

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0184
<b>Proposed Development:</b>	Use of Premises as a recreation facility (indoor) and associated internal alterations and signage
<b>Date:</b>	31/03/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 910 DP 875567 , 31 The Corso MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The application has been referred to Heritage as the site is part a heritage item, being <b>Item I106 - Group of Commercial Buildings</b> - All numbers, The Corso; located in the <b>C2 - Manly Town Centre Heritage Conservation Area</b>; and in the vicinity of a number of heritage items:</p> <p><b>Item I109 - Group of Commercial Buildings</b> - 46–64 The Corso</p> <p><b>Item 108 - Group of commercial buildings</b> - 41–45 The Corso</p> <p><b>Item I104 - Street Trees</b> - The Corso (from Whistler Street to Sydney Road)</p> <p><b>Item I113 - St. Matthew's Church and church hall</b> - 44 The Corso (corner The Corso and Darley Road)</p>
<b>Details of heritage items affected</b>
<p><b>I106 - Group of commercial buildings</b></p> <p><u>Statement of significance:</u></p> <p>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><u>Physical description:</u></p> <p>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. 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.</p> <p><b>C2 - Town Centre Heritage Conservation Area</b></p> <p><u>Statement of significance:</u></p> <p>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</p>

element.

### I113 - St Matthews Church and church hall

#### Statement of Significance:

The church is a well consistently detailed but sombre example of Interwar Gothic style. The interior detailing and fittings are of a high quality of design, exhibiting a contrasting lightness to the exterior. As this building is seen in the round, the spatial effect on the north eastern side is of significance and it makes an important landmark and identifies the junction of the Corso with Darley Road. It makes a major contribution to the Corso.

#### Physical Description:

The building is Inter-War Gothic style with set back buttresses. The walls are dark purple/brown face brick on coursed rubble sandstone base. Window sills, heads and tracery, door architraves, copings and parapets are in ashlar sandstone. The main windows are in figurative stained glass by John Radecki set in mullions of sandstone in bas tracery style. The smaller windows are in patterned coloured glass. The roofs are slate with copper rainwater heads and downpipes. The front garden beds, flanking the sandstone entrance steps, are bordered with brick. These are thought to date from the 1864 church.

### I104 - Street trees

#### Statement of significance:

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

#### Physical description:

Centre planting of Ficus Macrophylla (Moreton Bay Fig) Remnant Palm planting (Phoenix Canariensis) of 1928.

#### Other relevant heritage listings

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 new signage, internal fitout works and change of use of the subject tenancy within the building at Level 1 Suite 3 31 The Corso, Manly for a new indoor recreation facility (Pilates studio). The proposed works include minor demolition of elements within the tenancy to facilitate the new fitout. The proposed signage (Type A, Type B and Type C) is considered acceptable however, clarification is required for the description of the works as the Statement of Environmental Effects by CTA/GRP, submitted with this application, describes the proposed works (page 4) as "Ground Floor" fitout works, however the address of the tenancy is described as "Level 1". Furthermore, details of the proposed mural to the Market Lane facade are also required as murals that include advertising are not permitted within the Town Centre Conservation Area and along the laneways.

### Revised Comments - 31 March 2025

Further information provided by the applicant in relation to the heritage concerns. The amended SEE to clarify the proposed works and an email, received on 27 March 2025, confirming the deletion of the proposed mural from the application resolved the heritage issues. Given the proposed works are for the first floor internal fitout works and do not involve any external works other than the replacement of the existing fire door with a new steel framed glazed door, the impact of the proposal upon the heritage items and the HCA is considered manageable.

Therefore, no objections are raised on heritage ground and no conditions required.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No

The proposal is therefore supported.

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

**Recommended Heritage Advisor Conditions:**

Nil.