

The background of the page features a dark blue diagonal shape on the left side. Behind this shape and across the top right is a grayscale image of a city skyline with several skyscrapers. Overlaid on this image is a pattern of white, 3D wireframe rectangular blocks of varying heights and orientations, creating a sense of depth and architectural structure.

Heritage Impact Statement


Alterations and Additions

19-29 The Corso, Manly NSW 2095

Submitted to Northern Beaches Council
On Behalf of The Ivanhoe Hotel Pty Ltd

APRIL 2022

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description		
01	18/03/2022	DRAFT		
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1. BACKGROUND

1.1. Introduction

This Heritage Impact Statement (HIS) has been prepared on behalf of the Ivanhoe Hotel Pty Ltd as part of the required assessments to accompany a Development Application (DA) under the *Environmental Planning and Assessment Act 1979*. All recommendations are made in accordance with statutory requirements and cultural heritage best practices.

City Plan Heritage (CPH) has been engaged to assess the potential impact the proposed alterations and additions at 19-29 The Corso, Manly (subject site) may have on the known heritage values of the 'The Ivanhoe Hotel' and its surrounding heritage context.

The project relates to the redevelopment of the buildings associated with The Ivanhoe Hotel located to its southwest consisting of a four-storey apartment building with ground floor retail shops (19-21 The Corso) and a two-storey commercial building with a retail on the ground floor and an office space on the first floor. No. 23 has been subject to a recent development application (DA2019/0574) for reinstatement of its two-storey historical façade, which will be incorporated into the current design.

The proposed alterations and additions to part of the existing buildings on the site allow for the adaptive reuse, and the stratum and strata subdivision of the land, known as 19-29 The Corso, Manly. This will include new retail spaces at the ground floor of 19-21 The Corso, as well as ancillary office space and building services. At the three upper building levels of 19-23 The Corso, these will be reconfigured to accommodate twelve apartments, with a new balcony or wintergarden to provide outdoor living space, which is not currently available to the residential component of the building.

The proposed physical works are limited to 19-23 The Corso, while 25-29 The Corso are included as a part of the proposed stratum and strata subdivision of the land.

The development application also seeks to create three separate stratum, which will principally include The Ivanhoe Hotel, the retail tenancies, and the residential component of the building. The residential apartments will be subject to further strata subdivision.

The subject site is part of a group heritage item and is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), and it is also located in the vicinity of a number of heritage items as detailed in section 1.4 below.

Due to the scope of works and the known heritage values of the subject site and surrounding context, the heritage provisions of the Manly LEP 2013 and the Manly Development Control Plan (DCP) 2013 will apply. Accordingly, this HIS reviews and assesses the likely impact the proposed modifications may have on the known heritage values of Ivanhoe Hotel and its heritage context. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

The Statements of Heritage Impact, which were prepared by NBRS Architecture-Heritage in 2008 and 2019 to accompany the Development Applications DA0196/2008 and DA2019/0574 respectively, have been used as background heritage studies where applicable.

1.2. The Site

The subject site is located on the northern side of The Corso in Manly comprising numbers 19-23, (Figure 1 and Figure 2) with rear access also available from Market Place. Oriented south to north the development site is located directly opposite the Darley Road intersection.

The Sydney central business district is located approximately 15 km to the southwest of the subject site. For a more detailed description of the site and its context, see section 2.0 Site Context and Description

1.3. Legal Description

The land to which the current application relates is legally described as:

- Strata Plan 12989,

- Lot 1, Deposited Plan 877793, and
- Lot 2, Deposited Plan 877793,

and is known as 19-23, 25 and 27-29 The Corso, Manly.



Figure 1: Cadastral map of the subject site showing the location of the site (highlighted in red) in the context of Manly Wharf and Manly Beach (Source: SIX Maps, accessed on 24 January 2022)

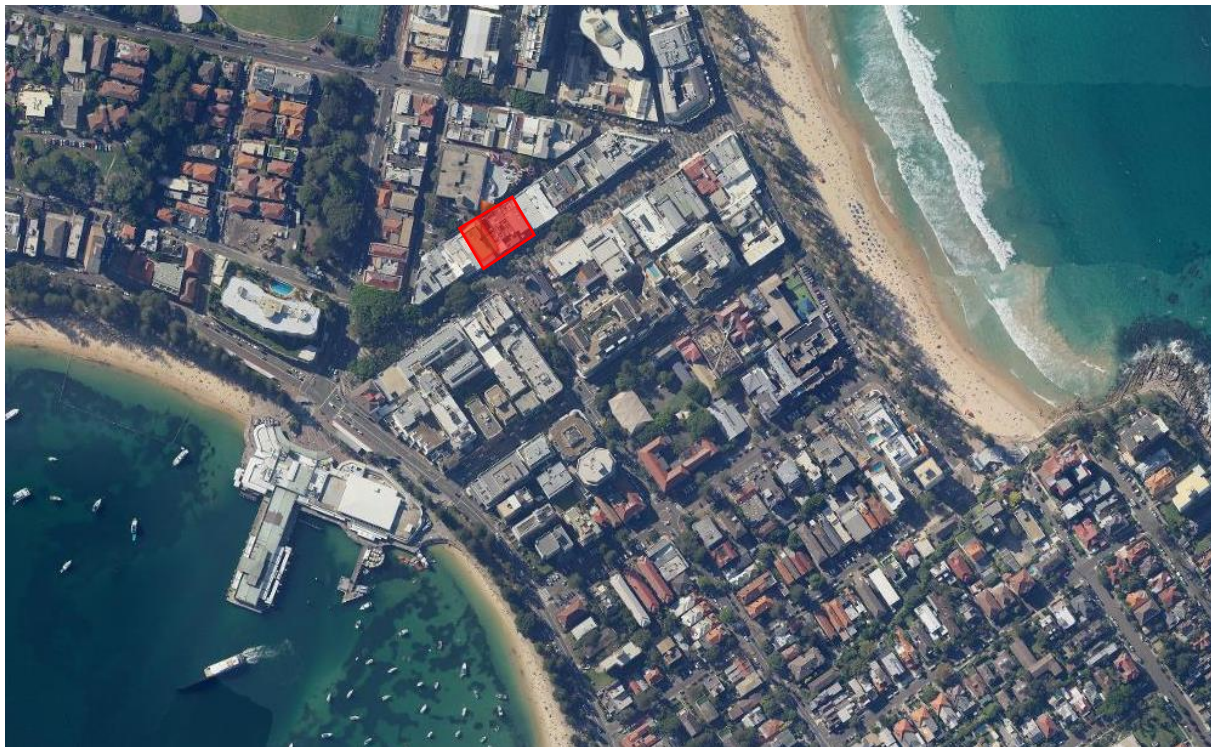


Figure 2: Aerial view of the subject site (highlighted in red) showing its urban context (Source: SIX Maps, accessed on 24 January 2022)

1.4. Heritage listing

The subject site is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106 and defined across both Heritage Maps 3 and 5 attached to the Manly LEP 2013.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The subject site is also located in proximity to the following heritage items:

Environmental Planning and Assessment Act, 1979

Manly Local Environmental Plan (LEP) 2013, Part 1 Heritage items

- St. Matthew's Church and Church Hall – Item No: I113
- 'Street trees', The Corso (from Whistler Street to Sydney Road)', item no. I104
- Commercial Building – Item No: 107
- 'Group of commercial buildings', item no. I109

