

## Heritage Referral Response

<b>Application Number:</b>	DA2023/0400
<b>Proposed Development:</b>	Use of Premises as a Business Premises (restaurant), fitout and signage
<b>Date:</b>	24/04/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot CP SP 18046 , 38 - 42 The Corso MANLY NSW 2095 Lot 2 SP 18046 , 2 / 38 - 42 The Corso MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject property is part of a group listed heritage item, being <b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso. The property is also located within <b>C2 - Manly Town Centre Conservation Area</b> and in the vicinity of a number of heritage items:</p> <p><b>Item I107 - Commercial building</b> - 36 The Corso</p> <p><b>Item I113 - St Matthews Church and church hall</b> - 44 The Corso (corner The Corso and Darley Road)</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p> <p><b>Item I119 - Commercial and residential building</b> - 2D Darley Road</p>
<b>Details of heritage items affected</b>
<p><b>Item I106 - Group of commercial buildings</b>  <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><b>C2 - Town Centre Heritage Conservation Area</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 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><b>Item I107 - Commercial building</b>  <u>Statement of significance</u></p>

One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.

### **Item I113 - St Matthews Church and church hall**

#### Statement of Significance

The church is a well consistently detailed but sombre example of Interwar Gothic style. The interior detailing and fittings are of a high quality of design, exhibiting a contrasting lightness to the exterior. As this building is seen in the round, the spatial effect on the north eastern side is of significance and it makes an important landmark and identifies the junction of the Corso with Darley Road. It makes a major contribution to the Corso.

### **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.

#### **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 a change of use of an existing ground floor shop, including the related internal fitout works and signage. The subject site is located within the Manly Town Centre Conservation Area as part of a group of commercial buildings that are listed as heritage item. The proposed works are limited to the internal fitout only and does not involve any works to the existing external fabric except the change of the existing signage with new. The proposed signage is considered appropriate as it involves updating existing signage to suit the new tenancy. The proposed awning fascia signage is not illuminated, however the existing hamper signage is proposed to be replaced with new backlit acrylic signage to replace the current signage in the same position. Heritage require the details of the proposed illumination to the signage to assess the impact within the HCA.

Given the proposed works will be readily reversible and the presentation of the shop within the existing streetscape will be similar to existing, it is considered that the proposal will have a negligible impact upon the significance of the heritage items or the Manly Town Centre Heritage Conservation Area.

Therefore, no objection are raised on heritage grounds, subject to one condition

#### 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:**

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

**Hamper sign details**

Details of the proposed hamper sign must be provided to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the proposed signage is appropriate for the HCA and The Corso.