from the 2019 SHI, and remains accurate:

The subject site is a long narrow block comprising of a two storey development to the north section and a part two, part single storey rear wing with a side breezeway. The rear elevation opens up onto a rear lane (Rialto Lane), which has a more utilitarian character. Some neighbouring developments to the rear have been built up to the boundary (66 and 64), while no. 72 and 68 have a three storey rear wing and a double rear car space. 70 The Corso forms a set of these with n. 68 and 66 and this is confirmed by the rear wing roof form, which is a skillion matching the pitch with no. 68, with a breezeway to the eastern side mirroring n. 68's breezeway.

As described in the 2022 Statement of Environmental Effects, the subject building is a two-storey commercial building with frontages to The Corso and Rialto Lane, Manly. The building contains a ground floor retail space which is accessed via The Corso.

The building exterior has recently undergone alterations. The rear (south side) elevation of the building facing Rialto Lane is painted grey, and window signage has been installed on the Rialto Lane elevation. The original balcony facing The Corso was probably enclosed in 2019. The existing window on this elevation is not original.

The following photos (Figures 3.8 and 3.9) taken by GBA Heritage in January 2023 show the external condition of the building.

3.4 DESCRIPTION OF THE BUILDING INTERIOR

The following description of the building interior, as it was in 2019, is taken from the 2019 SHI:

Internally, there is limited original fabric and it is mostly limited to the first floor. The ground floor is occupied by a retail space and recent rear storage area, while the first floor is mostly occupied what would have formerly been residential flats and is currently used as temporary accommodation and additional storage areas. Overall internal original features include joineries such as windows and doors, a timber staircase, wall vents, timber skirtings and cornices which are retained at the first floor.



Figure 3.7
Looking along Rialto Lane. The subject building is on the right.



Figure 3.8
Looking to the front elevation of the subject building facing The Corso. Note latest refurbishment of the building.



Figure 3.9
View of the subject building facing Rialto Lane. Note recent external changes to the building including painting the facades in grey, and signage on glazing.

There is also evidence of original walls concealed within the ground floor extension at Rialto Lane.

The first floor level previously contained three offices ranging in size but these have been removed during the recent internal alterations. The first floor level has recently undergone an internal fitout and renovation. Some of the original internal features including joineries such as windows and doors, as well as a timber staircase have been removed.

The following photos taken by GBA Heritage in January 2023 show the present internal condition of the first floor level of the building.

3.5 CONDITION AND INTEGRITY

Given that the subject building has recently undergone alterations and refurbishment, it is in good condition internally and externally.

Extensive alterations and changes of use over time have resulted in the substantial loss of the building's heritage integrity internally and externally, making it less sensitive to further changes.



Figure 3.10
View of stairs to the first floor level tenancy at the back of the building, facing Rialto Lane.



Figure 3.11
View of the Pilates Studio on the first floor level. Note all tenancy fitout is completed.



Figure 3.12
View of the existing arched window facing The Corso. Note the existing exposed brick wall is cleaned and retained.

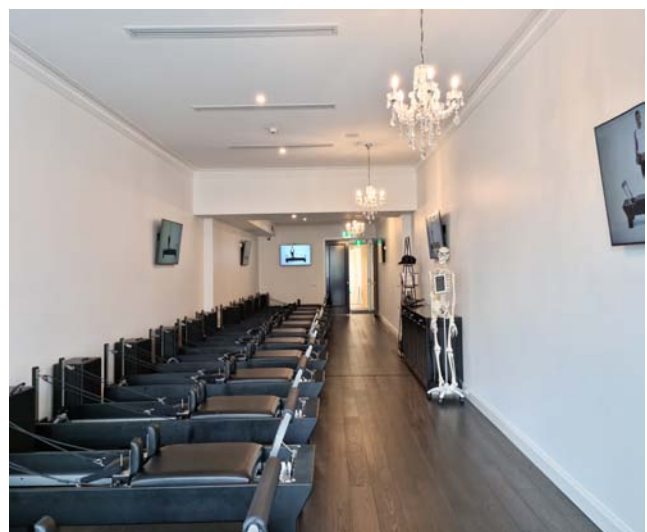


Figure 3.13
View of the Pilates Studio. Note the tenancy fitout.



