

Heritage Referral Response

Application Number:	REV2019/0075
To:	Thomas Prosser
Land to be developed (Address):	Lot B DP 321706 , 70 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, in the vicinity of a number of heritage items and within the Manly Town Centre Conservation Area.</p> <p>Item I106 - Group of commercial buildings - All numbers, the Corso</p> <p>Item C2 - Town Centre Heritage Conservation Area</p> <p>Item I108 - Group of commercial buildings - 41-45 The Corso</p> <p>Item I109 - Group of commercial buildings - 46-64 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 these heritage items, as contained within the Manly Heritage Inventory, are:</p> <p>Item I106 - Group of commercial buildings - All numbers, the Corso (includes 4 and 6 The Corso)</p> <p><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 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>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. 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 "mall" of most of its length. Facades above the ground floor level are generally intact, however there are a number of modern, obtrusive buildings.</p> <p>Item C2 - Town Centre Heritage Conservation Area The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of</p>

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 - 41-45 The Corso

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. The buildings either side of the centre had triangular pediments above first floor windows and the central building has a segmental pediment of the same width containing two semi-circular windows with multi-paned glazing. The central building also has heavily ornamented pilasters at first floor level.

Item I109 - Group of commercial buildings - 46-64 The Corso

Statement of Significance:

Two, two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.

Physical Description:

Group of two two-storey terraced buildings with retail outlets at ground floor. No's. 46-58 The Corso: 1928 texture brick complex of six terraced shops with tiled roof. Significant elements include terracotta

horizontal band at cornice level, fine margin glazing bars to first floor windows, decorative metal wall fixing plates (for suspended awning) and rainwater heads with date of construction. No's 60-64 The Corso: c.1890 simple rendered brick two storey terrace of three shops with rectangular rendered ornament to parapet. The group provides a strong horizontal emphasis to the streetscape.

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	No	

Significance		
Other	No	

Consideration of Application

The proposal is seeking consent for a Section 8.2 Review of Determination Application following the refused Development Application (DA2019/0351). The proposal is for alterations and additions to the existing commercial building including a change of use to the existing first floor from residential use to office area.

The heritage reason for refusal of the development application as stated in the Notice of Determination dated 02 October 2019 was:

- Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause 5.10 Heritage conservation of the Manly Local Environmental Plan 2013.*

The application has been reviewed, along with the plans and other documentation and assessed in relation to

relevant heritage provisions contained within the Manly LEP 2013 and Manly DCP 2013. The objectives of the Manly LEP 2013 clause 5.10 Heritage Conservation are as follows:

- (a) to conserve the environmental heritage of Manly,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

Manly DCP 2013 Part 5.1 Manly Town Centre Heritage Conservation Area 5.1.2 The Corso sets guidelines to conserve the existing positive qualities of The Corso, comprising both the public area of the roadway and the private properties that front it all contribute to making it a special street through the following *Site Specific Controls*:

5.1.2.13 Shop-fronts are to be Reinstated

a) Where shop-fronts have been removed and replaced with shuttered openings, the reinstatement of shop-fronts is supported for aesthetic and historic reasons. New Shuttered openings will not be permitted.

b) New shop-fronts should comprise a 'frame' established by masonry ends read as vertical continuations of the façade above, and by a solid horizontal plinth between the ground and the window sill. The design of the space within this frame can reflect the use of the premises, and utilise contemporary design. See Figure 51 - Shop-fronts within a masonry frame.

Comment:

It is believed that the proposed shopfront is consistent with the above, but the horizontal plinth should be emphasized by increasing the height being 300mm minimum above the floor level and should return in to the recessed section as shown on the *Figure 51 - Shopfronts within a masonry frame*.

Therefore, no objections are raised on heritage grounds subject to imposition of a condition requiring an increased height to the shopfront plinth.

Consider against the provisions of CL5.10 of MLEP.

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? Previously(refused DA) submitted HIS resubmitted.

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE:)6 February 2020

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Shopfront plinth height to be increased

The shop-front should comprise a 'frame' established by masonry ends and by a solid horizontal plinth between the ground and the window sill. The proposed height of this plinth should be increased to be a minimum height of 300mm.

Reason: To preserve the heritage character and the significance of the Manly Town Centre Conservation Area and The Corso.