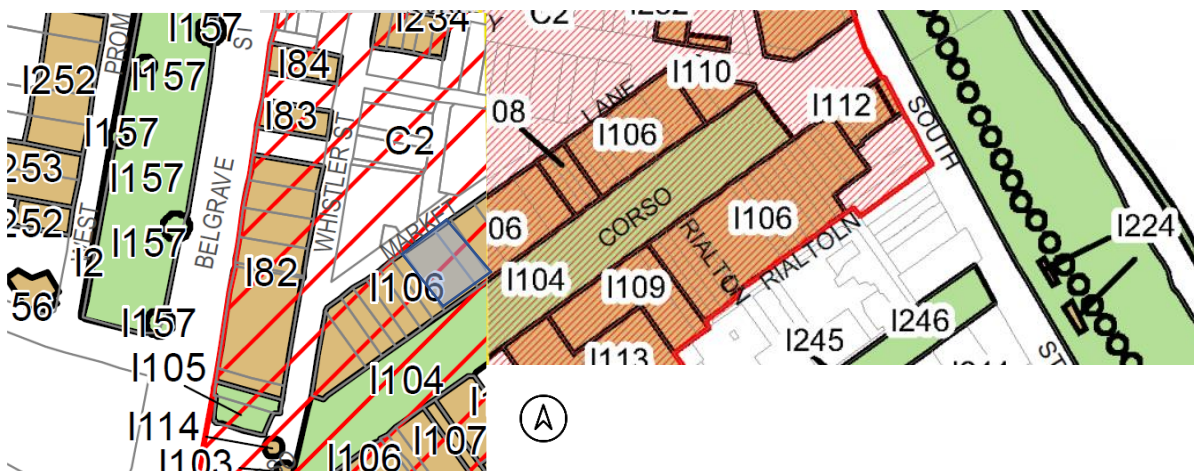


Figure 3: Cadastral map showing the approximate location the subject site (indicated in blue) within its surrounding heritage context (Source: Manly LEP 2013, Heritage Maps 003 and 005).

1.5. Proposal

19-23 The Corso, Manly is currently being proposed for redevelopment of the buildings associated with The Ivanhoe Hotel located to its southwest consisting of a four-storey apartment building with ground floor retail shops (19-21 The Corso) and a two-storey commercial building with a retail on the ground floor and an office space on the first floor. The proposed works involve enhancement of the existing light wells to increase amenity and natural light into existing residential apartments.

The works to the building include partial demolition works over 19-21 The Corso, which generally involve demolition of non-compliant access and building service areas across all building levels. The demolition works will make way for a new retail layout at the ground floor fronting The Corso and improved utilisation of space through to Market Lane, including a new retail tenancy fronting this to improve activation to the frontage. New ancillary retail office space will be created, along with building services. The existing building at 19-21 will be upgraded to provide a compliant lift on the eastern side of the building and fire stairs located directly south of this, which will service all levels.

The proposed apartments will have balconies or winter gardens, some fronting Market Lane to provide improved external amenity to these apartments. The configuration of the proposed apartments is

generally around existing internal walls, with the layouts reconfigured to improve the amenity of the occupants.

The roof of No 19-21 will be used for communal outdoor open space purposes, as well as plant and equipment, all of which will be setback from the principal building frontages. The roof forms that are closes to the street frontages will be provided with solar panels to enhance the environmental sustainability of the building. This communal outdoor area will also be serviced by the lift and stairs to maximise accessibility.

All proposed works will remain clear of the existing Sydney Water sewer easement which runs beneath the building at 19-21 The Corso.

This HIS has assessed the following information provided by Durbach Block Jagers and their drawings produced for the proposal. The following is the summary of the physical works proposed at the subject site:

Alterations:

- Demolition of the brick wall in the corridor at ground floor level, but retention of the structural elements.
- Demolition of the slab around the central staircase (19-21).
- Demolition of the existing roof form and addition of an open communal terrace (19-21).
- Removal of a few internal walls to accommodate the new uses (19-21).
- Removal of the existing staircases at all levels (19-21).
- Reconfiguration of existing layout at 19-21.
- Expansion of the western existing lightwell on first and subsequent floors.
- Redirect the apartment entrance from Market Lane.
- Like for like replacement of timber framed single hung windows along southeast façade.
- Replacement of metal framed windows alongside northwest façade.
- Upgrade the existing strata building to enable compliant building services, fire stair and lift arrangements.

Additions:

- Addition of a central lift lobby with lift and staircase (19-21).
- Creation of new (expanded) lightwell by utilising the roof space at 23 The Corso.
- Addition of three floors at 21 The Corso with recessed elevation to accommodate communal areas such as balconies, living areas, dining and kitchen, and new expanded lightwell.
- Utilise ground floor front as retail space with retail services at the rear of the building.
- Installation of solar panels at the roof of 19-21 The Corso.

Addition of a communal outdoor open space at the roof of 19-21 The Corso. This HIS has assessed the following information prepared by Durbach Block Jagers (Table 1).

Table 1: List of drawings by Durbach Block Jagers

Durbach Block Jagers drawings			
Date	Title	Drawing No	Revision
17.03.2022	Title Sheet	DA-00	D
17.03.2022	Ground and 1 st Floor Plans - Existing	DA-03	D
17.03.2022	2 nd and 3 rd Floor Plans - Existing	DA-04	D
17.03.2022	Roof Plan - Existing	DA-05	D

Durbach Block Jagers drawings			
17.03.2022	Ground and 1 st Floor Plans - Demolition	DA-11	D
17.03.2022	2 nd and 3 rd Floor Plans - Demolition	DA-12	D
17.03.2022	Roof Plan - Demolition	DA-13	D
17.03.2022	Ground and 1 st Floor Plans - Proposed	DA-15	D
17.03.2022	2 nd and 3 rd Floor Plans - Proposed	DA-16	D
17.03.2022	Roof Plan - Proposed	DA-17	D
17.03.2022	GFA Plans	DA-26	D

Relevant Reports

The following previous studies and reports were reviewed during production of this report. Relevant information has been included and referenced accordingly where necessary:

- *Statement of Heritage Impact: The Ivanhoe Hotel, 23 The Corso, Manly*, NBRS Architecture-Heritage dated 03 June 2019
- Development Application Assessment Report for DA2019/0574, Northern Beaches Council dated 03.10.2019.
- Notice of Determination DA 2019/0574 issued by Northern Beaches Council on 03.10.2019
- *Statement of Heritage Impact: Proposed Additions & Alterations, 23-29 The Corso, Manly*, NBRS+Partners dated April 2008

1.6. Methodology

This HIS has been prepared as part of the required assessments to accompany a Development Application (DA) for proposed alterations at additions at 19-23 The Corso, Manly under the Environmental Planning and Assessment Act 1979. It has been prepared in accordance with the Heritage NSW publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Manly LEP 2013 and the Manly DCP 2013. It forms one of a collection of specialist reports.

Research for this HIS has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

Step 1

Research into the early development of the site was undertaken in the NBRS Architecture HIS report and has been reviewed to get a better understanding of the place. Further, the Manly LEP 2013 and the SHR were examined to determine the known heritage values of The Ivanhoe Hotel and the heritage items in the vicinity.