Figure 3.14
View of the Pilates Studio on the first floor level.



Figure 3.15
View of the new reception area.



Figure 3.16
View of the new reception area and entry to the Pilates Studio on the right..



Figure 3.17
View of the new kitchen.



Figure 3.18
View of the new toilet.

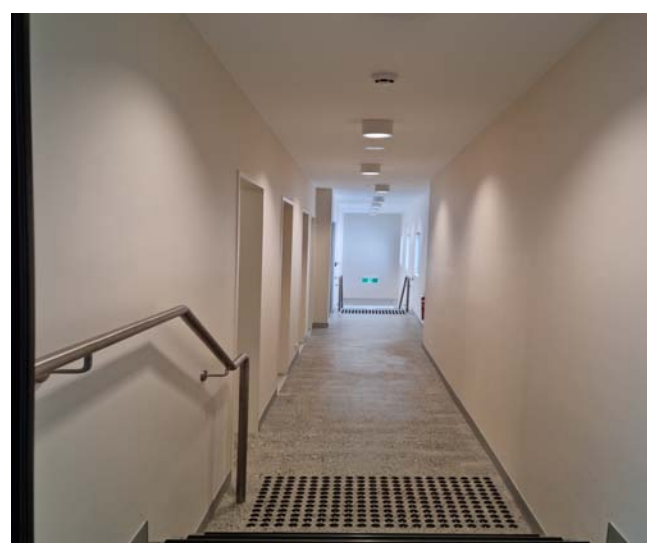


Figure 3.19
View of the stairs and walkway to Rialto Lane. The service spaces are on the left.

4.0

ESTABLISHED HERITAGE SIGNIFICANCE

4.1 ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The subject site at 70 The Corso, Manly, is not individually listed as a heritage item in any statutory instrument. However, it is part of a group of commercial buildings along The Corso that is listed in Schedule 5 of the MLEP, as an item of local heritage significance. The following Statement of Significance is sourced from the NSW Heritage Inventory for database entry number 2020001, *Group of Commercial buildings, All numbers, The Corso*:

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.

The following updated Statement of Significance is sourced from the 2019 SHI for the subject site:

Statement of Significance:

The Corso displays a collaboration of architectural styles, utilised during the development of Manly, from 1870 to the 1930s. The area is composed of individually significant buildings and groups of buildings where similar architectural design and period characteristics contribute aesthetically to the conservation area.

The Corso streetscape has important historical links to the development of tourism and recreation industries in Manly, which is still ongoing and likely to continue. Its role as the pedestrian link between Sydney harbour and the ocean, the city and the sea - All these elements are fundamental to Manly's status as a resort-style destination.

70 The Corso is a representative example of a two storey, Federation commercial building as part of a group of three terraces from 66 to 70 The Corso. The group is evidence of the late Federation development of Manly in the late 1890s and the re-subdivision of Section 6 of the 1870s Bassett-Darley Estate.

4.2 ESTABLISHED SIGNIFICANCE OF THE TOWN CENTRE CONSERVATION AREA (C2)

The subject site, 70 The Corso, is located within the boundaries of the (Manly) *Town Centre Heritage Conservation Area (C2)* which is listed as an item of local heritage significance on Schedule 5 of the MLEP 2013.

The NSW Heritage Inventory contains the following information for database entry number 2020838, *Town Centre 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 harbour 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.

4.3 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

The subject building at 70 The Corso, is part of a group of commercial buildings along The Corso. It is, therefore, in the vicinity of these commercial buildings.

The following Statement of Significance for this group has been sourced from the NSW Heritage Inventory, database entry number 2020001, *Group of Commercial Buildings, All numbers, The Corso (Item 106)*:

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.

The NSW Heritage Inventory contains the following Statements of Significance for other commercial buildings along The Corso:

I108 - Group of Commercial buildings 41 - 45 The Corso

Database entry number 2020523

Statement of Significance

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

****SB Note 24/07/14 Info consolidated from 3 separate entries 41, 43 and 45 The Corso**

43 The Corso

"Aesthetic and architectural significance which contributes to the Corso Conservation area and associated streetscape."

