

Heritage Referral Response

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| Application Number: | DA2021/1574 |
| Date: | 29/09/2021 |
| To: | Maxwell Duncan |
| Land to be developed (Address): | Lot 3 SP 87071 , 3 / 8 - 28 The Corso MANLY NSW 2095 |

Officer comments

| HERITAGE COMMENTS |
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| Discussion of reason for referral |
| <p>The proposal has been referred to heritage as the subject property a heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso and sits within a conservation area Item C2 - Town Centre Heritage Conservation Area and is in proximity to heritage items:</p> <p>Item I151 - Terrace building - 46, 47 and 48 East Esplanade</p> <p>Item I153 - Commercial and residential building - 53 East Esplanade</p> <p>Item I102 - 2 Cast iron pedestals (one is located outside the property)</p> <p>Item I105 - Unnamed triangular park - The Corso and Belgrave Street (in front of Council Chambers)</p> <p>Item I82 - Civic buildings—Council Town Hall Administration building, police station and court house - 1–3 Belgrave Street</p> <p>Item I114 - Cast iron letter box (Corner of The Corso and Whistler Street)</p> <p>Item I107 - Commercial building - 36 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 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><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. 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> |

Item I107 - Commercial building

Statement of significance:

One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.

Physical description:

2 storey rendered brick building of late Victorian period with elaborate Italianate rendered decoration above ground floor. Architectural significance in intricacy and detailing of pediment and in general abundance of motif and ornament including garlands, globes, acanthus leaf, palmate and intaglio decoration. 21/7/99 Community Aid Abroad shop. Fine example of elaborate Victorian Italianate shop. Some glass survives however has been painted. Original form of shop survives beneath modern building.

Item I102 - 2 cast iron pedestals (former street lights)

Statement of significance:

Important evidence of early lighting fixtures in The Corso. Central reservation of The Corso between The Esplanade and Darley Road, Manly.

Physical description:

Each pedestal is made of cast iron, square in section and tapering towards the top. A narrow cylindrical stem for a street light has been removed from each and capped. Each pedestal carries the MMC emblem of the Council, with a plate identifying the manufacturer: 'Marrickville Engineering Works Ltd., Makers, Sydney'. Further research is necessary to identify the date and type of illumination (gas or electricity).

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.

Physical description:

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

Item C2 - Town Centre Heritage Conservation Area

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

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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 | |

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| Other | N/A | |
| Consideration of Application | | |
| <p>The proposal seeks consent for alterations and upgrading to the shopfront and internal fitout of the NAB Bank branch. The proposed works include the removal of existing ATMs and bunker wall facing The Corso and signage works for NAB. The proposal also includes the divesting the southern-most bay of the building and the construction of new shopfront glazing with new entry doors.</p> <p>The proposed signage includes the replacement of under-awning sign content in the same position (please note that one under-awning sign which is blank for future occupant of divested tenancy and this sign is not included in this application and subject to another approval); a new illuminated digital media screen (DMS) sign positioned behind glazing; a new illuminated transom sign above entry; a new illuminated 'floating star' sign positioned behind glazing; a new non-illuminated branch information applied to glazing, adjacent to entry door; non-illuminated safety decal strip to glazing.</p> <p>The proposed works are considered to not have any additional impact upon the significance of the heritage items in the vicinity and the significance of the conservation area.</p> <p>Therefore, no objections are raised to the proposal on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No</p> <p>Has a Heritage Impact Statement been provided? No</p> | | |
| Further Comments | | |
| <p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 29 September 2021</p> | | |

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.