Step 2

A site survey of The Ivanhoe Hotel and its associated properties comprising numbers 19-23 The Corso both internally and externally was carried out by Kerime Danis on 24 January 2022 with the purpose of photographing and understanding the place. All results are presented in section 2 Site Context and Description.

1.7. Constraints and limitations

- Accurate measured drawings do not form part of this report.
- This report does not include a heritage landscape assessment.
- The assessment in this report relates to the proposed works and documentation described in section 1.5 Proposal and 1.6 Methodology. It does not relate to any additional or revised documentation by any party.
- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit.
- This report does not include an assessment of Aboriginal values.
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed.
- This report does not include for the provision of a title search for the subject site.

1.8. Author Identification

The following report has been prepared by Asmita Bhasin, Heritage Consultant and Kerime Danis, Director - Heritage at City Plan with background information obtained from the previous heritage studies as detailed in section 1.4 above. All photographs are taken by Kerime Danis on 24 January 2022 unless otherwise stated.

1.9. Acknowledgements

CPH would like to acknowledge the following people to assisted in the preparation of this report:

- Warwick Bowyer, Development Manager, IRIS Capital
- Jack Moffitt, Licensee, The Ivanhoe Hotel Manly

2. SITE CONTEXT AND DESCRIPTION

2.1. Site Context

The subject site is located approximately in the centre of The Corso, a low scale pedestrian thoroughfare linking the harbour (Manly Wharf) to the ocean (Manly Beach). The state heritage inventory (SHI) form for the heritage item 'Group of Commercial Buildings' comprising all numbers in The Corso describes the locality as:

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.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mallings" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.¹

The following images provide an overview of the urban and heritage context of The Ivanhoe Hotel.



Figure 4: Context of The Ivanhoe Hotel (on the right) along The Corso looking towards the Wharf with Darley Road behind the fountain.



Figure 5: View of The Corso looking towards Manly Beach end from Darley Road intersection with The Ivanhoe Hotel on the left and the St Matthews Manly on the right.

¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?id=2020001>



Figure 6: View of The Corso from the roundabout of Whistler Street looking towards The Ivanhoe Hotel



Figure 7: View to northwest from the rooftop terrace of 19-23 The Corso showing the urban context of at the rear and beyond The Ivanhoe Hotel



Figure 8: View along Market Place looking southwest towards Whistler Street. Rear of 19-23 The Corso is on the left.



Figure 9: View along Market Place looking northeast towards Sydney Road end. Rear of The Ivanhoe Hotel is on the right.

2.2. Site Description

19-23 The Corso, Manly - Exterior

The site comprises two buildings including the four storey apartment (shop top housing) building at 19-21 The Corso and a commercial building at 23 The Corso in Manly. It is rectangular in shape, with main frontages to The Corso and rear accesses onto Market Place. The four-storey apartment building with commercial space on the ground floor at 19-21 The Corso is a 1922 Interwar flat building constructed in brick. The building has a rendered façade; most of the original elements are still intact. The primary elevation (southeast) facing The Corso is symmetrical in form with timber-framed single hung windows running across the façade. The windows have extended lintels coloured in a different colour than the rest of the façade. The first-floor windows have an awning in the middle with decorative brackets. In between the first and the second floor, horizontal grooves run on both sides of the building. A horizontal moulding runs along the top parapet of the building with two decorative motifs on both sides. The side and rear elevation of 19-21 The Corso also have windows with metal frames that appear to be installed recently.

The building located at 23 The Corso is a retail building that has recently been approved for replacement of the principal façade. The building was a part of the development application DA2019/0574. The building has a linear symmetrical façade, modified recently with aluminium framed sliding windows. The ground floor is currently being used as a retail space by 'Chemist Warehouse'. 23 The Corso has a stair entrance to the upper floor commercial office.

Both the buildings at the subject site have an extended awning over the ground floor similar to those seen along The Corso.

19-23 The Corso, Manly - Interior

The building at 19-21 The Corso is currently occupied for retail purposes at the ground floor level and have apartments on the upper floor levels. There are two entrance doorways to the apartments, one facing The Corso and the other from Market Lane. The rooms located at the rear on the ground floor level are currently being used as a storage space by the retail owners. The building has multiple staircases leading to the upper floor levels. There are three staircases at the centre of the building from the first floor level with apartments on all sides. The building has two existing lightwells in the northeast and southwest corners of the building. The building has tiled flooring with carpets over the staircases. The staircases have timber railing and balustrades. The apartments are of different sizes, a few with original timber-framed windows. There are a few brick walls adjacent to the lightwell with a textured glass pattern. A few walls at the building have started to develop dampness and require urgent repairs. The interior of the building has been modified, and no significant elements remain from the earlier period.

The building at 23 The Corso also serves retail purposes at the ground floor level and has a staircase at the rear of the building. In addition, the building has a secondary entrance from Market Lane. See the following images for external and internal detailing of the subject buildings.



Figure 10: View of Level 1 of 23 The Corso (front section) looking towards Market Place end.



Figure 11: View of Level 1 of 23 The Corso (rear section) looking towards Market Place end.



Figure 12: Rooftop view of 25 The Corso showing Market Place section



Figure 13: Rooftop view of 25 and 23 The Corso looking towards The Corso frontage



Figure 14: View of 19-21 The Corso (left) and 23 The Corso (right), view looking north.



Figure 15: Front elevation of 19-21 The Corso (left) and 23 The Corso (right) from the Darley Road, view looking northwest.



Figure 16: Rear elevation (northwest) of 19-21 The Corso from Market Lane, view looking south



Figure 17: Rear elevation (northwest) of 19-21 The Corso (right) and 23 The Corso (left) from Market Lane, view looking southeast.



Figure 18: Entrance corridor at 19-21 The Corso.

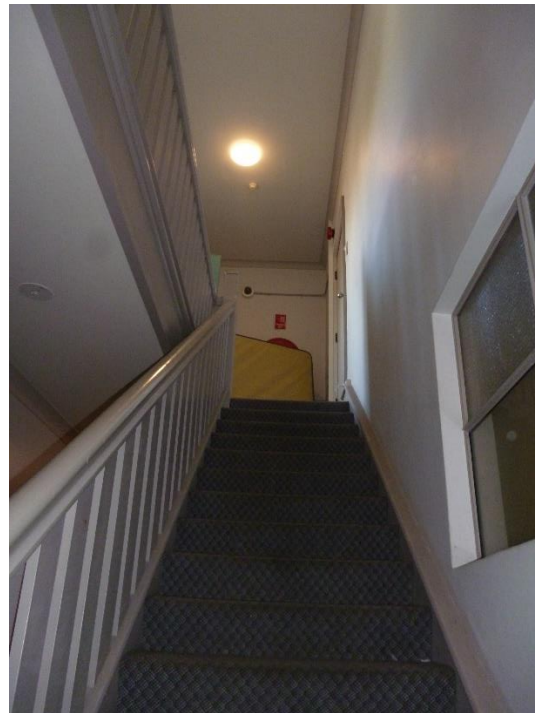


Figure 19: Staircase with carpet flooring and timber handrail in 19-21 the Corso.



Figure 20: Apartment facing The Corso at 19-21 The Corso



Figure 21: Original Timber framed windows at 19-21 The Corso.