45 The Corso

"The building is a remnant of the original group of nine shops constructed in the Victorian Regency style on Lots 12, 13 and 14, several of which were altered in the early 20th century. Individually and as a group the terraces are important remnants of early development of The Corso. Although altered, they reflect the ongoing development of The Corso. This building is an important element of the group which contributes substantially to the streetscape and the overall cultural significance of the Corso."



Figure 4.1
41-45 The Corso, 2020
Source: NSW Heritage Inventory.

I109 - Group of Commercial Buildings

46 - 64 The Corso

Database entry number 2020496

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.

I104 - Street Trees

The Corso

The following Statement of Significance is sourced from the 2019 SHI:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, and buildings, and have no direct visual or physical connection to the site.

4.4 ESTABLISHED SIGNIFICANCE OF THE CORSO

The subject site is located along The Corso. The following Statement of Significance is sourced from the MDCP 2013:

Statement of Significance for The Corso

This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso.

i) The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea.



Figure 4.2

View of the 46-64 The Corso
Source: GBA Heritage, 2023

The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.

ii) The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.

iii) St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso. At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

5.0

DESCRIPTION OF THE PROJECT

The development, designed by Studio Pilates International, includes:

- Change of use from an office to a Pilates Studio including:
 - Removal of the existing fitout
 - Demolition of remnant nibs of the balcony wall
 - A new internal fitout
 - Replacement of the first floor window on The Corso facade
 - Installation of window signage on the Rialto Lane elevation

The aim of the changes is to provide contemporary recreational facilities within the heritage listed structure in response to local demand, while retaining the heritage significance and important features of the building.

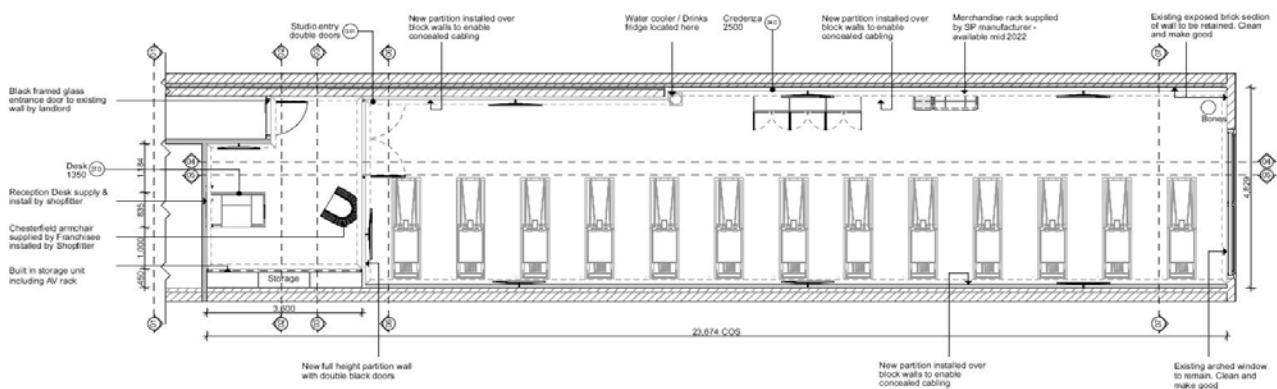


Figure 5.1
The proposed development-First Floor Plan
Source: Studio Pilates International, 2022

