NORTHPOINT HERITAGE

HERITAGE IMPACT STATEMENT

70 The Corso, Manly, 2095
Alterations and Additions

March 2019

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1. INTRODUCTION

1.1 Background

Northpoint Heritage has been commissioned by Nasus Group Pty Ltd to prepare a Heritage Impact Statement (HIS) to accompany a Development Application (DA) to Northern Beaches Council for proposed works to 70 The Corso in Manly. This HIS has been required because the subject site is listed as a local heritage on the Manly Local Environmental Plan (LEP) 2013, being part of 'Group of commercial buildings' along The Corso (I106). It is also located in close proximity of a number of local heritage items. The proposal has been developed in accordance with architectural drawings by Paul Urbaine Architecture (ref. A01 to A011).

1.2 Methodology

This Heritage Impact Statement uses the method of investigation and analysis established by the *Australia ICOMOS* (International Council on Monuments and Sites) Charter for the Conservation of Places of Cultural Significance (Burra Charter), 2013 and the Heritage Division's guidelines 'Statements of Heritage Impact' from the NSW Heritage Manual. This Heritage Impact Statement considers the heritage significance of the site and assesses the likely impacts of the proposed development on the heritage items in its close proximity. A site inspection was carried out by Northpoint Heritage in January 2019.

1.3 Authorship

This report has been prepared by Flavia Scardamaglia (Heritage Architectural Consultant) and reviewed by Susan Kennedy (BA, MMArch, LLB, M.ICOMOS) (Director/Principal Heritage Consultant). All photographs were taken by Northpoint Heritage Pty Ltd, unless otherwise specified.

1.4 Study Area & Location

The context of the site is of a high street town centre with two storey commercial developments. A tree canopy of mature trees grows along the centre of The Corso. The site is described on a cadastral map at the Land and Property Information as Lot B of DP 321706 (see Figure 3).

The subject site is occupied by a late Federation commercial terrace that is part of a consistent group of similarly detailed terraces, being 66, 68 and 70 The Corso (see Figures 2 and 3).

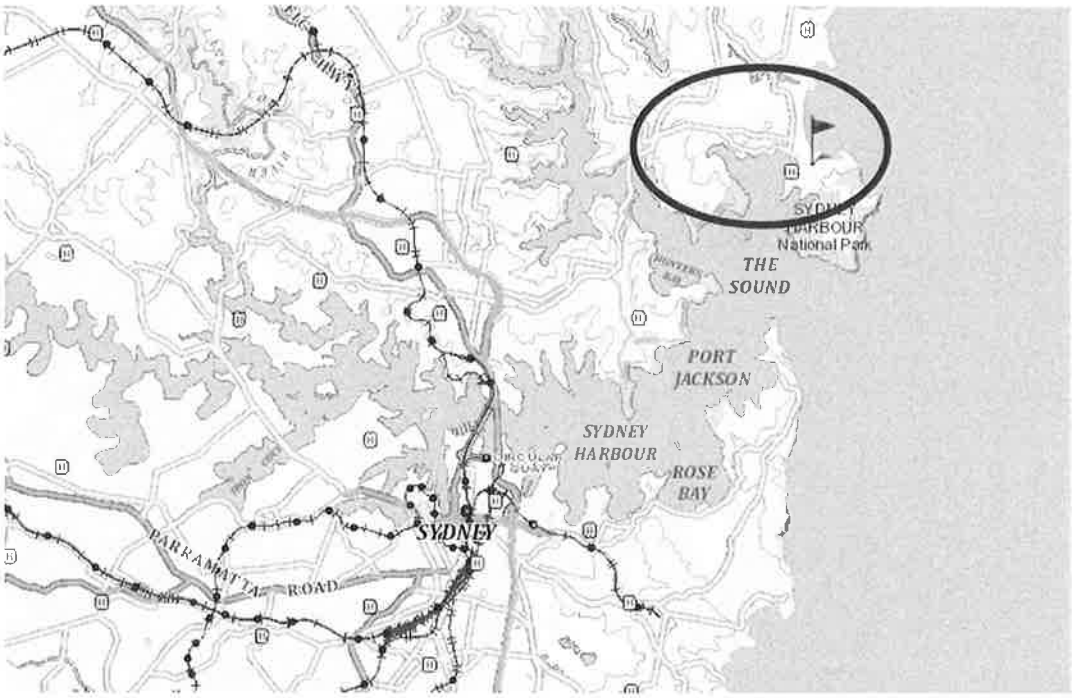

Figure 1: Location of Manly within Sydney Metropolitan Area (Source: SixMaps, 2018).

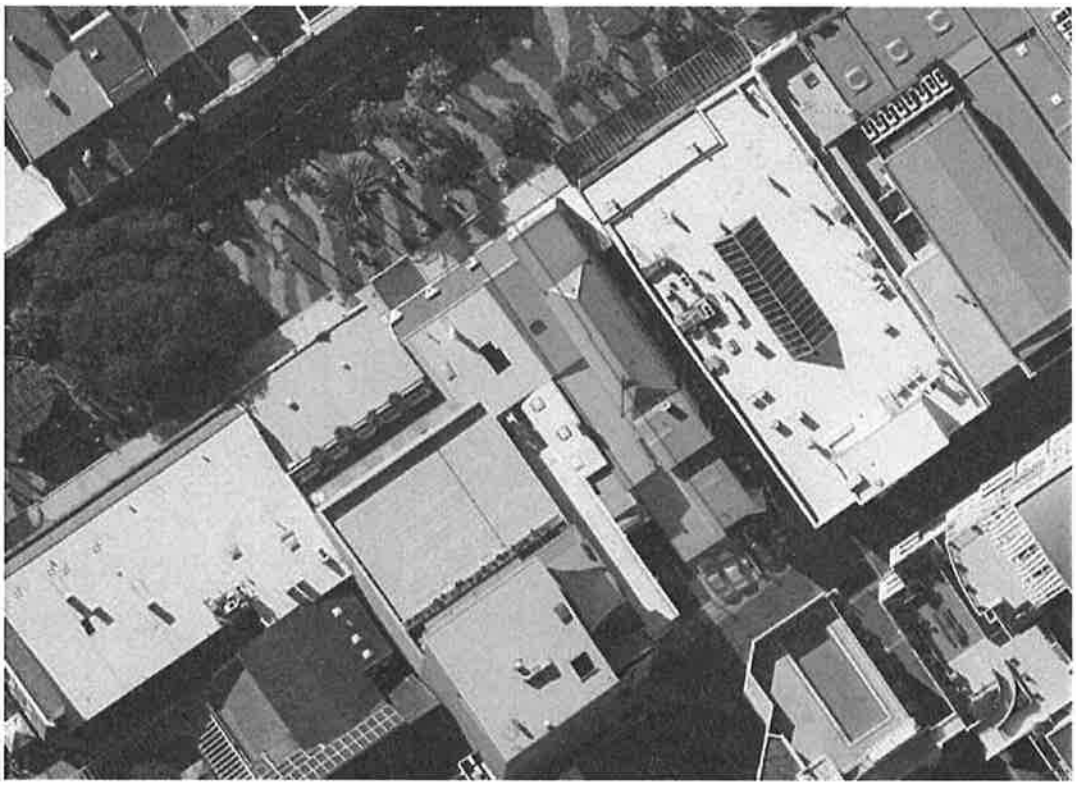

Figure 2: Aerial view of the subject site (Source: SixMaps, 2019).