25-29 The Corso, Manly

25 The Corso to the west of the Hotel is a highly modified two-storey commercial building owing to its current classically detailed upper floor façade created as part of the major alterations dating from 2012-13 undertaken by the Peterson family featuring four vertically placed sash windows with moulded architraves and parapet with turned balusters and pilasters with moulded cornices. The ground floor of 25 The Corso is used for retail purposes and is occupied by the bottle shop and take-away section of The Ivanhoe Hotel. The Ivanhoe Hotel, located at 27-29 The Corso, is a three-storey building with distinctive architectural detailing, a post supported balcony to the first floor, three faceted bay windows to the second floor, and a parapet with gabled pediment, engaged piers, and moulded cornices.

See the following images for external detailing of the subject buildings.



Figure 22: Front elevations of 23 and 25 The Corso.



Figure 23: Front elevation of The Ivanhoe Hotel (27-29 The Corso).

3. HISTORICAL OVERVIEW

Historical development of the site has been extensively documented in section 2 of the NBRIS HIS (2019) and have informed the assessment of the integrity of the existing fabric across the exterior and interior of the subject site. Reference should be made to the NBRIS HIS for details if required.

4. ESTABLISHED HERITAGE SIGNIFICANCE

As detailed in section 1.4 of this report, the subject site is listed as a heritage item under Part 1 of Schedule 5 of the Manly LEP 2013 known as the 'Group of commercial buildings' incorporating all numbers in The Corso (item no. I106) as shown in the heritage map in Figure 3 above.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The following sections provide the Statements of Significance of the subject site and the HCA available on the state heritage inventory (SHI) database managed by Heritage NSW.

4.1. Significance of the Subject site²

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.

4.2. Significance of the Town Centre HCA³

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.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020001>

³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>

5. HERITAGE IMPACT ASSESSMENT

5.1. Fabric Integrity – General Discussion

19-23 The Corso at Manly has been assessed as having historic, aesthetic, social and representative significance to the Manly area with which CPH concurs with the exception of the existing building at 23 The Corso as it has been significantly modified/rebuilt and no longer presents historical or aesthetic values that is appreciated along The Corso. It is clear from the site inspection undertaken on 24 January 2022 that the remnant significant fabric has been confined to the exterior form and façade of the subject apartment building described as 19-21 The Corso, particularly the single hung timber framed windows and decorative fascia.

According to the established history of the subject site, this was a part of 100 acre grant made to John Thompson (Deputy Surveyor General) in 1842 and in 1856, the area was cleared and named as 'The Corso' by Henry Gilbert Smith. The south-eastern façade of 19-21 The Corso comprise of remaining original fabric and is still intact with original brackets, awnings, lintel details, mouldings and timber framed single hung windows. However, the ground floor shop front has been modified as per the current requirements. As noted above, 23 The Corso, which is an infill, has a plain façade with a horizontal window to the upper floor and a pop-up store to the ground floor and a stair entrance to the upper floor commercial office. Both buildings (19-21 the Corso and 23 The Corso) feature a cantilevered awning similar to those seen along The Corso. The overall form of 19-21 The Corso thus retain significant remnant heritage fabric.

Internally, the apartment building has undergone various alterations and the interior has been modified to accommodate the contemporary requirements and changing nature of visitor accommodation. The interior is entirely comprised of later additions with carpet and tiled flooring, wall finishes, aluminium framed windows, facets of kitchen and bathrooms in the apartments, and fire safety equipment. The internal staircase connecting with the upper levels appears original with the timber windows alongside the south-eastern façade. The reconfigured internal layout provides little to no evidence of the original detailing with a labyrinth-like later configuration. Therefore, the integrity of the interiors of the building is considered to be low with primarily non-original finishes.

5.2. Strata Discussion

As mentioned above, the proposed alterations and additions to part of the existing buildings on the site will allow for the adaptive reuse and the stratum and strata subdivision of the land, known as 19-29 The Corso, Manly. This will include new retail spaces on the ground floor of 19-21 The Corso, as well as ancillary office space and building services. At the three upper building levels of 19-23 The Corso, these will be reconfigured to accommodate residential apartments. The land at 19-29 The Corso is currently under single ownership, but the proposed works involve strata subdivision where The Ivanhoe Hotel will be amended under Hotel Stratum, the ground floor retail area at 19-23 The Corso under Retail Stratum and the four-storey apartments under residential Stratum.

The Strata subdivision will have no impact on the fabric of the significant items but will require consideration of a management strategy for the significant/early fabric within each strata/stratum in order to ensure they are maintained on a regular basis as part of the ongoing maintenance plan for each respective stratum. Multiple ownerships will require designated management who will be responsible for the ongoing maintenance of the fabric. The proposal can either include single management strategy for the ongoing maintenance of the significant items, or each stratum could be allocated with individual management strategies for the regular and ongoing maintenance of the fabric of the heritage items. Either of these options will be appropriate for the management of identified heritage values of the subject buildings which should be addressed through conditions of development consent.

5.3. Statutory Controls

The subject site is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106 and defined across both Heritage Maps 3 and 5 attached to the Manly LEP 2013.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The subject site is also located within close proximity to a number of heritage items and therefore is subject to the heritage controls in the Manly LEP 2013 and the Manly DCP 2013.

5.3.1. Manly Local Environment Plan (LEP) 2013

The proposal is addressed below in relation to the relevant clauses of the LEP.

Clause 5.10 Heritage Conservation	This proposal relates to these matters as follows:
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>The subject site, 19-29 the Corso is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106.</p> <p>In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013.</p> <p>The subject site is also located in proximity to the following heritage items:</p> <ul style="list-style-type: none"> ▫ St. Matthew's Church and Church Hall (Item No: I113) ▫ 'Street trees', The Corso (from Whistler Street to Sydney Road)' (item no. I104) ▫ Commercial Building (Item No: 107) ▫ 'Group of commercial buildings' (item no. I109) <p>As the proposal involves works to the subject site that is a heritage item and is located within Town Centre Heritage Conservation Area (C2) (HCA), consent is therefore required under Clause 5.10 (2) (a) (i) and (iii) and 5.10 (2) (b), of the Manly LEP 2013.</p> <p>An application will be made to the Council by the applicant.</p>
<p>(4) Effect of proposed development on heritage significance</p>	<p>In accordance with this clause, this HIS has given careful consideration to the proposed works and their impact on the subject site and the heritage</p>

Clause 5.10 Heritage Conservation	This proposal relates to these matters as follows:
<p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>items located in proximity. The proposal, however, has considered that it would maintain the significant character of the place and not have any adverse effect on the amenity of the surrounding area. Further discussion and assessment of this impact has been provided under the controls of the Manly DCP 2013 in Sections 5.3.2 - Manly Development Control Plan (DCP) 2013.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This HIS has been prepared in accordance with this clause due to the subject site being a heritage item located in the vicinity of several heritage items as listed in Section 1.4 - Heritage listing. It has been guided by methodology laid out in the Heritage NSW publications <i>Statement of Heritage Impact, 2002 and Assessing Heritage Significance, 2001</i>.</p>
<p>(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>An archaeological assessment does not form part of the scope of this HIS. However, historical research to date has not established a high likelihood for remnant archaeological relics.</p> <p>While the proposed works do not include excavation, it is recommended that should any unexpected archaeological remnants be uncovered during demolition and construction, a stop-work initiative is to be applied to allow for any exposed findings be properly assessed in accordance with the provisions of the <i>NSW Heritage Act, 1977</i>.</p>
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p><i>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and</i></p>	<p>The basic AHIMS search for SP12989 confirms that no Aboriginal sites and places are recorded in or near the above location within a buffer of 50m and 200m. Within a buffer of 1000 meters, 13 Aboriginal sites were recorded; however, no impact is considered likely on any known Aboriginal place.</p>

Clause 5.10 Heritage Conservation	This proposal relates to these matters as follows:
<p><i>assessment (which may involve consideration of a heritage impact statement), and</i></p> <p><i>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration</i></p>	

5.3.2. Manly Development Control Plan (DCP) 2013

The following table addresses the relevant DCP.

