

Heritage Referral Response

Application Number:	DA2024/1132
Proposed Development:	Part demolition for alterations and additions for mixed use development
Date:	11/09/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 6 DP 26171 , 47 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 site is part of a group listed heritage item, in the vicinity of a number of heritage items and located within a heritage conservation area:</p> <p>Item I106 - Group of commercial buildings - all numbers, The Corso</p> <p>C2 - Town Centre Conservation Area</p> <p>Item I108 - Group of commercial buildings - 41–45 The Corso</p> <p>Item I104 - Street Trees - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches inventory is as follows:</p> <p>Item I106 - Group of Commercial Buildings</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. 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.</p> <p>C2 - Town Centre Conservation Area</p> <p><u>Statement of significance</u></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 elements such as hotels, and remaining original commercial and small scale residential buildings.

Item I108 - Group of commercial buildings

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.

Physical description

Group of (originally) five two storey brick buildings with painted stone face and mixture of slate, iron and tiled roofs. The buildings were originally constructed as a symmetrical group: the two end buildings bearing paired gabled ends over first floor with mock Tudor design in timber and render on the western end and intaglio design on the eastern.

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 partial demolition of the heritage building and the construction of a three-storey commercial/residential development with a rooftop terrace. It is noted that the existing sections/elevations have not been provided in this application.

Although, the group listed heritage buildings have been altered in time, the subject building is relatively intact with its surviving small triangular pediments over each window, the moulded cornice at the eaves line, the freeze and architrave. The rear portion of the first floor is also in the original built form and retains the original fabric. *"Manly Development Control Plan 2013 - Schedule 6 - The Corso: Site Specific Controls"* apply to the site and these controls require to *"reinstate slate roofing; colour of façade to match that at No 45"*. The site is located within a conservation area and is in a highly prominent location of Manly, with the rear facade facing an early laneway - Market Place. New works proposed to early arcades and laneway should retain, improve and enhance remaining historic fabric and character, whilst allowing for appropriate change and activation that complements their historic uses. It is noted that the proposed colours and materials drawing - A15 is referencing a dark colour on the facade *"EXISTING PAINTED BRICK WALL TO BE REPAINTED IN A DARK SHADE IN ORDER TO COMPLEMENT ADJOINING BUILDINGS"*. This colour is considered inappropriate within the HCA as the use of dark colours, such as black and dark grey are inconsistent with the significance of the conservation area.

The proposed works retain the original fabric at the front portion (facing The Corso) of the property, however the extent of the demolition of the original fabric at the rear is not clear in the submitted drawings. The retained portion of the main roof at the proposed second floor courtyard should allow the interpretation of the original fabric, rather than to be hidden behind a parapet wall. The floor to ceiling height at the rear extension could be lowered from the proposed 3400mm to 3000mm at the ground floor and from 2800mm to 2700 at the upper levels to reduce the overall height and remain within the permissible height limit -10m and reduce the impact of the proposal when viewed from Market Lane. The roof terrace is not acceptable as the proposed balustrades, stair enclosure, lift and the pergola structure are adding to the bulk and scale. The proposed building mass is expected to respect the adjoining buildings to fit comfortably in this heritage context, however, the proposal is exceeding the adjacent buildings on both the elevation and plan view.

Therefore, Heritage cannot support the proposal in its current form and 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

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.