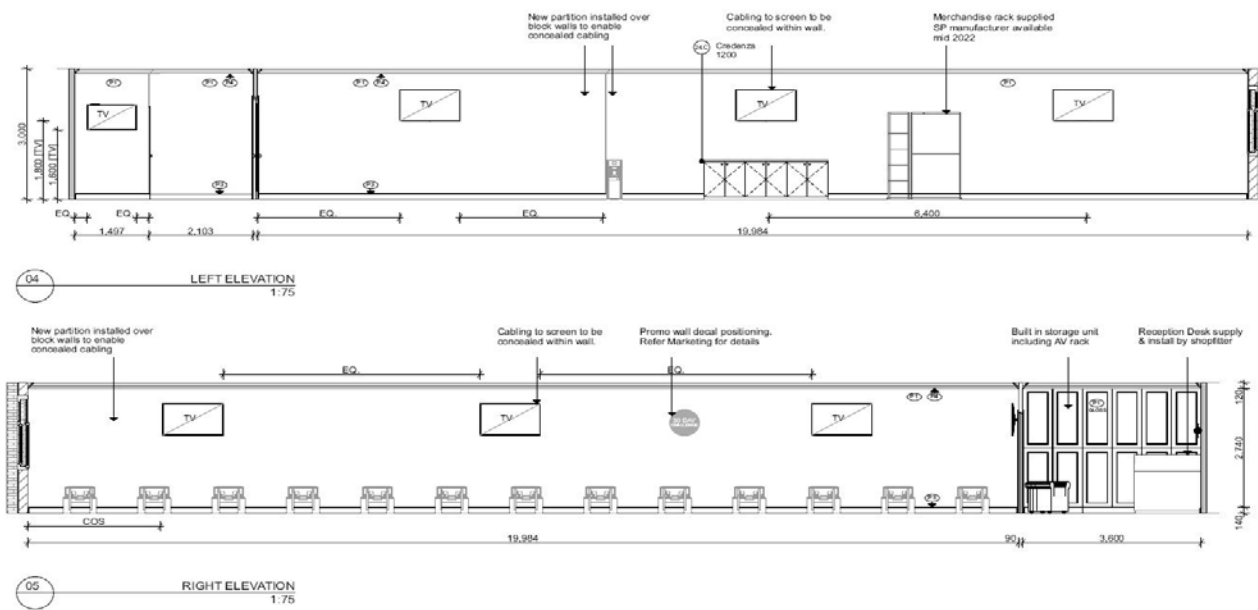


Figure 5.2
The proposed development-Internal elevations
Source: Studio Pilates International, 2022

6.0

ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Manly Local Environmental Plan 2013* (MLEP), the *Manly Development Control Plan 2013* (MDCP) and Heritage NSW (in the NSW Department of Planning and Environment) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

6.2 OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

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.

The first floor level of the building has undergone changes of use over time from a residential flat to storage areas, and offices. The current change of use from an office space to a Pilates Studio is consistent with the spatial qualities, form, and fabric of the building. The change of use has no adverse heritage impact on the established heritage significance of the building as part of a group of three Federation style commercial buildings, and its contribution to the streetscape presentation of The Corso.

The building has undergone extensive internal alterations over time in terms of tenancy fitout to accommodate the change of use. These changes have resulted in the loss of its heritage integrity and, making it less sensitive to further changes. Therefore, the current change of use from office spaces to a Pilates Studio has an acceptable heritage impact on the building.

The completed alterations in terms of the removal of non-significant office fitout and joineries including partitions and doors, as well as service areas have no adverse heritage impact on the building and its significance.

The completed alterations include the installation of a new fitout for the Pilates Studio, construction of service areas such as kitchenette, toilets, and shower. The completed alterations have no adverse impact on the significant architectural features of the building. All remnant original architectural features of the building such as ceiling roses and cornices, skirting, and exposed brick wall are retained.

The main heritage significance of the building is related to its strong streetscape presentation as a group of three Federation terraces. 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. As such, the internal changes to the first floor level are considered acceptable from a heritage point of view.

No major changes to the building exterior and its main elevation facing The Corso have been undertaken. The completed external alteration is related only to the replacement of a previous multi-paned window with a new simple window. The balcony was probably infilled with a window in c.2019. 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 north side of Rialto Lane is on the boundary of the TCHCA; however, Rialto Lane is not within an HCA. Rialto Lane has experienced substantial changes over time, and is currently a service lane. The main significance of the building is related to its strong streetscape presentation to The Corso. The building has undergone extensive rear addition, not adding to its significance. Accordingly, the window signage on the rear elevation of the building facing Rialto Lane, will not have an adverse heritage impact on the building and its significance.