3.2 Heritage Considerations	This proposal relates to these matters as follows:
3.2.1 Consideration of Heritage Significance	
<p>3.2.1.1 Development in the vicinity of heritage items, or conservation areas</p> <p><i>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i></p> <p><i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i></p>	<p>The proposed works will involve partial demolition of internal elements including non-load bearing walls, staircases, doors, windows along the northwest and southeast elevation (at upper levels) and slab (to include a central lift) and addition of a central lift lobby with lift and staircase, new expanded lightwell, addition of three storeys at 23 The Corso and communal spaces.</p> <p>The proposed works further include addition of two storeys above 23 The Corso with no changes to the already approved scheme for façade reinstatement. The proposed floors will be recessed from the building line at first and second floors and the third level has a front extended balcony, shifting the building mass towards the centre of the building with the new light-well in between the bedrooms of the top floor units over 19-21 The Corso. As the additional storeys are recessed from the front building line, it does not detract or significantly alter the heritage significance of any heritage items or conservation area in the vicinity.</p> <p>The new works will not utilise colouring or finishes that attract undue attention or detract from the significant remnant heritage fabric. The timber windows at the south-eastern façade have rotted due to weathering and are no longer operable. Hence, like-for-like replacement is proposed for the timber framed single hung windows located at the primary elevation of 19-21 The Corso, Manly.</p> <p>Significant fabric within the subject site will remain largely unaffected under the proposed works while creating better functioning interiors and configuration for its future occupants, thus</p>

3.2 Heritage Considerations	This proposal relates to these matters as follows:
	improving the liveability and amenity of the apartments.
<i>ii) the heritage values or character of the locality are retained or enhanced; and</i>	<p>The proposed works will continue to use the subject site as a four-storey apartment building with ground floor as a retail area and will further assist in retaining the commercial tenancies that currently exist along the Corso façade. The proposed works involve alterations to the ground floor to expand the retail area, shifting the access to the apartments to Market Lane. This will further continue to retain and increase the existing active commercial character of the locality.</p> <p>The proposed works will not include detracting additions or alterations that may negatively impact the character of the existing building and the surrounding area. The proposal will ensure that the significant built fabric is retained.</p>
<i>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</i>	<p>The proposed works to the subject site will not seek to replicate heritage detail, character, built form, scale, or proportions. The proposed works primarily involve internal alterations and additions to the building and the proposed three storeys above 23 The Corso, which has already an approved façade reinstatement to an earlier detailing, is recessed from the existing building line to maintain the current street alignments. Building and street alignments will remain unaffected under the proposed works, therefore overall heritage significance and integrity of the Group of commercial buildings at The Corso and Town Centre Heritage Conservation Area will be retained.</p> <p>The proposed works will include like-for-like replacement of the timber windows along the south-eastern façade, but the new addition above 23 The Corso and to the interior of the subject site will include new materials and finishes aligning with the existing colour scheme, in keeping with the styles of similar retail shopfronts and apartment buildings in the surrounding area.</p>
<p><i>c) The impact on the setting of a heritage item or conservation area is to be minimised by:</i></p> <p><i>i) providing an adequate area around the building to allow interpretation of the heritage item;</i></p>	<p>The subject site is located within the Town Centre Heritage Conservation Area and in the centre of The Corso, a low scale pedestrian throughfare linking the harbour (Manly Wharf) to the ocean (Manly Beach). The proposed works are minimal in the context of the streetscape of The Corso maintaining opportunity for further heritage interpretation available in the surrounding public domain, along The Corso</p>

3.2 Heritage Considerations	This proposal relates to these matters as follows:
	façade, and within the Market Lane secondary frontage including creation of an active building façade with treatment similar to that of the front façade of the building.
<i>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i>	No original or significant landscape elements, including plantings, exist within the subject site that will need to be retained under the proposed works.
<i>iv) retaining and respecting significant views to and from the heritage item.</i>	<p>In its current form, the subject site (19-23 the Corso, Manly) features views toward the east and south. Views to and from the south and southwest are considered to be the most significant in providing visual links between the subject site and The Corso.</p> <p>The proposed works involve no changes to the façade other than like-for-like replacement of the timber windows at the front elevation, so no significant views, to and from the heritage items will be impacted. With the addition of two storeys recessed from the building line of 23 The Corso, the view to the heritage items will be unaffected while improving the visual curtilage and streetscape presentation towards the multi-level carpark located behind the subject site by reducing its visibility from The Corso.</p>
3.2.2 Alterations or Additions to Heritage Items or Conservation Areas	
<p>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</p> <p><i>a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained...</i></p>	<p>The proposed works to the subject site will not seek to replicate heritage detail, character, built form, scale, or proportions. The proposed works primarily involve internal alterations and additions to the building and the proposed two storeys above 23 The Corso is recessed from the existing building line to maintain the current street alignments. The addition of two storeys complements the scale of the building as the subject site is lower than the adjoining medium density development and the third floor is well setback presenting essentially a three-storey bulk to The Corso partially obscured behind the approved new façade and parapet of 23 The Corso. The proposed storeys will not replicate the existing heritage details and character of the significant buildings and the design follows a contemporary approach in terms of form, scale, detailing and materials.</p> <p>As noted earlier, a multi-level Council’s car park is located behind the subject site on Market Lane and additional storeys will obstruct the view of the car park from The Corso. The proposal thus</p>

3.2 Heritage Considerations	This proposal relates to these matters as follows:
	aligns with the council's vision to avoid direct views of the car park from The Corso.
<p>3.2.2.2 Retaining Significant Features and Landscape Setting</p> <p><i>Alterations or additions to heritage items or buildings within a conservation area must:</i></p> <p>a) <i>Retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;</i></p>	<p>The building at 19-21 The Corso has a gabled roof while the commercial building at 23 The Corso will have a flat roof as approved under a previous DA. The gabled roof form of 19-21 The Corso is not visible from the public domain and the cladding on the roof is not considered significant. Hence, the proposal involves demolition of the existing roof form to accommodate an open communal terrace and area to install solar panels.</p> <p>As the roof form is not a dominant feature and is not visible from the streetscape, the replacement of the roof will have minimum impact on the significance and streetscape presentation of the heritage item.</p>
<p>b) <i>Retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;</i></p>	<p>As discussed in Section 5.1, the remaining significant fabric of 19-21 The Corso is at the principal elevation including the windows, brackets, lintels, and awning at the ground floor level. The proposal has no impact on the façade and the significant elements will not be altered under the proposed works. However, like-for-like replacement of timber framed single hung windows along the southeast façade forms a part of the proposed alterations due to weathering and poor condition.</p> <p>Internally, a few non-load bearing walls will be demolished to accommodate the new apartments though these are known to be either later finishes or have a low heritage value. Notwithstanding, the proposed internal modifications to the upper floors, including rationalisation of the vertical stairs and lift circulation, as well as maintaining the corridor as central to the unit entries, will allow for understanding of the current configuration of the floor layouts.</p>
<p>c) <i>Retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details...</i></p>	<p>The subject site has a rendered façade with original brackets, lintels, and mouldings. The proposed works will ensure that these elements remain essentially the same, however the single hung timber windows along the south-eastern façade will be replaced with similar specifications to match the existing windows as they have started to rot and are generally non-operable.</p> <p>The rear elevation of the subject site has no original elements and have metal framed windows. The proposed works involves replacement of those windows with</p>