Figure 3: The subject site shaded in yellow showing cadastral boundaries. Similar terraces in the group include C and D of this plan, (Source: SixMaps, 2019).

1.5 Heritage Status

The subject site is listed as a local heritage item on Manly LEP 2013 where it is identified as part of 'Group of commercial buildings' which extends on a number of buildings along The Corso (I106). It is also located in close proximity of the following heritage items:

Item Name	Address	Significance	LEP No.
Street Trees	The Corso (from Whistler Street to Sydney Road)	Local	I104
Group of 4 commercial buildings	102–112 The Corso	Local	I112
New Brighton Hotel	69–71 The Corso	Local	I110
Group of commercial buildings	46–64 The Corso	Local	I109
St. Matthew's Church and Church hall	44 The Corso (corner The Corso and Darley Road)	Local	I113

Town Centre Conservation Area	Shown by red cross-hatching and marked "C2"	Local	C2

All these items are assessed of being of local heritage significance.

Figure 4: Extract from Heritage Map, collage of Sheet 003 and 005 (Source: Manly LEP 2013).

2. PHYSICAL DESCRIPTION

2.1 Site Context

The Corso is one of the most important thoroughfares connecting Manly Cove to Manly Beach and is in the hearth of Manly. It is in all effects a town centre's high street, characterised by a generally consistent strip of two storey commercial buildings built along a mostly pedestrian area.

Most important civic buildings are located along The Corso, such as the Town Hall, St Matthews Church, the Ivanhoe Hotel, the New Brighton Hotel and a number of banks, all being important elements of this urban landscape. The central section of The Corso features large street trees which are protected due to their listing as heritage items.

Most buildings along The Corso date from late Federation and Inter-War period, with some more contemporary infills that are well articulated and have an appropriate scale to the existing context.

The subject building is part of a group of similarly detailed commercial terraces which have been built in the same period and possibly by the same builder/architect.

Figure 5: View of 70 The Corso (first to the left) with other terraces along the streetscape. The subject group includes the first three terraces to the left.

Figure 6: General view of 70 The Corso streetscape.

Figure 7: Other views of The Corso streetscape opposite the subject site. The higher building is the New Brighton Hotel.

2.2 Description

2.2.1 Exterior

The subject site is a long narrow block comprising of a two storey development to the north section and a part two, part single storey rear wing with a side breezeway. The rear elevation opens up onto a rear lane (Rialto lane), which has a more utilitarian character. Some neighbouring developments to the rear have been built up to the boundary (66 and 64), while no.72 and 68 have a three storey rear wing and a double rear car space. 70 The Corso forms a set of three with no.68 and 66 and this is confirmed by the rear wing roof form, which is a skillion matching the pitch with no.68, with a breezeway to the eastern side mirroring no.68's breezeway.

Figure 8: The subject site (left) and group highlighted in red

Figure 9: Views of the existing rear elevation

2.2.2 Interior

Internally, there is limited original fabric and it is mostly limited to the first floor. The ground floor is occupied by a retail space and recent rear storage area, while the first floor is mostly occupied what would have formerly been residential flats and is currently used as temporary accommodation and additional storage areas. Overall internal original features include joineries such as windows and doors, a timber staircase, wall vents, timber skirtings and cornices which are retained at the first floor. There is also evidence of original walls concealed within the ground floor extension at Rialto Lane

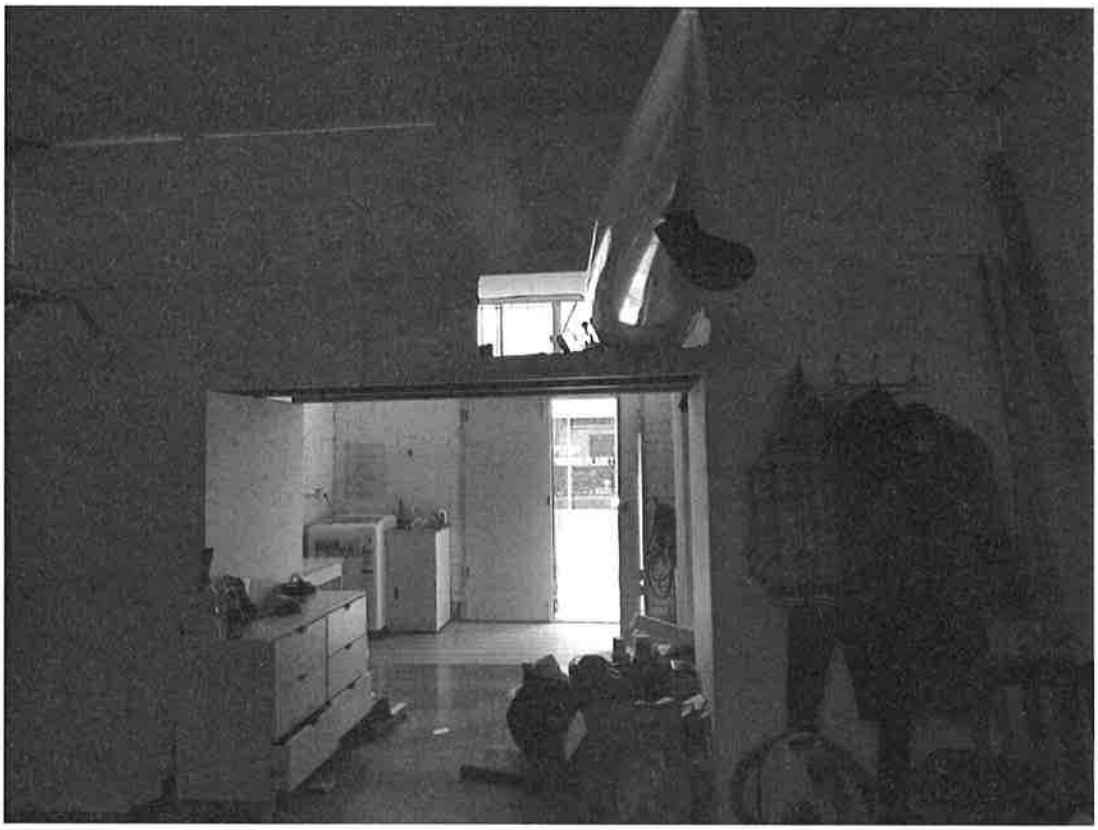

Figure 10: Ground floor - Rear - Storage area contained within recent brick construction opening to Rialto Lane

Figure 11: View to original area, within the recent storage area. The exposed brick walls appear to show the original alignment of the c1910 building

