

## Heritage Referral Response

Application Number:	DA2019/1403
Date:	03/04/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as it is a heritage item, being "<b>Item I111 - Hotel Steyne</b> - 75 The Corso" and is within the <b>Manly Town Centre Conservation Area</b>. It is also in the vicinity of a number of heritage items:</p> <p><b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso</p> <p><b>Item I112 - Group of 4 commercial buildings</b> - 102–112 The Corso</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</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>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory are as follows:</p> <p><b>Item I111 - Hotel Steyne</b>  <u>Statement of significance:</u>            This building is a fine example of Inter-War Art Deco style Hotel. Landmark building on the corner of The Corso and South Steyne.</p> <p><u>Physical description:</u>            Original Hotel built 1862 and rebuilt in 1936 in Inter-war Art Deco Style of polychrome brickwork with heavy brick modelling along parapet and corrugated asbestos roof. Significant elements include: fan shaped lintels to windows; tile and brick detailing beneath windows; original tiling to ground floor, octagonal corner 'tower'.</p> <p>In general the openings appear to be original. (The building completes the streetscape of The Corso at the ocean front and by turning the corner into North Steyne provides a physical link between these two vistas)</p> <p><b>Manly Town Centre Conservation Area - C2</b>  <u>Statement of significance:</u>            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</p>

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 I106 - Group of commercial buildings***

Statement of significance:

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.

Physical description:

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.

***Item I112 - Group of 4 commercial buildings***

Statement of significance:

This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.

Physical description:

A group of four parapeted brick and rendered two storey shops. The principal significance lies in the elaborate rendered decoration at first floor level. The 2-storey is set in fine symmetry which was originally accentuated on the party wall by an elaborately modelled central gable surmounted by a smaller gabled pediment (now demolished). The remaining semicircular and circular windows set in ornately carved pediment are intact.

***Item I104 - Street trees***

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Physical description:

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

***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.

An unusual design utilising exotic Egyptian-like motifs appropriate to the resort location such as columns faintly reminiscent of the Brighton Pavilion. The building is an important feature on the corner of Sydney Rd and the Corso and its eclectic design contributes to the rich collection of architectural styles in the streetscape of the Corso.

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. Several original window sills have deep valance in render beneath the window sills. The awning (not significant) is supported on heavy scrolled projecting brackets, the top

of the awning provides a balcony of French doors set between slender pilasters topped by lotus flower capitals supporting a cornice in classical pattern. The wrought iron railing is not original. 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. The wrought iron railing (not original).

Significant elements include the plaster decoration to the first and second floors and parapet-notably the neo-Egyptian influence in the exaggerated pilasters and the massive brackets beneath the awning. Art Nouveau.

Unsympathetic new windows and doors. Unusual but not completely intact.

**Item 1232 - 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. Front facade originally had segmented arch highlight over wide entry, where lower level windows are currently. The word "Olympic" was embossed over the entry, framed by a matching curved string course. Freestanding letters O L Y M P I C also formerly across parapet. Ground floor and interior are now highly modified. Current form reflects 1954 conversion of Waltons Store.

**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	

**Consideration of Application**

The proposal is seeking consent for alterations and additions to the first-floor accommodation level of the Hotel Steyne, 75 The Corso Manly.

Proposed changes from the approved DA are sympathetic to the heritage item, therefore there are no objections raised on heritage grounds subject to conditions:

- Proposed blade signage shown on DA.300 and the symmetrical signage shown on DA.301 Revision E, are not acceptable as they are considered not original.

- Location of the existing and additional air-conditioning condenser units on the existing roofs and the roof terrace should be submitted to Council's Heritage before the issue of the construction certificate to make sure that they are not visible from the public domain of The Corso and North Steyne.

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? Yes

#### Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 02 April 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Air Conditioning Units

The details design of the roof top air conditioning units (including the existing units) including dimensions and location is to be submitted to Council prior to the issue of a Construction Certificate. A low screen, which is not visible from the public domain of the Corso or North Steyne, is it be installed around the A/C units. Details of the screen shall also be submitted to Council for approval.

Reason: To ensure that there is no visual impact on the public domain or taller developments.

#### Additional signage

Proposed blade signage shown on DA.300 and the symmetrical blade signage shown on DA.301-Revision E are not acceptable as they are not original.

To preserve the heritage significance of the item.