

Heritage Referral Response

Application Number:	Mod2024/0419
Proposed Development:	Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building
Date:	19/02/2025
To:	Claire Ryan
Land to be developed (Address):	Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South Steyne 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 within the C1 - Town Centre Conservation Area and adjacent to a heritage item, being Item I106 - Group of commercial buildings - All numbers, The Corso, listed in Schedule 5 of Manly Local Environmental Plan 2013. It is also within the vicinity of a number of heritage items, including:</p> <p>Item I168 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean</p> <p>Item I174 - Beach Reserve—Merrett Park North Steyne and South Steyne</p>
Details of heritage items affected
<p>Details of the conservation area and the items in the vicinity, as contained within the Heritage Inventory are:</p> <p>C2- Town Centre Conservation Area</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. 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.</p> <p><u>Physical description:</u></p> <p>The Manly TCCA has a mixed character and comprises three key zones. The triangular zone northwest of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments.</p> <p>The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form.</p>

Significant vistas adjacent to the boundary of the Manly TCCA include:

- Vistas north and south along North and South Steyne from the north eastern end of The Corso; This listing also includes any significant interior elements (including original room layout, decorative elements, finishes, fittings and fixtures) of all buildings within the Manly TCCA.

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 is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. It has a cohesive character resulting from generally low scale of development on its principle streets, Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces.

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	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	N/A	

Consideration of Application

The proposal seeks consent for modifications to the development consent - DA2022/1164. There is presently a separate S4.55 Application under assessment (MOD/2024/0225). This application includes changes to the internal layout, an extension to Level 3 (towards west/Rialto Lane and north/heritage buildings) removing the approved triangular terrace on Level 3, changes to the size and shape of the approved internal courtyard and changes to the approved roof layout.

The removal of the north-west facing terrace on Level 3 is not supported by Heritage as this extension will remove the approved transition between the proposed new building and the heritage item. A smaller extension, that is sympathetic to the surrounding buildings in scale and form, providing a transition could be supported, but the proposed extension is considered to have a negative impact on the significance of the heritage context and the HCA.

Revised comments: 10 February 2025

Amended drawings, submitted by the applicant has resolved the concern raised by Heritage by providing a 2m setback to the upper level from the Rialto Lane façade, which will provide a better visual transition from higher building envelopes to the existing low level building mass of the adjoining heritage buildings, located within the Heritage Conservation Area.

Revised comments: 19 February 2025

The applicant has provided amended plans - dated 11 February 2025, reintroducing the chamfer offset to Level 3, removing the approved internal courtyard and introducing a series of skylights to provide natural light to Level 2. Accordingly the location of the proposed solar panels have been changed to become closer to the front boundary. However, it is considered that these panels will not be readily visible from the public domain. Given the proposed changes are mainly within the approved building envelope, the impact of the proposal upon the heritage items is considered tolerable.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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

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:

Nil.