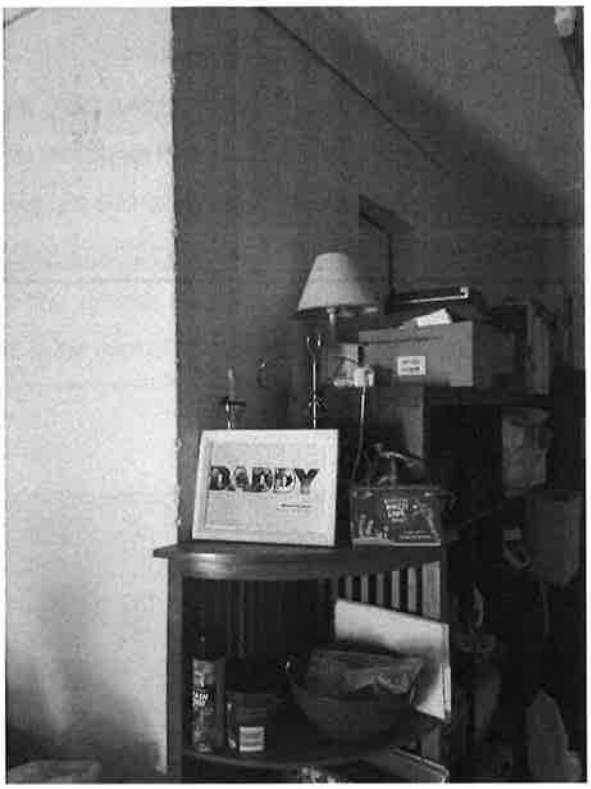

Figure 12: What appears to be evidence of original window openings from the c1910 building

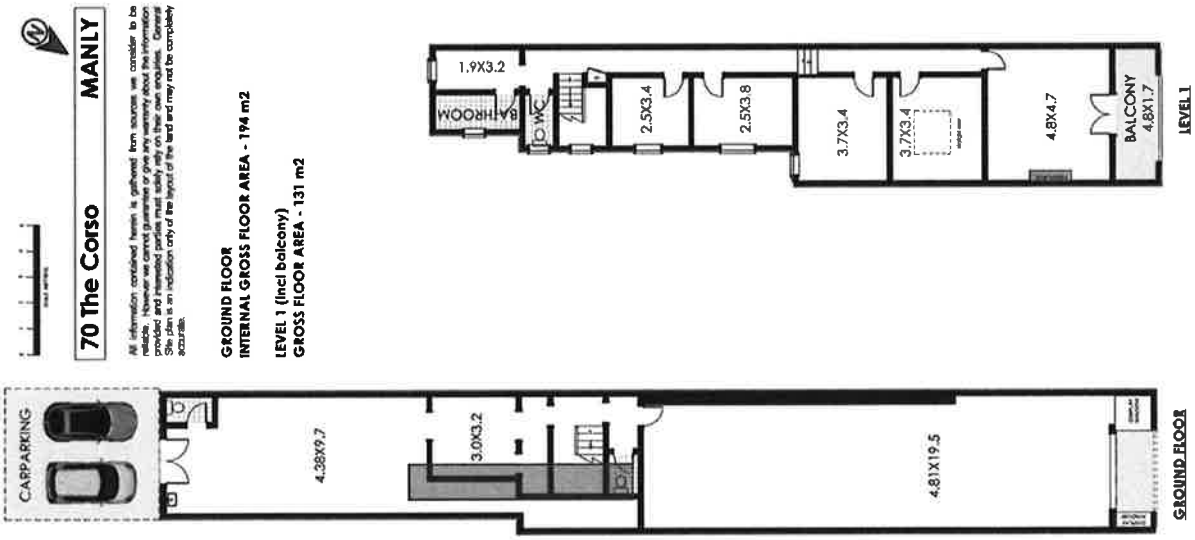

Figure 13: Floor plan showing areas where former external walls appear to remain in tact (as shown in images above) (Base plan source: Realcommercial.com.au)

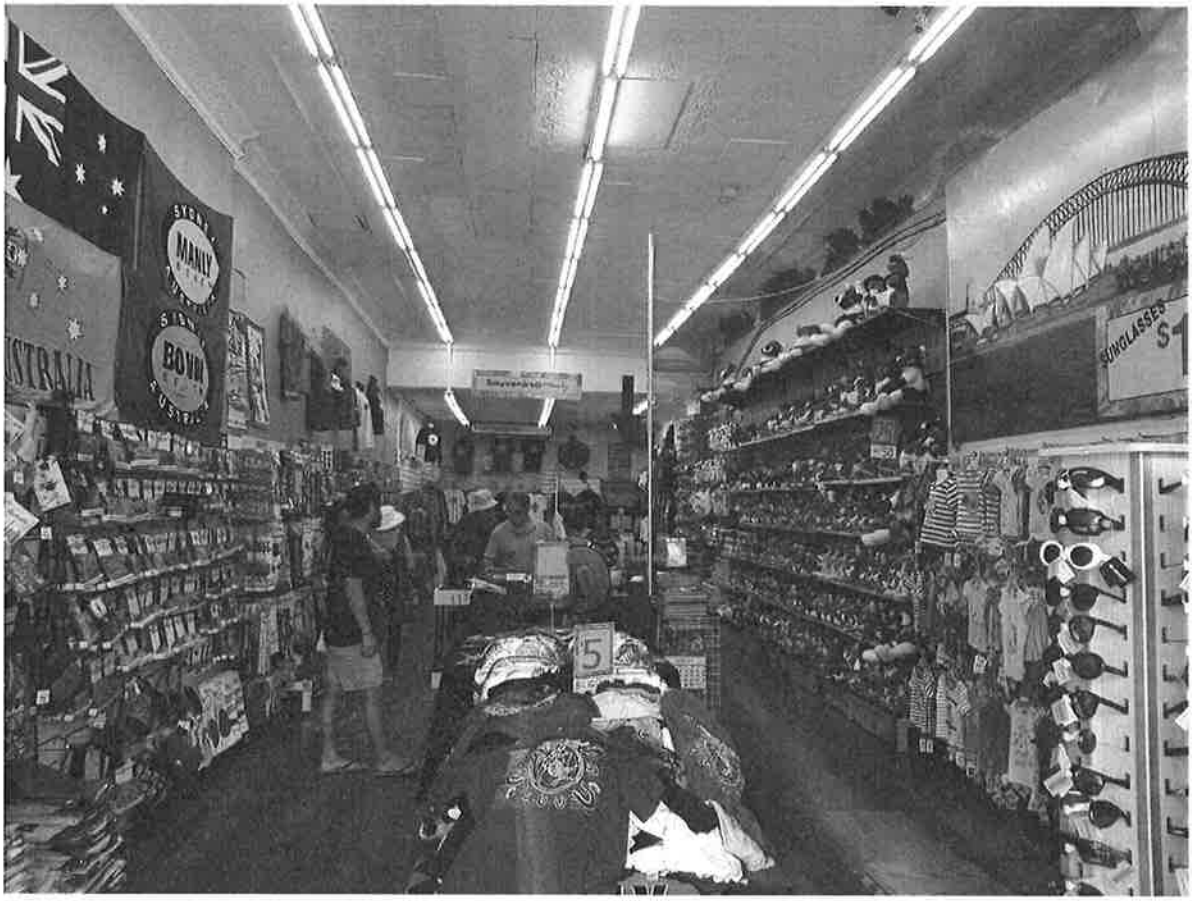

Figure 14: Shop front, facing The Corso. Access to the rear (closed to the public) is shown by the arrow.