3.2 Heritage Considerations	This proposal relates to these matters as follows:
	<p>contemporary material that aligns with the colour scheme and material configuration of the heritage item and the items in the vicinity and have no impact on their heritage significance. Creation of an active street façade to the rear of the building is considered as a positive aspect of the proposed development and is consistent with the treatment of facades along the Market Lane and Sydney Road intersection.</p>
<p><i>f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area...</i></p>	<p>As discussed in Section 5.1, the remaining significant fabric of the subject site is at the principal elevation including the windows, brackets, lintels, and awning at the ground floor level. The proposal has no impact on the façade and the significant elements will not be altered under the proposed works. However, like-for-like replacement of timber framed single hung windows on the front façade is proposed, thus maintaining the existing configuration and improving the contribution to The Corso</p> <p>The gabled roof will be demolished and replaced with a flat open communal terrace. However, as the roof form is not visible from the public domain and is nor an element that contributes to the streetscape or architecture of the subject building its removal is acceptable from a heritage perspective.</p> <p>The interior fitout has already been modified and no original finishes can be seen. The walls being demolished under the proposal to accommodate the new apartments will not adversely affect the existing layout of the building interiors but will significantly improve its circulation and functionality hence increase appreciation of the building as part of The Corso's living built heritage.</p>

5.4. NSW Heritage Manual Guidelines

The following questions have been extracted from the NSW Heritage Manual publication, Statements of Heritage Impact, 2002. Responses have been provided in relation to the proposed development.

Questions to be answered	This proposal relates to these matters as follows:
<p>Can all of the significant elements of the heritage item be kept, and any new development be located elsewhere on the site?</p>	<p>The subject site, 19-29 The Corso is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106.</p> <p>In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area</p>

Questions to be answered	This proposal relates to these matters as follows:
	<p>(C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013.</p> <p>All significant heritage items are kept, and the proposal ensures that the significant elements on the subject site be kept.</p>
<p>Has the advice of a heritage consultant / specialist been sought? Have the consultant's recommendations been implemented? If no, why not?</p>	<p>City Plan Heritage (CPH) was involved in the design process and has provided advice during the design development for the proposed design. The current form of the proposed design is in accordance with the CPH's recommendations.</p>

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to major additions to a building or structure.

Questions to be answered	This proposal relates to these matters as follows:
<p>How is the impact of the addition on the heritage significance of the item to be minimised?</p>	<p>All the significant elements, discussed in Section 5.1, along the principal elevation including the windows, brackets, lintels, and awning at the ground floor level are being retained as a part of the proposed works. The four-storey apartment building at 19-21 will continue to remain a prominent building in the streetscape and the proposed storeys at 23 The Corso are recessed from the building alignment, thereby highlighting the apartment building while bringing the scale and bulk of the building similar to those adjoining three to four storey buildings. This will create a consistent and compatible streetscape along The Corso. In addition, the ground floor will continue to serve as a retail space and will contribute to the active street frontage.</p>
<p>Can the additional area be located within an existing structure? If no, why not?</p>	<p>Most of the additional area is being accommodated in the existing building at 19-21 The Corso by demolishing a few masonry walls. The intention is to improve the amenity for the occupants. The additional storeys over 23 The Corso will have open areas like balconies and lightwells and the whole addition is recessed from the current building alignment to the street frontages.</p> <p>The proposal will also obstruct the view of the council's multi-level car park located at the rear of the subject site from The Corso. As such, it will improve the streetscape views from The Corso towards Market Lane in line with the council's vision to avoid direct views of the car park to and from The Corso.</p>
<p>Will the additions tend to visually dominate the heritage item?</p>	<p>The alterations at 19-21 The Corso are usually confined to the interior of the building hence they will have no impact on the exterior of the building.</p>

Questions to be answered	This proposal relates to these matters as follows:
	<p>The proposed two additional storeys over the previously approved front façade of 23 The Corso will also not dominate the heritage item as it will bring the scale of the subject building closer to the adjoining three to four storey buildings hence improving its streetscape contribution. As the proposed top floor is recessed from the building line and the second floor is partially obscured behind the approved new parapet, the new scale of the building will essentially be three-storeys, hence will not visually dominate the heritage item. The multi storey apartment building at 19-21 The Corso will continue to remain as the prominent building in the streetscape.</p>
<p>Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p>	<p>An archaeological assessment does not form part of the scope of this HIS. However, historical research to date has not established a high likelihood for remnant archaeological relics. Moreover, the proposed works do not include excavation. However, the statement does address recommendations that could be considered for the development of the site.</p>
<p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>As discussed earlier, the proposed works primarily involve internal alterations and additions to the building and the proposed two storeys above 23 The Corso is recessed from the existing building line to maintain the current street alignments. The additional storeys with stepped form creating essentially one-storey additional bulk along the streetscape complements the scale of the building as the subject site is located alongside medium density development. In addition, the proposed additions will not replicate the previously approved earlier façade details and character of the significant buildings but will compliment them in terms of form, scale, and materials. The rotten timber windows at the principal elevation (south-eastern) of 19-21 The Corso is also in line with heritage best practice applying the principle of like-for-like replacement.</p>

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to major partial demolition (including internal elements) of a building or structure.

Questions to be answered	This proposal relates to these matters as follows:
<p>Is the demolition essential for the heritage item to function?</p>	<p>The internal demolition involves removal of a few internal walls to expand the lightwells, expand the areas for each apartment, clear the corridor to provide more floor space for the retail function, removal of slab to accommodate central lift and staircase and other similar works. The proposed</p>

Questions to be answered	This proposal relates to these matters as follows:
	<p>works will improve the amenities of the occupants and functioning of the building as a retail space and apartment building. Notwithstanding, the proposed partial demolition will not adversely affect the understanding of the existing layout of the apartments.</p> <p>The proposed works also include demolition of the gable roof. The existing roof does not have any significant material and is not a significant element as it is not visible from the streetscape. The demolition will assist in creating a communal open space for the occupants and will make room for installation of the solar panels.</p>
Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?	There are no significant features in the interior but externally, the south-eastern façade has significant elements including timber windows, brackets, lintels, and mouldings. The other facades (side and rear) of the building have been modified over the years and no significant details remain. All the significant elements on the front façade are being retained and the original timber windows that have started to rot are proposed for like-for-like replacement.
Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?	Both external and internal demolitions are sympathetic to the heritage significance of the item. The significant elements are being retained as a part of the proposed works. The gabled roof form is being demolished, but its neither visually dominant from the streetscape nor is it made of or clad with any significant material.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	The partial internal demolition works are not the result of the condition of the fabric, but the overall intent of the design scheme is to improve the accommodation standards and amenities within the apartments themselves and the buildings as a whole. Although, the partial demolition of the internal spaces is not the result of the condition of the existing fabric, it is evident that the building has been suffering significantly from rising and falling damp with large areas of lower sections of the walls damaged by extensive salt and failure of render and paint finishes. The demolition is to increase the floor space for retail use and improve the amenities for the occupants of the apartments. No significant fabric is impacted as a part of the proposed works.

