

Heritage Referral Response

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| Application Number: | DA2022/0643 |
| Date: | 27/06/2022 |
| To: | Maxwell Duncan |
| Land to be developed (Address): | Lot 2 DP 877793 , 25 The Corso MANLY NSW 2095 Lot 1 DP 877793 , 27 The Corso MANLY NSW 2095 Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095 |

Officer comments

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| HERITAGE COMMENTS |
| Discussion of reason for referral |
| <p>The proposal has been referred to Heritage as the site is part of a group listed heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso. The site is also located within the C2 - Town Centre Conservation Area and in the vicinity of a number of heritage items:</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>Details of the heritage items as contained within the Manly Heritage inventory are:</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.</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 I113 - St Matthews Church and church hall <u>Statement of Significance:</u> 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</p> |

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

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| 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 | N/A | |

Consideration of Application

The proposal seeks consent for alterations and additions to an existing heritage listed flat building with a retail at the ground level and the adjacent retail building. The subject site is in a very prominent location and is visible from various angles and distances, including The Corso, Market Place and Whistler Street. It is noted that an approved development application on the site DA2020/1711 which provides a good heritage outcome through utilising the existing building and layout.

The proposed works for 19-21 The Corso, "Exeter Flats" - built in 1922, involve a new lift and enhancement of the existing light wells to increase amenity and natural light into the existing residential apartments and the use of the roof terrace for communal open space, including like-for-like replacement of the timber windows along the main (south-eastern) façade. The proposed works to the existing infill building at building at 23 The Corso include additional two storeys above, with no changes to the previously approved scheme for façade reinstatement. The additional levels are proposed to be recessed from the building line, however the recess for the second floor unit A2.03 is not sufficient to maintain the existing two storey presentation - bulk and scale to The Corso. It is recommended to increase this recess by pushing the living and dining area to the north and having the balcony facing The Corso. The setback of the upper level - Unit A3.03 is considered to be sufficient (approximately 5.5m from the street alignment) to maintain the existing low scale appearance of the existing streetscape.

The proposed changes are primarily to the existing fenestration of the Market Place facade of the heritage listed building. It is considered that the bulk and scale of the existing building - "Exeter Flats" should remain unchanged on both facades. The existing recessed fourth storey could be extended to a degree to accommodate the required amenities but should maintain the existing bulk and be not visible from the street level. This will also allow the interpretation of the original flat building from a number of view points.

Therefore, Heritage cannot support the proposal in its current form, require minor amendments.

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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 27 June 2022

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.