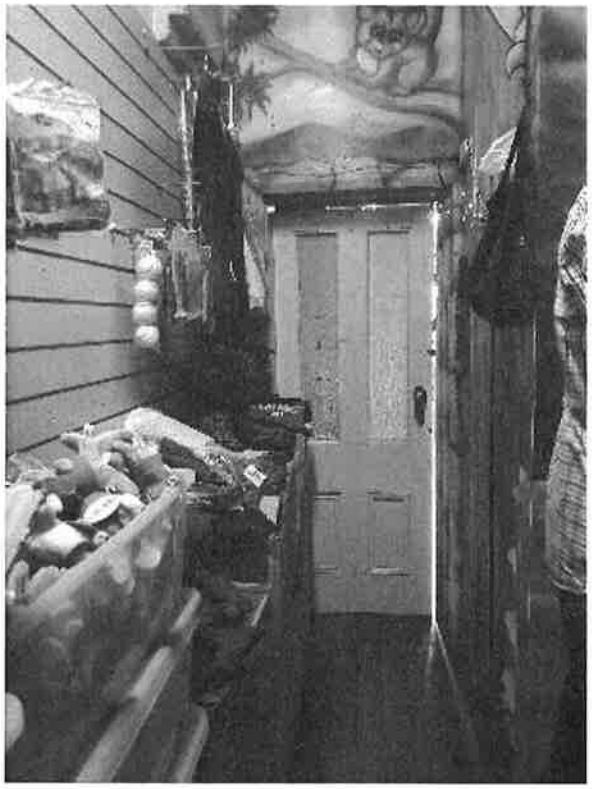

Figure 15: Access to shop area from rear

Figure 16: Connection between shop area and recent storage area facing Rialto Lane

Figure 17: Stairs to first floor, viewed from the ground level

Figure 18: Stairs to Ground floor, viewed from first floor

Figure 19: Bathroom

Figure 20: Rear breezeway, currently used as storage, opening on to rear skillion roof

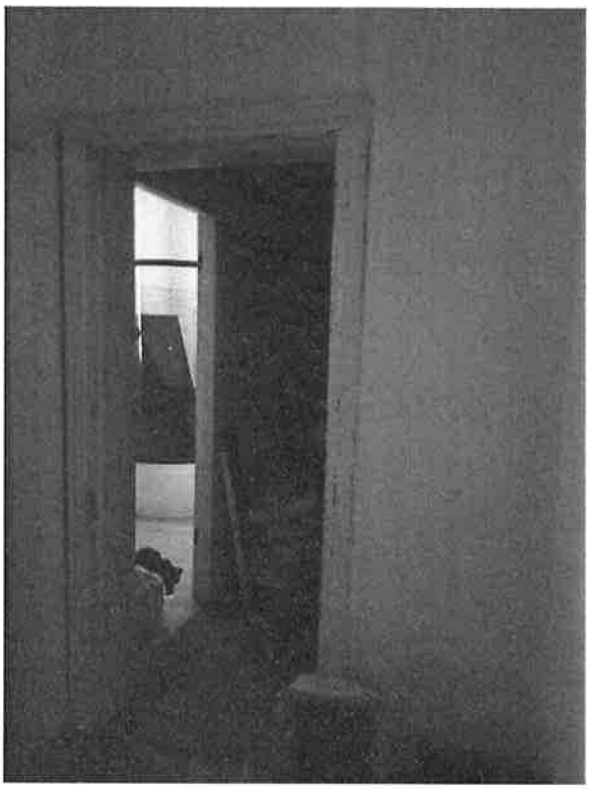

Figure 21 : General view of room presentation at the landing of Level 1, showing bathroom and access to rear skillion roof

Figure 22 : General view of hallway showing disconnect between rear area (Figure 20) and hallway/living areas (Figure 23)

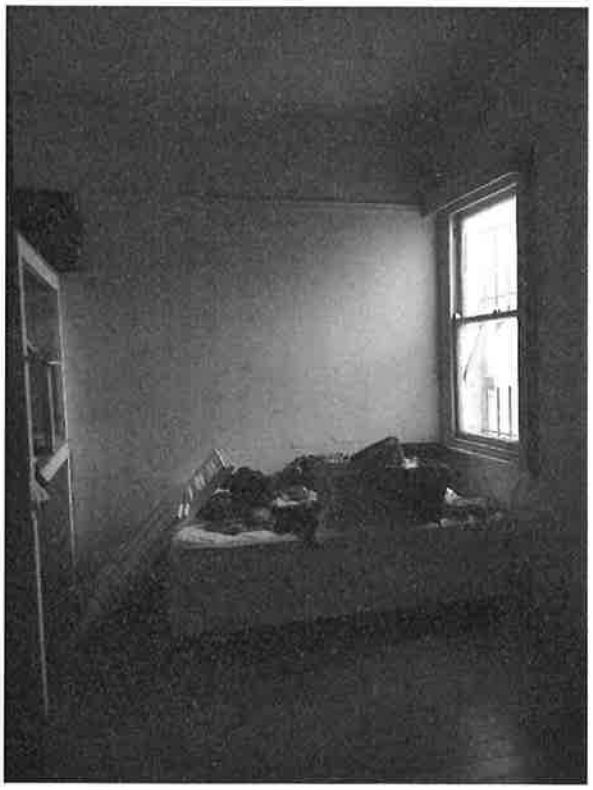

Figure 23: Bedroom

Figure 24 : Hallway leading to living room facing The Corso

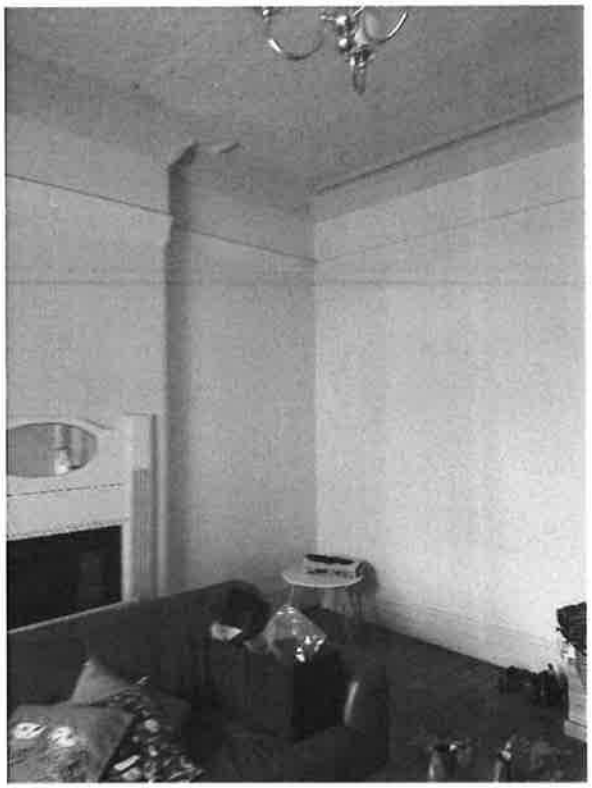

Figure 25: Main living area and modified fireplace (now gas)

Figure 26: Main living area, looking back to hallway

Figure 27: Main living area and connection to balcony area

Figure 28 : Balcony area

3. HISTORIC CONTEXT

3.1 Early development of Manly[1]

A detailed analysis of Aboriginal Cultural Heritage is beyond the scope of this report; however, it is acknowledged that Aboriginal people would have occupied the site for thousands of years prior to European contact and settlement of the area.