Although the existing building is not individually listed as a heritage item, the significance of the building as a representative example of a two-storey Federation commercial building along The Corso and within the Manly Town Centre Heritage Conservation Area is respected and retained, contributing to a group of commercial buildings along The Corso.

6.3 CONSIDERATION OF THE HERITAGE NSW GUIDELINES

The Heritage NSW (in the NSW Department of Planning and Environment) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The building has undergone changes of use and internal alterations over time, resulted in the loss of its original integrity, making it less sensitive to further changes.
- The removal of the prior non-significant office fitout including partitions, doors, and joineries has had no adverse heritage impact on the building.
- The original balcony was infilled with an arched window in c.2019. The completed alterations include the replacement of a multi-paned arched window with a simple arched window on the main elevation of the building facing The Corso. Given that no changes to the window proportion are proposed, the changes to the window will have no adverse heritage impact on the building and its streetscape presentation to The Corso.

- Although the building has undergone extensive internal alterations resulted in the loss of its original integrity, making it less sensitive to further changes, the completed alterations respect and retain the remnant significant features of the building including the ceiling roses, cornices, skirting, and exposed brick wall. The completed alterations are reversible.
- The removal of the balcony wall nibs to accommodate the change of use as a Pilates Studio has a minor heritage impact on the building. However, given that the main heritage significance of the building is related to its strong streetscape presentation to The Corso, this change can be considered acceptable from a heritage point of view.
- The completed changes are mainly to the building interior and are limited to the first floor level of the building. The proposed changes are consistent with the spatial qualities, form and fabric of the building.
- The building has experienced extensive rear addition. Rialto Lane has undergone substantial changes over time. Although the rear of the building is on the boundary of the TCHCA, the window signage has no adverse heritage impact on the building and its significance, as well as the TCHCA. The signage does not detract from the streetscape presentation of the building to The Corso.
- The current completed changes have an acceptable heritage impact on the building.
- The established significance of the building as a group of three Federation commercial buildings and its significant streetscape presentation are respected and retained.
- Given that the current changes are to the interior of the building, they have no adverse heritage impact on the heritage items in the vicinity and the *Manly Town Centre Heritage Conservation Area*.

Minor Partial Demolition

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment

The previous non-significant office fitout has been demolished/removed as part of this development. No important features of the building have been removed as part of the demolition. The existing significant elements and architectural features such as the existing arched opening to The Corso, the existing exposed brick wall, and the existing ceiling roses, cornices, and skirting are retained, enabling the interpretation and appreciation of the building as a Federation style terrace.

Given that the original balcony was infilled with an arched window in 2019, the removal of the non-original window and its replacement with a new simple arched window have had no adverse heritage impact on the building and its streetscape presentation. The replaced arched window is consistent with the proportion, form, and style of the other two Federation style terraces.

The removal of the balcony wall nibs has a minor heritage impact on the building and the interpretation of its original layout. However, given that the main significance of the building is related to its streetscape presentation to The Corso, the removal of wall nibs are considered acceptable from a heritage point of view.

Minor Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment

The development comprises a tenancy fitout, the replacement of the multi-paned arched window with a simple arched window to the main elevation of the building facing The Corso, and the installation of a new window sign to the rear elevation of the building facing Rialto Lane, all of which have an acceptable heritage impact on the building, its streetscape presentation, and its contribution to the HCA.

Given that the building has undergone extensive internal alterations over time, the internal fitout to the first floor tenancy is consistent with the spatial qualities, form, and fabric of the building, and thus has an acceptable heritage impact on it.

Being consistent with the adjacent Federation terraces in terms of proportions, form and style, the installation of a new simple arched window to the main elevation of the building facing The Corso, has an acceptable heritage impact on the building.

The building has undergone extensive rear addition. Given that Rialto Lane is mainly a service area and is not within an HCA. The installation of window signage does not detract from the building and its streetscape presentation to The Corso.

Change of Use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*
- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

Comment

The first floor level of the building has undergone changes of use over time from a residential flat to storage areas, and offices in response to social and economic changes, and these changes continue. The current change of use from an office space to a Pilates Studio is consistent with the previous uses of the building and local demand. As such, the change of use has no adverse heritage impact on the established heritage significance of the building as part of a group of three Federation style commercial buildings, and its contribution to the streetscape presentation of The Corso.