6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including partial demolition of remnant non-structural internal features, demolition of the roof of 19-21 The Corso, and addition of two storeys over 23 The Corso, as well as the proposed residential, retail and Hotel stratum/strata subdivision will result in no adverse impacts to the heritage significance of The Ivanhoe Hotel, its group commercial heritage buildings and the Town Centre Heritage Conservation Area or the nearby heritage items. The shop front at 19-21 The Corso will continue to contribute to the active use of street level and the additional storeys will provide a new, contemporary addition to the site without compromising the prominence of the heritage item(s) in its streetscape. The proposed design for the additional storeys will be readily identifiable and complement the form, scale, and character of the adjoining apartment building (19-21 The Corso) and commercial buildings in the vicinity.

The following recommendations have been provided for consideration by the Council as conditions of development consent and can be prepared prior to the issue of the construction certificate to ensure the assessed heritage values of the subject site, and its layered history is conserved and communicated to its future users:

- A Schedule of Conservation Works should be prepared to guide the repair, maintenance and preservation of the original fabric of the subject site.
- A temporary protection plan should be prepared to ensure all retained original fabric is protected during works and to guide the protection of the surrounding heritage items during the construction works; and
- A built heritage specialist should be involved and be on site during all critical processes that require specialist heritage expertise and detailing.

The proposal demonstrates compliance with the existing controls regarding heritage conservation contained in the Manly LEP 2013 and Manly DCP 2013, maintaining the intent of enhancing the streetscape qualities along The Corso while providing additional contemporary accommodation in Manly. Therefore, approval of the application is recommended to the Northern Beaches Council.

CITY PLAN HERITAGE

APRIL 2022

APPENDIX A

Historical Overview

1. DOCUMENTARY EVIDENCE

1.1. SUMMARY HISTORY OF THE SITE CONTEXT

The subject site is located in Section B of the Brighton Estate, which was originally part of 100 acres granted to John Thompson on 13 April 1842.¹ In 1853, Henry Gilbert Smith purchased John Thompson's 100-acre grant in Manly, bounded on the south by the present alignment of The Corso, for the sum of £800. Smith then set about turning the little village of Manly into his grandiose vision for a beachside resort town to be called, "New Brighton".² The subject property lies partly within this grant and was included in the land purchased by Gilbert Smith on 9 March 1853.

The following year, Gilbert Smith built a small pier at Manly Cove and instigated his own regular boat service to Circular Quay. Opposite the pier he constructed the neat Italian-style Pier Hotel with an adjoining public "Pleasure Garden" for walks.³ A visitor on Boxing Day 1888 recorded how he sat on the verandah of the Pier Hotel, amid the tinkle of barrel organs and "oompahs" of a German Band, watching the streams of day trippers file off the paddle steamboats.

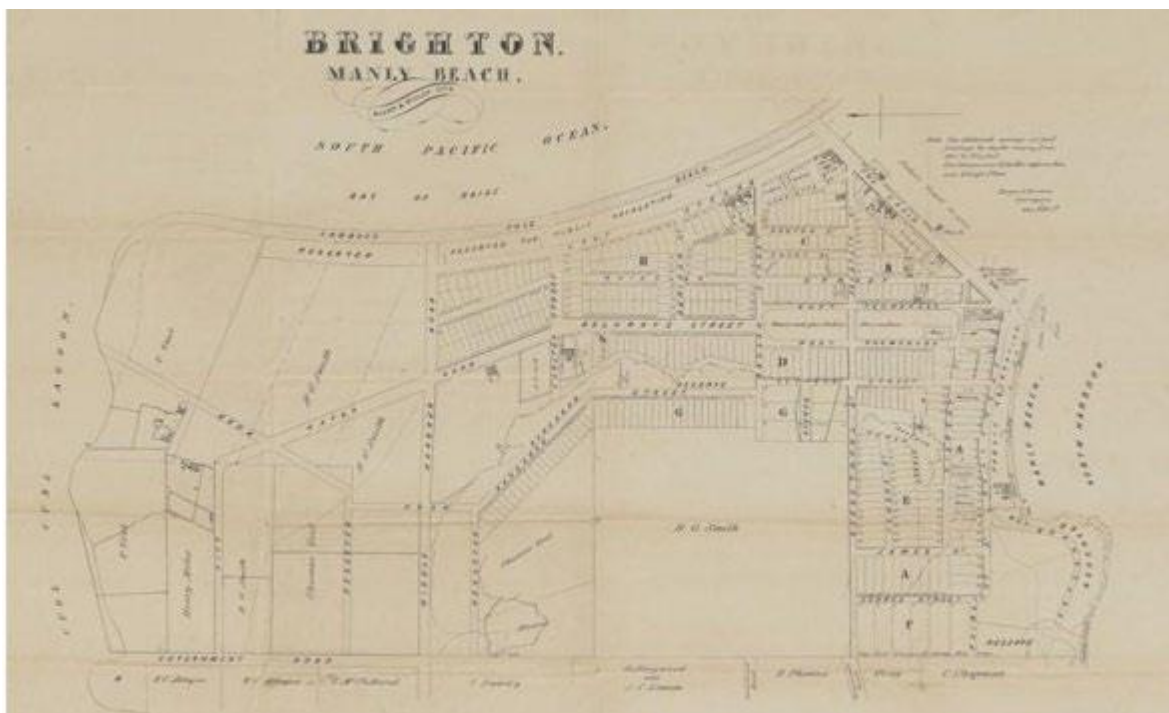


Figure 1: Brighton Manly Beach, 1855. (Source: National Library of Australia: MAP F 642A, nla.obj-229982496)

As Smith purchased more and more land in the Manly area, his ideas for the area's development grew. In 1856, Smith cleared a wide street between the harbour and the ocean frontage which he named 'The

¹ NSW LRS, Old Systems Title Bk 25 No. 609

² Ashton, Paul, Manly, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/manly> (accessed October 2018)

³ This and the following is based on Sharp Alan, Pictorial Memories of Manly to Palm Beach, 1983, p8; Ashton, Paul, Manly, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/manly> (accessed October 2018)

Corso' after a street he remembered from Rome. He laid the foundation stone for the first Church of England, St Matthew's in 1858 and gave land for other public buildings and public parks.

The Norfolk pines along the ocean front are said to have been planted by Smith who also established trees on the harbour foreshores and established the concept of planting trees in Manly's streets. He built a public bath house where the Manly Art Gallery would open in 1930, and erected various statues including the famous stone kangaroo (1857) which he considered would attract visitors to the area, and a "Camera Obscura" for the entertainment of day trippers.