Manly was originally inhabited by the Cannalgal and Kayimai clans of the Kuring-gai people. The 'Manly behaviour' of the Aboriginal people encountered by Governor Arthur Phillip in 1788 gave name to the locality to the northern side of Sydney Harbour.

First land grants in the area were 100 acres to Richard Cheers and 30 acres to Gilbert Baker, both bounded by The Corso and later sold to D'Arcy Wentworth, who was also granted 380 acres in the area. Up until 1852, the area was mostly undeveloped and uncleared. It was accessible by road through Parramatta or by punt via the Spit or North Sydney.

The first Manly Ferry Wharf was built in 1856 on the same site as the present wharf. By then Manly had a central access way (The Corso), a small church (1864) and a school and public bath house. In the 1860s, Henry Gilbert Smith became the first to market Manly as the Brighton of the South Pacific and created the myth of one of the most famous public 'watering places' and pleasure grounds of Sydney.

Improved transport to and from the city of Sydney saw local population rising from 500 in 1871 to 1,327 in 1881, 3,236 in 1891 and 5,035 in 1901. For most of the nineteenth century, however, Manly remained disconnected from Sydney due to the lack of proper roads and bridges connecting with the rest of the city.

In the 1920s, with the raising of a beach myth, a spur of development occurred, and new bungalows and flats were built across the municipality. This period coincides with the major development phase for The Corso. This development spur was paired with transport improvements which saw the construction of the Spit Bridge in 1924 and the introduction of government buses from 1932.

[1] The following Historical outline contained in this report mostly derives from the 'Manly' entry of the Dictionary of Sydney available online at the www.dictionaryofsydney.org.

Figure 29: One of the earliest known photos of Manly Corso in the early 1860s (before the original Steyne Hotel burnt down in 1863).

3.2 The Corso, Manly

The first mapping of The Corso is in Smith's 1855 plan, with the street meant to connect Manly Cove to Smith's new resort named Ellensville to the Ocean. This alignment, though, may have been a much earlier Aboriginal pathway which was formalised in the early years of the colony.

The Corso derives its name after via Del Corso in Rome, the city's core shopping area. The Pier Hotel and George Birch's refreshment rooms were among the earliest developments along The Corso in 1855 and 1856. In 1858, the New Brighton Hotel had been established, followed by the Steyne Hotel to the design of Edmund Blacket.

In 1865 a new sandstone church with a spire was designed by Edmund Blacket (St Matthew's Church). The church and 70 The Corso were both part of Section 6 of the Bassett-Darley Estate "East Brighton" visible on the following subdivision map (figure 13).

Up until c1895, Sands Directories do not report any development between St Matthew's Church and the Steyne Esplanade to the eastern side of The Corso. Development was slow and did not occur until well after the 1877 auction of lots of Section 6 of the Barlett-Darley Estate.

By 1920s, The Corso had become the high street of Manly, with horse and steam trams and high flows of traffic. Generous awnings covered pedestrians and shoppers, a line of trees was planted and the area started becoming a tourist attraction.

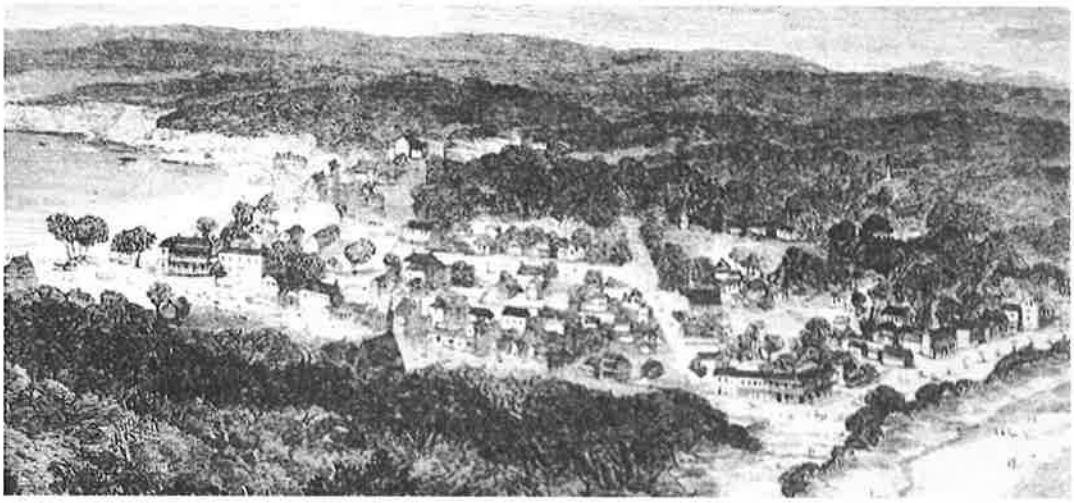

Figure 30: Manly in 1875, looking north-west. Manly Cove is on the left, the ocean beach on the right, connected The Corso. There are buildings along The Corso and the ocean beach, but the study area in the central right is still largely uncleared bush. Source. **Illustrated Sydney News, 16 January 1875, p.5.**

Figure 312: South end of The Corso, 1834 postcard (Source: National Museum of Australia)