The building was originally constructed as a 'shoptop' with a residential first floor. The first floor level of the building has undergone several changes of use over time, none of which contribute to the significance of the building. The heritage significance of the building is mainly related to its streetscape presentation as part of a group of commercial buildings along The Corso. Accordingly, the change of use to a pilates studio has no adverse heritage impact on the building.

The change of use from an office space to a pilates studio resulted in the demolition of the balcony wall nibs, which has a minor heritage impact on the building and the interpretation of its original layout. However, given that the main significance of the building is related to its streetscape presentation as part of a group of three Federation style terraces, the demolition is considered acceptable from a heritage point of view. This change is reversible.

New Signage

- *How is the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with section 6, 'Areas of Heritage Significance', in outdoor Advertising: An urban Design-Based Approach? How?*
- *Will the signage visually dominate the heritage item / heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

Comment

A window singage has been installed to the Rialto Lane elevation of the building. The rear addition was constructed in c.2019, and does not add to its significance. The signage is integrated into the main entry door to the Pilates Studio, does not detract from the heritage significance and streetscape presentation of the building to The Corso.

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment

Given that the development is mainly limited to the change of use and internal alterations to the first floor level of the building, it will have no adverse heritage impact on the heritage items in the vicinity and the TCHCA.

The original balcony was infilled with an arched window in 2019. Being consistent with the window proportion of adjacent commercial buildings, the replacement of the arched window will have no adverse heritage impact on the heritage items in the vicinity and the TCHCA.

6.4 HERITAGE OBJECTIVES OF THE MANLY LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The completed alterations are largely internal and essentially reversible.
- Views to and from other heritage items and within the TCHCA are respected and retained.
- The removal of some original fabric such as the balcony wall nibs, is considered to have little heritage impact given that original architectural features such as the form and fabric of the front facade, the arched opening facing The Corso, the existing exposed brick wall, the ceiling roses, cornices, and skirting are retained.
- Being consistent with the adjacent two Federation style terraces in form, style and window proportion, the minor change to the window frame has no adverse heritage impact on the building and its significance.
- The significance of the building as part of a group of three Federation commercial buildings and its ability to contribute to the streetscape and the conservation area are retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *MLEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Manly,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

6.5 HERITAGE GUIDELINES OF THE MANLY DCP 2013

The proposed development is generally consistent with the following relevant guidelines of the *MDCP 2013* that relate to the development of heritage items, in conservation areas, and adjacent of heritage items:

3.2 Heritage Considerations

Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:

- Significant fabric, setting, relics and view associated with heritage items and conservation areas;*
- The foreshore, including its setting and associated views; and*
- Potential archaeological sites, places of Aboriginal significance and places of natural significance.*

Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.

Objective 3) To ensure that development in the vicinity of heritage items, potential heritage items and/or conservation areas is of an appropriate form and design so as not to detract from the significance of those items.

Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.

Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.

Comment

The development includes change of use, completed alterations to the first floor level of the existing building, and fitout. The completed alterations respect and retain the significant architectural features and elements of the building such as the existing arched opening facing The Corso, the existing exposed brick wall, and the existing ceiling roses, cornices, and skirting.

The original balcony was infilled with an arched window in 2019. Although the building has experienced minor external changes in terms of replacing the multi-paned window with a simple window, the main facade of the building, its contribution as part of a group of three Federation style terraces, and its streetscape presentation to The Corso are respected and retained.

The removal of the balcony wall nibs has a minor heritage impact on the building and the interpretation of its original layout. However, given that the established significance of the building is mainly related to its streetscape presentation to The Corso, the internal changes are considered acceptable from the heritage point of view.

Similarly, the development has no adverse heritage impact on the adjacent heritage items, and the TCHCA.

The established heritage significance of the building as a representative example of a two-storey Federation commercial building along The Corso is respected and retained.

