

Heritage Referral Response

Application Number:	DA2023/1476
Proposed Development:	Alterations and additions to an existing Business Premises
Date:	06/11/2023
To:	Megan Surtees
Land to be developed (Address):	Lot A DP 304309 , 64 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 a heritage item, being part of Item I109 - Group of commercial buildings - 46 - 64 The Corso and it is located within the C2 - Manly Town Centre Conservation Area. It is also adjacent to a heritage item and within proximity to a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p> <p>Item I108 - Group of commercial buildings - 41–45 The Corso</p>
Details of heritage items affected
<p>Details of the heritage items, as contained within the Manly Heritage Inventory are:</p> <p>Item I109 - Group of commercial buildings <u>Statement of Significance</u> 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.</p> <p><u>Physical Description</u> 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. The group provides a strong horizontal emphasis to the streetscape.</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 I106 - Group of commercial buildings</p>

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. 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.

Item I104 - Street trees

Statement of significance

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

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

The proposal seeks consent for the replacement of the existing internal LCD signage and associated minor works at the ground floor of the heritage listed building facing The Corso. The LCD screen is located inside of the existing shopfront glazing which is approximately 2m recessed from the front building line. Although the existing LCD is 500mm behind the existing glazed shopfront and the proposed replacement is only 100mm behind the glazing it still is considered to be well recessed from the building line. However, Clause 4.4.3.2 *Signage on Heritage listed items and in Conservation Areas of Manly DCP 2013* requires:

c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:

- i) Signs on shop windows should not exceed 25 percent of the window area;*

The proposed replacement of the LCD signage area is considerably larger than the existing signage. The size of the new signage must comply with the above control of the DCP. The illumination level of the display must be controlled and adjusted to avoid visual pollution and ensure that it is compatible with the desired amenity and visual character of The Corso.

Therefore, no objections are required on heritage grounds subject to one condition.

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? Addressed in the SEE.

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Size of new LCD sign

The size of the new LCD signage must be reduced to comply with the Manly DCP 2013 - Clause 4.4.3.2 *Signage on Heritage listed items and in Conservation Areas: c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:*

- *i) Signs on shop windows should not exceed 25 percent of the window area;*

Details, demonstrating compliance with this condition, are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the proposed signage is compatible with the heritage item and the character The Corso.