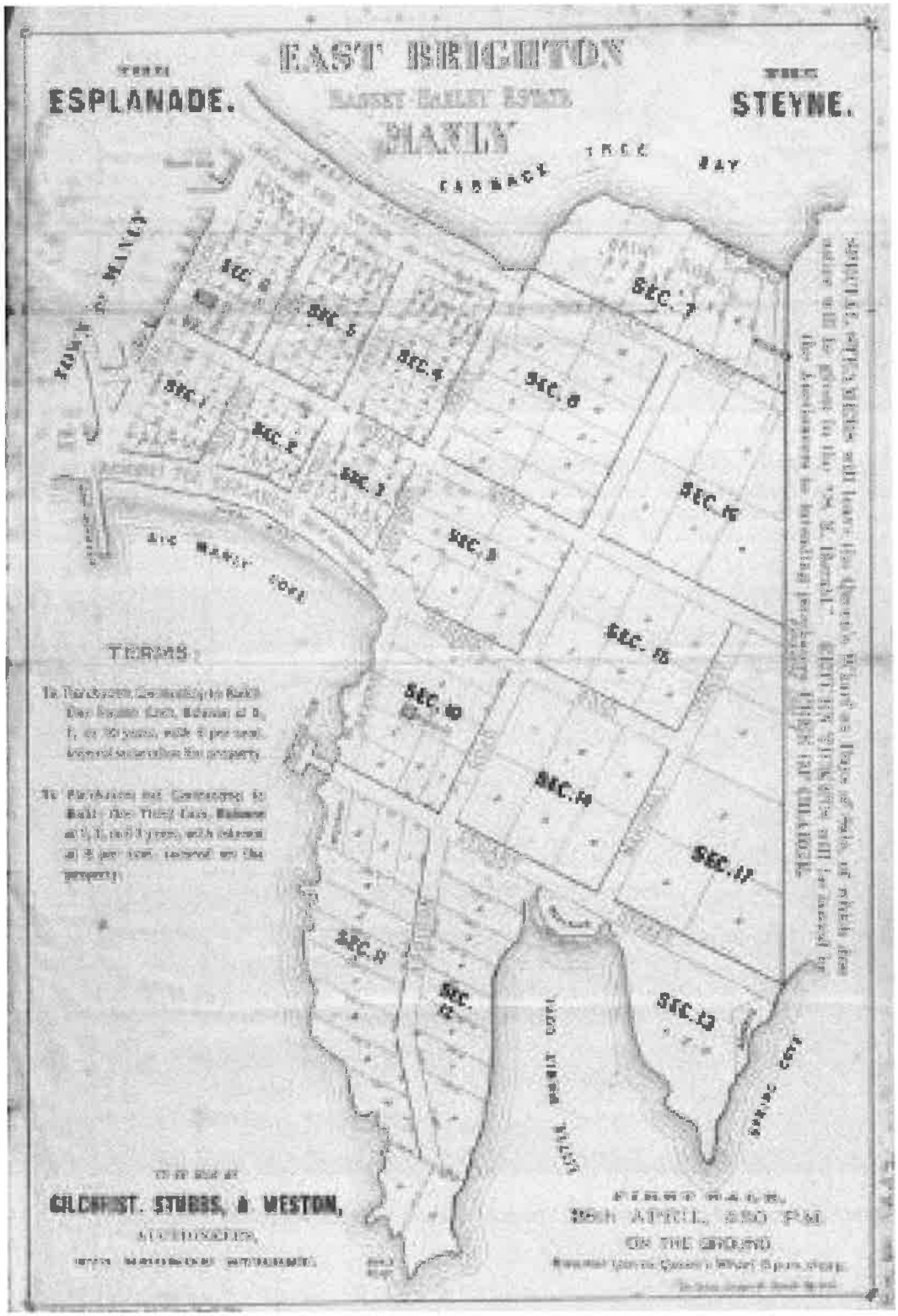

Figure 32: Auction notice for the sale of the Bassett-Darley Estate (possibly dated 1877). The subject site is part of Section 6 (Source: NLA, Map Folder 92, LFSP 1442).

The earliest street trees were planted by H.G.Smith c1850 and were mostly Moreton Bay Figs. Remnant Palm planting (Phoenix Canariensis) occurred in 1928. These street trees have historic and aesthetic significance to the streetscape.

Figure 33: Photograph of south end of The Corso ca. 1900-1910 (Source: State Library of NSW, PXE 711/256).

3.3 Town Centre Conservation Area

The subject site is included within the Town Centre Conservation Area, which is of local significance. It reflects the early development of Manly as a beachside village. It is regarded as a holiday destination with picturesque qualities forming a cohesive cultural landscape able to attract visitors and support the local economy.

Figure 34: The Corso, looking South c.1906 (Source: Supplied, Manly Local Studies). The subject site is just out of view on the left.

3.4 The subject site

The subject site appears to have been built in around 1910, when the Manly Dairy Company first appears in the Sands Directory. There is no listing against number 70 The Corso in 1909 (the neighboring terraces in the group at 66 and 68 are occupied by the same tenants as present in 1910), and there are no numbers or comparable tenant names noted in Sands in 1908. This means is likely that 7 the group, including 70 The Corso, was constructed sometime between 1909 and 1910. The architectural style is consistent with this period. The Manly Dairy Company is the most significant occupant documented occupant in the early days of the site, who advertised extensively in media publications to appeal to tourists in 1912-1915. There was some controversy around this operation in 1913, when a staff member was identified as watering down its milk.[2] A year later, its operator (John Baxter) was also fined for failure to pay staff wages.[3] Baxter appears to have spent some time in argument with the authorities, and was again fined for selling butter after closing time earlier that year.[4] Baxter appears to have enjoyed a more positive experience in the press in subsequent years, with the dairy being noted in 1918 as 'boon for [Manly] residents' and seemingly being a popular provider of local dairy produce. [5]

The earliest image of the building in shown in the context of the Magic City, located at what is now the Mall building. Magic City housed merry-go-rounds and side-shows, and was on the site formerly occupied by the merry-go-round of William 'Sovereign' Smith, a well-known figure locally in the 1900s. It is not clear when the Magic City building was erected, but it was possibly in 1916/17, and it may have incorporated the spacious ground floor of the earlier premises. There was room for two carousels. The building had a 71 foot frontage to the Corso, and the front portion was occupied by a succession of fruit and confectionery stalls.

In 1917, the concern of Levy and Dunn, fruiterers, was here. Harry Levy (1876-1957) then ran the fruit and confectionery premises alone until circa 1923. He later changed his name to Harry Lea, and founded the successful Darrell Lea confectionery business. Magic City was the location of his first stall. An advert in the Manly Daily for 26 April 1919 stated: "Look Here! The open fruit stall, Caroussel [sic],

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[2] WATERING THE MILK. (1913, September 12). The Sun (Sydney, NSW : 1910 - 1954), p. 4 (FINAL EXTRA). Retrieved March 1, 2019, from http://nla.gov.au/nla.news-article229690035

[3] INDUSTRIAL MAGISTRATE'S COURT. (1914, March 19). *The Sydney Morning Herald (NSW : 1842 - 1954)*, p. 6. Retrieved February 1, 2019, from http://nla.gov.au/nla.news-article15488485

[4] MANLY SHOPKEEPERS FINED. (1915, February 5). *Evening News (Sydney, NSW : 1869 - 1931)*, p. 6. Retrieved February 1, 2019, from http://nla.gov.au/nla.news-article115825991

[5] THE MANLY DAIRY CO., CORSO. MANLY. (1918, April 11). The Catholic Press (Sydney, NSW : 1895 - 1942), p. 34. Retrieved February 1, 2019, from http://nla.gov.au/nla.news-article106094921

Corso!" Darrel Lea went on to become the largest privately-owned confectionery manufacturer in Australia.[6]

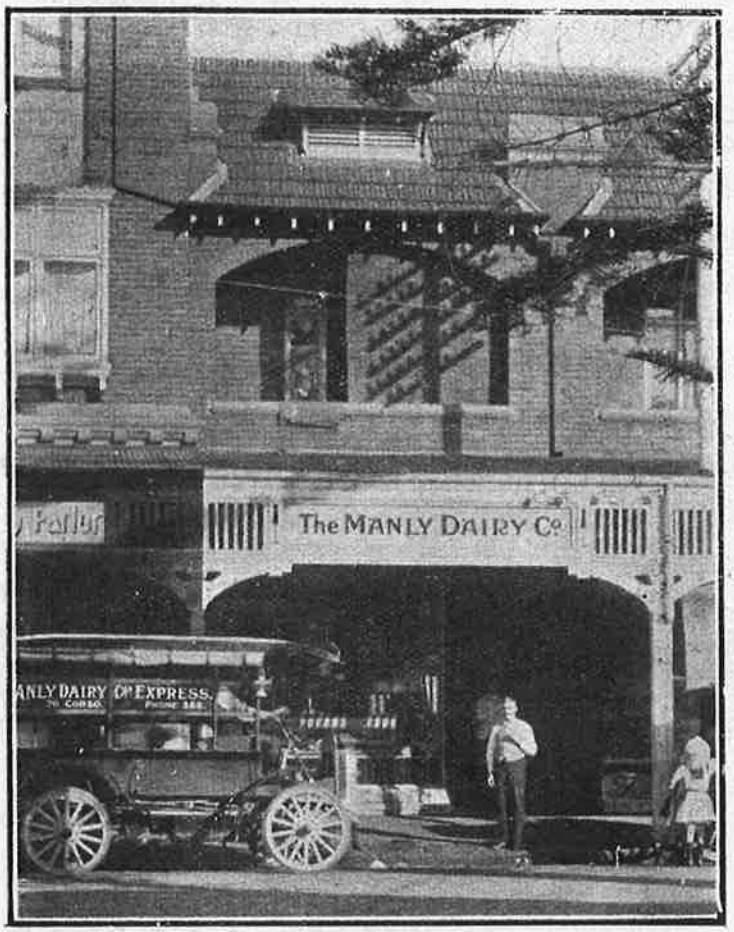
Darrell Lea started as a fruit shop called Levy and Dunn in 1917 but within a year was run by London-born Harry Levy and his wife Esther. Levy later changed his name to Lea.