3.2.1 Consideration of Heritage Significance

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.

b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:

- i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;*
- ii) the heritage values or character of the locality are retained or enhanced; and*
- iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.*

c) The impact on the setting of a heritage item or conservation area is to be minimised by:

- i) providing an adequate area around the building to allow interpretation of the heritage item;*
- ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*
- iii) protecting (where possible) and allowing the interpretation of any archaeological features; and*

iv) retaining and respecting significant views to and from the heritage item.

Comment

The completed alterations are mainly to the building interior. The minor external changes to the building in terms of replacing the multi-paned window with a simple window, will have no adverse heritage impact on the building and its streetscape presentation given that the main form, architectural style, and window proportion are respected and retained.

The window signage to the Rialto Lane elevation of the building is integrated into the main entry door to Pilates Studio, does not detract from the heritage significance of the building as part of a group of commercial buildings and its streetscape presentation. Rialto Lane is a service lane which does not contribute to the TCHCA. Accordingly, the signage to the rear elevation of the building, does not detract from the TCHCA and its significance.

Given that the changes are mainly to the building interior, the development has no adverse heritage impact on the adjacent heritage items, and the TCHCA.

No major changes to the main facade of the building are undertaken. The minor change to the main facade in form of replacing the window frame, has no adverse heritage impact on the building and its contribution as part of a group of three Federation style terraces to The Corso.

3.2.2 Alterations or Additions to Heritage Items or Conservation Areas

3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance

a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.

3.2.2.2 Retaining Significant Features and Landscape Setting.

Note: Significant features in relation to this paragraph include roofs, detailing, brickwork, colours and original windows (size, proportion and type).

Alterations or additions to heritage items or buildings within a conservation area must:

a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;

b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;

c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;

d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;

f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;

g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and

Comment

The main elevation of the building facing The Corso is respected and retained, not detracting from its streetscape presentation and its contribution to a group of three Federation style terraces along The Corso. Being consistent with the proportion, type, and style of the two adjacent Federation style terraces, the replacement of the window facing The Corso has no adverse heritage impact on the building and its streetscape presentation.

No major changes have been made to the original fabric. The removal of the balcony wall nibs has a minor heritage impact on the building. However, given that the main significance of the building is related to its streetscape presentation to The Corso, it has no adverse heritage impact on the building, adjacent heritage items, and the TCHCA.

The development includes change of use and completed alterations and fitout to the first floor level of the existing building. The changes are consistent with the spatial qualities, form, and fabric of the building. The significant architectural elements and features of the building such as the arched balcony opening, the existing exposed brick wall, as well as the existing ceiling roses, cornices, and skirting are retained.

The completed alterations to the first floor level are reversible.

5.1 Manly Town Centre Heritage Conservation Area and The Corso

5.1.2 The Corso

b) The Corso Guidelines

Paragraphs 5.1.2.1 to 5.1.2.19 below set out important matters in relation to maintaining the above mentioned significance under paragraphs following:

- *5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped;*
- *5.1.2.2 Internal changes are important;*
- *5.1.2.5 Critical views to be kept open;*
- *5.1.2.13 Shop-fronts are to be reinstated;*
- *5.1.2.19 Site specific controls*

All of the attributes outlined above comprise the essential qualities of the street and need to be retained. Specifically, these following paragraphs seek to:

- i) establish criteria for new development; and*
- ii) reverse unsympathetic development via either replacement buildings or the reinstatement and repair of earlier fabric and detailing.*

Comment

Being mainly limited to the internal spaces of the first floor level, the development has no adverse heritage impact on the established significance of The Corso, and the Manly Town Centre HCA.

The existing building as part of a group of three Federation style terraces is respected and retained.

Given that the building has experienced extensive internal alterations and changes of use, it is less sensitive to further changes. The change of use from an office space to a Pilates Studio is consistent with the spatial qualities, form, and fabric of the existing building.

The completed minor alterations to the original fabric of the building including the removal of the balcony wall nibs have minor adverse impact on the building. However, given that the main significance of the building is related to its streetscape presentation to The Corso, these changes are considered to have an acceptable heritage impact from a heritage point of view.

