

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0424
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1398 granted for alterations and additions to an existing building to facilitate shop top housing containing 12 apartments including the construction of a pergola and lift overrun to the roof terrace
<b>Date:</b>	04/01/2023
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 3 SP 67337 , 3 / 63 - 67 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 property is a heritage item, being a part of Item <b>I106 - Group of commercial buildings</b> - All numbers, The Corso and sits within <b>C2 - Manly Town Centre Conservation Area</b> and adjoins heritage items and in the vicinity of heritage items:</p> <p><b>Item I110 - New Brighton Hotel</b> - 69–71 The Corso</p> <p><b>Item I232 - Commercial and residential building (street facade only)</b> - 4–10 Sydney Road</p> <p><b>Item I233 - Commercial and residential building</b> - 12 Sydney Road</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p>
Details of heritage items affected
<p><b>Item 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 acts as a low scale horizontal corridor which steps down from the harbour to the ocean. 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.</p> <p><b>C2 - Manly Town Centre 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.</p>

### **Item I110 - New Brighton Hotel**

#### Statement of significance

This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The 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 joiner survive, although much altered. Several windows, especially in Sydney Road, have the original classically ornamented acid etched and gold leaf highlighted windows intact.

Decorative spandrel panels occur beneath the second floor windows, except in the central bay which is crowned by a low pitched gabled pediment. There is a simple masonry parapet.

### **Item I232 - Commercial and residential building (street facade only)**

#### Statement of significance

Although altered, the building reflects its former use as a picture theatre, a major focus of suburban entertainment in the post WW1 years and now the last indication of the many picture theatres in the precinct. It has a strong presence in the Sydney Road streetscape and the contributions to the overall cultural heritage significance and character of the Town Centre Conservation Area.

#### Physical description

Double storey, stucco parapeted, former picture theatre built in the Inter War Free Classical style. Parapet featured heavily moulded entablature, two large circular windows with adjacent awning windows. Main form of facade is intact but entry level detail and interior now demolished.

### **Item I233 - Commercial and residential building**

#### Statement of significance

The building reflects its former use as a fire station. It has a strong presence in the Sydney Road streetscape and contributes to the overall cultural heritage significance and character of the Town Centre Conservation Area.

#### Physical description

Two storey, brick rendered building with parapet. The former Fire Station was designed in Federation Free style. The building, although now redeveloped, retains its picturesque facade that features a curved parapet, heavily moulded entablature and group of three arch headed, elongated windows. The words 'Metropolitan Fire Brigade 1897' are embossed on the parapet with 'Manly' below. The windows are timber framed double hung with round headed highlight and multiple small sashes. The facebrickwork is now painted but highly contrasted with render, especially the detail such as voussoirs. The adjoining wing to the south-east appears to have been a later addition of face brickwork with similar style windows and entablature but without a high parapet. The ground floor and interior have been rebuilt.

### **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.

#### 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	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for modifications to the approved consent - DA2019/1398, including to modify part of the fire stair servicing the common roof terrace. Given that the proposed changes will not be visible from the public domain, it is considered that the proposal will not have an additional impact upon the significance of the heritage items or the conservation area. However, external colour scheme is required to be approved by Heritage prior to the issue of a Construction Certificate.</p> <p>Therefore, no objections are raised on heritage grounds, subject to one condition.</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? Yes</p> <p>Has a Heritage Impact Statement been provided? Yes</p>		
<b>Further Comments</b>		

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:**

### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **External colour scheme**

The proposed colour scheme should be appropriate to the architectural character of the building, heritage items in the vicinity and the Heritage Conservation Area. Details of the external colour scheme are to be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure the external colour scheme is compatible with the heritage items in the vicinity and the Heritage Conservation Area.