Magic City, modelled on the highly popular White City in Sydney, ran until August 1922, when the premises were sold for £17,000. The architect Lewis Kaberry, of the practice of Kaberry and Chard, then designed a conversion of the building into a cinema. The Rialto Cinema opened on 23 July 1923 with the movie *Sherlock Holmes*. In 1927/28 the Rialto was completely re-designed with a new façade.

The Rialto Cinema (which became the Odeon at Manly around 1950) was owned by the Smyhtes who also had the Embassy opposite the ferry terminal. The Rialto/Odeon closed in 1960. The Rialto was demolished very quickly after being sold to a developer in 1960. The site had an arcade of shops erected where the Rialto once stood. After the closure of the Odeon Theatre on The Corso, the name Odeon was transferred to the old Embassy Theatre on East Esplanade.

Figure 35: View of the Corso looking south in 1906. The subject site is concealed by the distinctive dome shaped building of its neighbor (Source: Manly Local Studies). However, if present, the awning shown in Figure 17 would likely be visible from this angle, which is not the case.

[6] Manly Daily, January 19, 2018



Manly Dairy Coy.

- - - 70 CORSO - - -

FOR

Milk Butter Cream Eggs Poultry
Ice Tea Mineral Waters Etc., Etc.

Punctual Deliveries in all Parts : Dairy Milk a Speciality

'Phone - - - - 368 MANLY

J. BAXTER, Manager.

12

Figure 36: Advertisement for the Manly Dairy Company in 1914 in a ferry timetable, showing its premises at 70 Corso, complete with delivery van. According to Manly Local Studies, milk would turn to butter with every mile travelled. It is thought the man photographed is the manager, Mr John Baxter. (Source: Manly Local Studies)

Figure 37: Earliest known image of the subject site in 1917, showing its form close to its construction. (Source: Manly Local Studies)

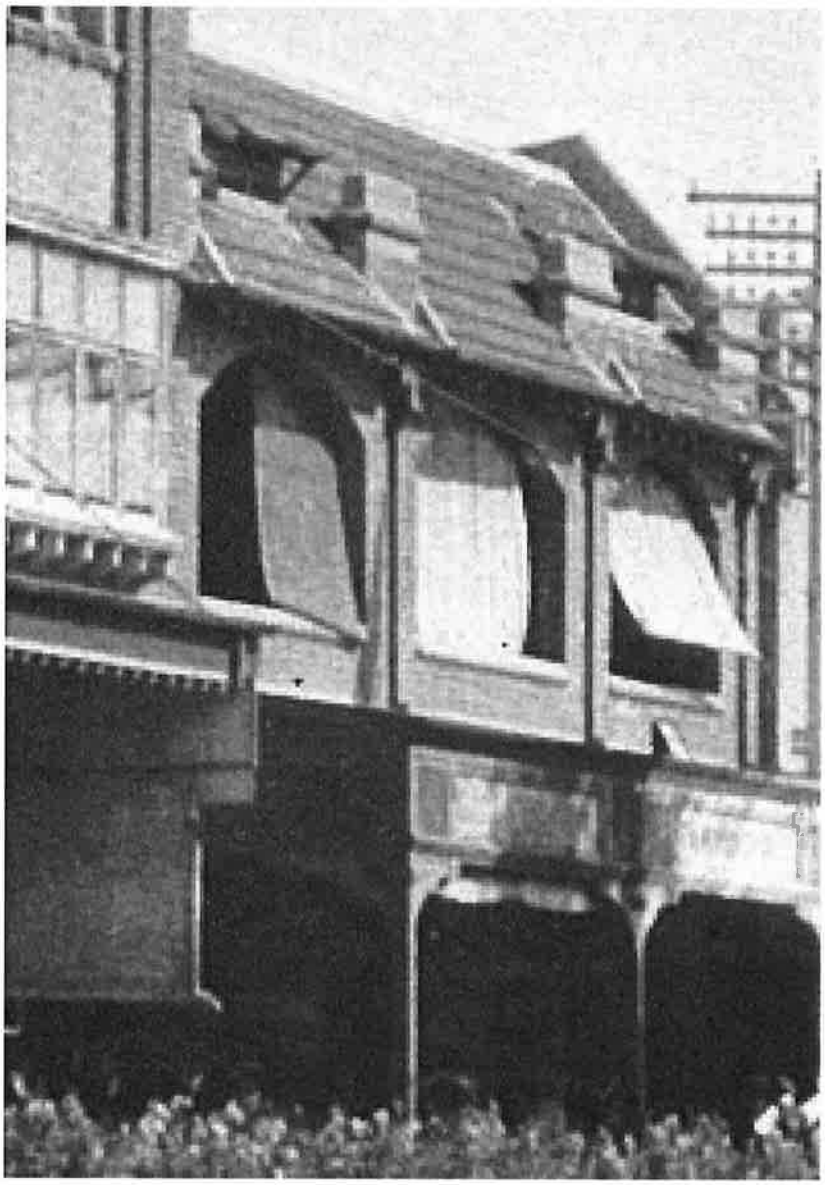


Figure 38: Detail of the subject site in circa 1917 (Source: Manly Local Studies)

Figure 39: The subject site in the 1920s, during operation of the Odeon Theatre (Source: Manly Daily)

Figure 40: 70 The Corso in 1943 (Source: SIX Maps)

4. SIGNIFICANCE

4.1 Site's Assessment

The subject site is listed as a Heritage Item in Schedule 5 of the Manly LEP 2013. It is also located in close proximity of a number of heritage listed items.

The Heritage Branch of NSW Office of Environment & Heritage has established widely accepted criteria to be used in ascertaining heritage significance. In summary, a building, relic, object or place may have heritage significance for reasons of historical, aesthetic, scientific or social significance; or a combination of these. In addition, a place could be considered to be of particular note due to its rarity or representativeness.

The following assessment of significance of the subject site draws from the assessment contained on the Office of Environment & Heritage website and has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the NSW Heritage Manual.

Criterion A: an item is important in the course, or pattern, of the local area's cultural or natural history

The Corso displays a collaboration of architectural styles, utilised during the development of Manly from 1870 to the 1930s. The area is composed of individually significant buildings and groups of buildings where similar architectural design and period characteristics contribute aesthetically to the conservation area.