Changes to the building exterior including the replacement of the arched window on the main elevation of the building and the installation of window signage to the rear elevation of the building facing Rialto Lane have an acceptable heritage impact on the building. Being consistent with the proportion, form and style of the adjacent Federation style buildings, the replacement of the non-original arched window does not detract from the building and its streetscape presentation.

The building has undergone extensive rear addition. The installation of a window signage to the non-original rear elevation of the building facing Rialto Lane has no adverse heritage impact on the building and its streetscape presentation to The Corso.

The significant views to and from the building are respected and retained.

Schedule 6 - The Corso: Site Specific Controls

<i>Property</i>	<i>Use</i>	<i>Site Specific Controls</i>
70 The Corso	Shop	<ul style="list-style-type: none"> • <i>Replace signage board attached to awning fascia with one of consistent height with No 72.</i> • <i>Match depth of awning and apply consistent colour scheme with 66-68.</i>

Comment

A minor change to the building main elevation is the replacement of the non-original multi-paned window with a simple one. However, the proportion, style, and form of the window is retained, being consistent with the other two Federation style terraces. The main elevation of the building facing The Corso is respected and retained, contributing to its streetscape presentation.

7.0

CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

- The existing building at 70 The Corso, Manly is not individually listed in any statutory instrument. It is part of a group of commercial buildings along The Corso listed as an item of local heritage significance in Schedule 5 of the *MLEP 2013*.
- The subject building is part of a group of three Federation Style terraces along The Corso.
- It is also located within the *Manly Town Centre Heritage Conservation Area (C2)* and is in the vicinity of the listed heritage items at 41-45 The Corso, and 46-64 The Corso.
- Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, and buildings, and have no direct visual or physical connection to the site.
- This report has been prepared to accompany:
 - An existing Development Application (DA2022/1393) for the proposed change of use of the first floor level of the existing building at 70 The Corso, Manly, from an office to a Pilates Studio, including internal fitout to the first floor tenancy facing The Corso and a new window signage facing Rialto Lane.
 - A Building Information Certificate (BIC) regarding completed minor alterations as described in Section 5.0.
- The completed alterations to the existing building are mainly limited to the building interior on the first floor level of the building.
- Although the removal of the balcony wall nibs has a minor heritage impact on the building, given that the main significance of the building is related to its strong streetscape presentation as a representative of a two-storey Federation commercial building and as a group of the three terraces along The Corso, the internal changes to the first floor level are considered acceptable from the heritage point of view.
- The significance of the existing building as part of a group of three Federation style terraces along The Corso, and its ability to contribute to the streetscape and the conservation area are respected and retained.
- The completed internal alterations to the first floor level of the existing building will have no adverse impact on the heritage significance of the adjacent heritage items, and the Manly Town Centre Heritage Conservation Area.
- The development has no physical or visual impact on, or obstructs significant views to and from, the heritage items in the vicinity of the site, and the TCHCA.
- The first floor level of the building has undergone extensive alterations and additions over time, resulted in the loss of its original architectural integrity, making it less sensitive to further changes. The completed alterations are consistent with the spatial qualities of this space, not detracting from its heritage significance.
- The main architectural features and elements of the building including its main elevation facing The Corso are respected and retained, thus maintaining its streetscape presentation and its contribution to the significant commercial buildings along The Corso.

- Being consistent with the window proportion, style, and form of the other two Federation style terraces, the minor change in the main window in form of its replacement with a simple window frame, has no adverse impact on the building, its heritage significance, and its streetscape presentation.
- Rialto Lane has experienced substantial changes over time, and is currently a service lane, not within an HCA. The main significance of the building is related to its strong streetscape presentation to The Corso. Accordingly, the installation of a window signage on the rear elevation of the building facing The Rialto Lane does not detract from the streetscape presentation of the building to The Corso, and has no adverse heritage impact on the building, adjacent heritage items, and TCHCA.
- The proposed development is consistent with the heritage requirements and guidelines of the *MLEP 2013*, the *MDCP 2013*, and the assessment criteria of the Heritage NSW.

7.2 RECOMMENDATIONS

- The consent authority should have no hesitation, from a heritage perspective, in approving the application.

8.0

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