

## Heritage Referral Response

<b>Application Number:</b>	DA2021/1026
<b>Date:</b>	21/07/2021
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 1 DP 1013143 , 59 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 and is in the vicinity of heritage items and located within a heritage conservation area:</p> <p><b>Item I106 - Group of commercial buildings</b> - all numbers, The Corso</p> <p><b>Item I 110 - New Brighton Hotel</b> - 69–71 The Corso</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p> <p><b>C2 - Town Centre Conservation Area</b></p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches inventory is as follows:</p> <p><b>Item I106 - Group of Commercial Buildings</b>  <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><u>Physical description:</u>  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><b>Item I 110 - New Brighton Hotel</b>  <u>Statement of significance:</u>  This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The</p>

hotel is of major significance due to its contribution to the streetscape, its visual/textural interest and its association with early 20th century development of the resort.

Physical description:

This is a three storey, rendered brick, wedge shaped building forming the corner of Sydney Road and The Corso. Date 1926 written on parapet. The ground floor elevations are rendered and tiled and remnants of the original door/window joinery survive, although much altered. Several windows, especially in Sydney Road, have the original classically ornamented acid etched and gold leaf highlighted windows intact.

**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.

**C2 - 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 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.

**Other relevant heritage listings**

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 for seeks consent for external upgrading work to the existing facade and entry area of the subject property. The work includes new finishes at the ground floor shopfront, teak lining and new Digital Screen to the ATM, render to wall panel and repainting. Building work includes replacement of the existing automatic sliding door with a concertina door, and associated interior fitout modifications. Signage upgrading will include a new sign to the fascia awning and new ANZ sign. The existing sign above the entry door will be replaced with new ANZ sign, and the ANZ logo in the parapet arch will be replaced with new graphics.

It is considered that the proposed works will not have an increased impact on the significance of the heritage item or the conservation area.

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

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: 21 July 21

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.