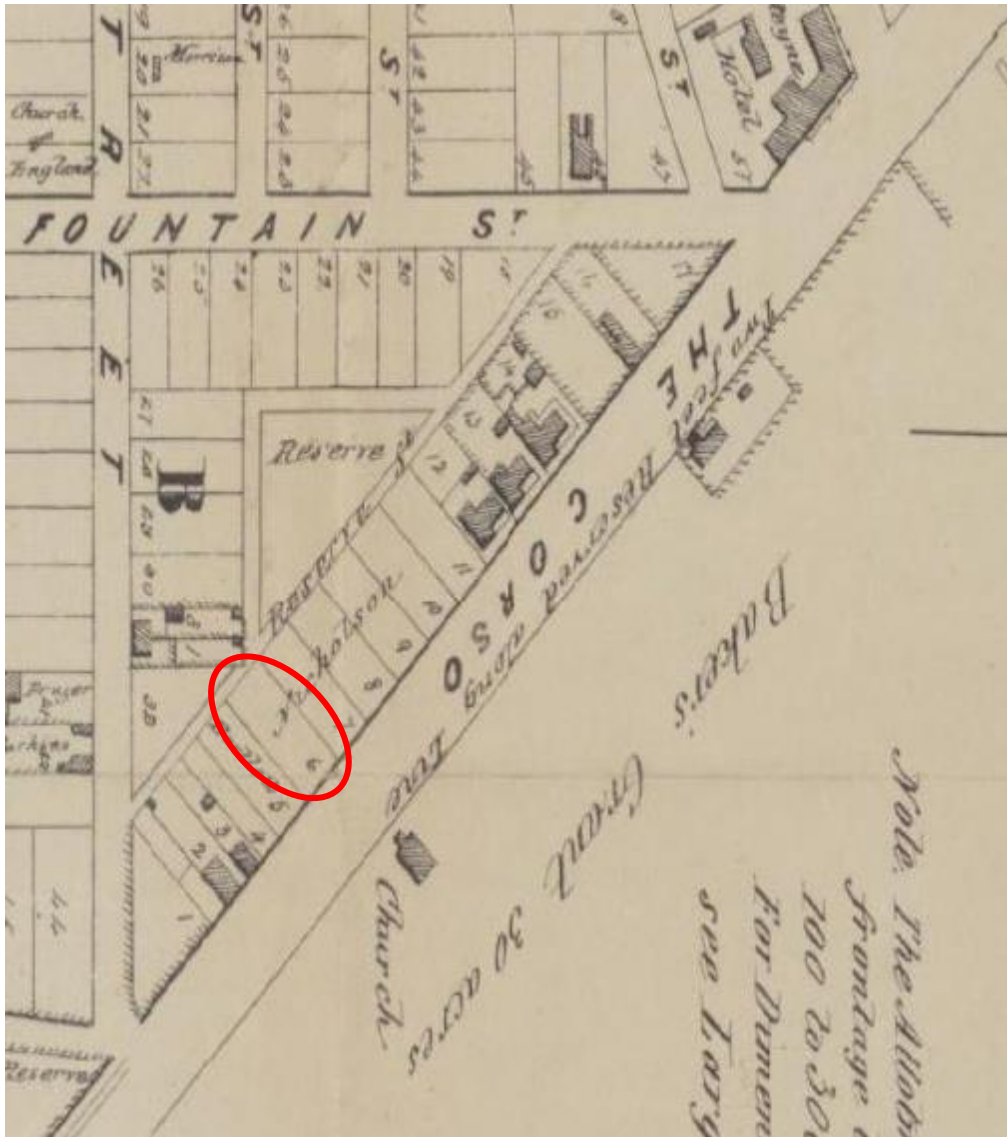


Figure 2: Detail from Brighton Manly Beach, 1855. Approximate location of subject site circled red. (Source: NLA, MAP F 642A, nla.obj-229982496)

The earliest hotels on the Corso included the Pier Hotel and the Steyne, and a few weatherboard cottages, a grocery shop and post office, two other shops and a house known as 'Bolton's Cottage' were located on the north side of the Corso, together with some other small shops.⁴ The south side contained even fewer buildings, including the Church of England on the opposite side of the subject site.

⁴ Manly Municipal Jubilee, Sydney Mail, 2 February 1927, p9

1.2. 19-23 THE CORSO

19-23 The Corso contains the four storey Exeter Flats which were built in 1922, and a double storey building located adjacent to the east that predated the flats but was later extensively altered.⁵ Exeter Flats was built on a site which contained a chemist since 1896, when C. J. Carroll opened a pharmacy and dentist shop.⁶ Photographs of the premises were published in the Australian Town and Country Journal in 1899 (Figure 3-Figure 4).



Figure 3: 1899, C. J. Carroll Chemist at 19-21 The Corso, Manly. (Source: Manly – The Queen of Australian Watering Places, Australian Town and Country Journal, 25 February 1899, p34)

⁵ Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats'

⁶ Pandora Archive, 'Peninsula Historian – When Chemists Processed your Snaps', www.mphs.com.au (accessed October 2018)



Figure 4: 1899, Interior view of C. J. Carroll Chemist at 19-21 The Corso, Manly. (Source: Manly – The Queen of Australian Watering Places, Australian Town and Country Journal, 25 February 1899, p34)

Mr Carroll sold his chemist business to W. G. Fegent Ltd during World War II and a chemist has subsequently been located at the site until today.⁷ By World War II, the original chemist building had been replaced by the Exeter Flats, which were nearing completion in October 1922. The front flats each contained three rooms and a kitchen, while the rear flats contained two rooms and a kitchen.

Exeter Flats only extended over part of the allotment, being located at 19-21 The Corso, with the older, separate building remaining at 23 The Corso. This building had an awning over the shop front and an upper floor balcony with two doors. It contained a decorative parapet with gabled end. The building was occupied by the late 1930 by Dickinson, photographers, while W. G. Fegent was still shown as the occupant of the adjacent chemist shop on ground floor level (at 19-21 The Corso).

⁷ If not otherwise noted, the following is based on Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats'



Figure 5: Late 1930s, photograph showing the 1922 Exeter Flats (misleadingly, a section of the building is duplicated on the right), with the ground floor occupied by chemist W. G. Fegent. The adjacent double-storey building at 23 The Corso (on right) was occupied by Dickinson, photographers. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')

23 The Corso was later occupied by Norton-Trevaire, a 'great name in photography'. The business, which had another shop in the 'Strand Arcade' in the city, specialised in exclusive wedding portraiture and in reproductions of photographs in oils in various sizes.⁸ A photograph dated 1970 shows the building still occupied by Trevaire.

In August 1989, the shops at 19-23 Corso were offered for sale at auction.⁹ It is likely that the double-storey building at 23 The Corso was altered shortly after the transfer to the new owners, as by 1999 the building's elevation had changed dramatically, with the original parapet removed and the gabled roof replaced by a flat roof, and the two upper floor windows replaced by a horizontal aluminium framed window.

The ground floor shops of the combined site at 19-23 The Corso subsequently became part of the same occupancy by Soul Pattinson Chemist, with connected surgery.¹⁰

⁸ Advertising, Catholic Weekly, 9 May 1946, p17

⁹ Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats'

¹⁰ Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats'



Figure 6: 1999, Exeter Flats, with a small portion of the heavily altered double storey building at 23 The Corso just visible on the right. Soul Pattinson Chemist occupied the ground floor at that time. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')



Figure 7: 2009, Exeter Flats on the left, with the extensively altered 23 The Corso visible on the right. (Source: Manly Library Local Studies, 'Corso, [no 19-23] Exeter Flats')