70 The Corso is an example of a two storey, Federation commercial building built as part of a group of three terraces from 66 to 70 The Corso. The group is evidence of the late Federation development of Manly in the late 1890s and the re-subdivision of Section 6 of the 1870s Bassett-Darley Estate.

The subject property meets the Historic Criterion.

Criterion B: an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history

There are no known historical associations with this site.

The subject group does not meet the Historical Association Criterion.

Criterion C: an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

The Corso is a combination of individual and collective buildings which display a range of architectural designs and decorative period elements. The scale of buildings within the area also contributes to the aesthetic value of the streetscape.

70 The Corso, as part of a consistent group, contributes to the streetscape presentation of The Corso.

The subject property meets the Aesthetic Criterion.

Criterion D: an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

The Corso is historically a community area, where functions and social gatherings have been held since the development of Manly as a tourist destination.

The subject group meets the Social Criterion.

Criterion E: an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

The subject site does not have any potential to yield information that will contribute to the local area's cultural or natural history. Archaeological potential for the site is low due to the fact that no building was previously built on the site.

The subject property does not meet the Technical/Scientific Criterion.

Criterion F: an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

The subject site does not have uncommon or rare aspects of the local area's cultural or natural history.

The subject property does not meet the Rarity Criterion.

Criterion G: an item is important in demonstrating the principal characteristics of a class of the local area's

- ***cultural or natural places; or***
- ***cultural or natural environments***

The Corso is a collaborative collection of architectural styles that are uncommon throughout Manly, both individually and as a group. 70 The Corso is representative of Manly's Federation commercial buildings developed along this street.

The subject group meets the Representative Criterion.

4.2 Site's Heritage Significance

From a review of the site's history and description, the site meets the threshold for individual heritage listing. Its updated Statement of Significance is:

The Corso displays a collaboration of architectural styles, utilised during the development of Manly, from 1870 to the 1930s. The area is composed of individually significant buildings and groups of buildings where similar architectural design and period characteristics contribute aesthetically to the conservation area.

The Corso streetscape has important historical links to the development of tourism and recreation industries in Manly, which is still ongoing and likely to continue. Its role as the pedestrian link between Sydney harbour and the ocean, the city and the sea - all these elements are fundamental to Manly's status as a resort-style destination.

70 The Corso is a representative example of a two storey, Federation commercial building built as part of a group of three terraces from 66 to 70 The Corso. The group is evidence of the late Federation development of Manly in the late 1890s and the re-subdivision of Section 6 of the 1870s Bassett-Darley Estate.

4.3 Established Heritage Significance of Near Items

The following Statements of Significance are available on each item's Heritage Inventory Sheet from the NSW Office of Environment & Heritage website.

Street Trees (The Corso)	Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.
Group of 4 Commercial Buildings (102-108 The Corso)	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.

New Brighton Hotel (69-71 The Corso)	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.
Group of Commercial Buildings (46-64 The Corso)	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.
St. Matthew's Church and Church Hall 44 The Corso	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.
Town Centre Conservation Area	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. The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time. The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

4.4 Planning & Legislative Context

The subject site is affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage items. They are as follows:

- NSW Heritage Act, 1977
- Manly Local Environmental Plan (LEP) 2013
- Manly Development Control Plan (DCP) 2013

4.4.1 NSW Heritage Act, 1977

State Heritage Register

The State Heritage Register is a list of heritage items of particular importance to the people of NSW. It includes items and places of state heritage significance endorsed by the Minister on the recommendation of the Heritage Council. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

The subject is site is neither included nor proposed for inclusion in the State Heritage Register.

Interim Heritage Orders

Interim Heritage Orders can be made under Part 3 of the Heritage Act either by the Minister or, where authorized, a Local Government Council. Interim Heritage Orders replace the previous Interim Conservation Orders and orders made under Section 130. They are effective for a maximum period of twelve months.

The subject site is not affected by any Interim Heritage Order.

Archaeological 'Relics'

Under Division 9 of the Heritage Act, a permit is required for the excavation of relics, unless there is an applicable gazette exemption. Pursuant to Clause 139 of the Heritage Act, an excavation permit is required where excavation is proposed and there is reasonable knowledge or likelihood that disturbance or excavation of the land will result in a relic being discovered, exposed, moved, damaged or destroyed.

There is no evidence of likelihood that excavation of the subject land may disturb relics as defined by the Act.

4.4.2 Manly LEP 2013

The Manly LEP 2013 is a statutory plan adopted by the former Manly Council (now amalgamated under the Northern Beaches Council). Among the objectives of this plan are to identify heritage items and heritage conservation areas and to provide measures for their protection, conservation and enhancement; and to ensure that new development is undertaken in a manner sympathetic to their character. Clause 5.10 specifically addresses Heritage Conservation.

The subject site is listed as a heritage item on Schedule 5 of the LEP and is in close proximity of a number of heritage items.

Assessment under Clause 5.10 of Manly LEP 2013 is below in Section 6.3.

5. THE PROPOSAL

The proposal is to undertake alterations and additions to 70 The Corso in Manly, as described in architectural drawings by Urbaine Architecture (ref. A01 to A011).

The aim of the development is to maximise the ground floor retail space and the first floor office space. This will involve a second storey addition over the single storey rear wing and turning the existing tandem car spaces into a linear double garage.

Overall the following works are proposed

- Demolition of the first floor balcony wall and infill of the street-facing opening with new window matching no.66 and 68.
- Reinstatement of traditional shopfront, including fully glazed recessed entry area.
- Demolition of the rear single storey wing and reconstruction of a boundary to boundary two storey wing.
- Demolition of the internal walls between the existing retail space and the rear spaces;
- Demolition of the existing internal first floor walls to form two large office spaces;
- New ground floor kitchen and amenities;
- New first floor kitchen and amenities.

6. HERITAGE IMPACT ASSESSMENT

6.1 Overview

The subject site is listed as a heritage item on Manly LEP 2013 and it is also located in close proximity of other local heritage items.

Generally, the subject proposal is considered to have a neutral impact on the identified heritage values of the subject group of Federation commercial terraces and other listed items in close proximity to the site. It seeks to achieve a cohesive presentation to The Corso, largely maintaining existing presentation at The Corso presentation. The infilling of the existing verandah which will provide visual cohesion with the 66 and 68 at the first floor level.

While typically not an ideal heritage outcome, it is considered an acceptable heritage impact in this instance as it continues to the presentation of the terrace group, with its the original configuration remaining identifiable. By its very nature, the proposal does involve removal of extensive fabric within the building. However, this fabric and is not intrinsic to the overall heritage significance of the item as a group of buildings. It is considered that any adverse heritage impact caused by loss of this original fabric- which is in poor condition, and largely modified and thereby reducing its significance – may be mitigated by the preparation of a Photographic Archival Recording on vacation of the building.

Furthermore, it is understood that the applicant has engaged with Council (including heritage advisor) in a pre-application process. It is understood Council is supportive of the approach to retain The Corso presentation while modifying the rear of the premises, as part of an overall design approach to activate the laneways while maintaining historic presentation and cohesion at primary elevation facing The Corso.

The following assessment examines the development in the light of the LEP, in terms of relevant objectives and controls.

6.2 Assessment Against the Controls

6.2.1 Manly LEP 2013

Clause 5.10 Heritage Conservation

(1) Objectives
The objectives of this clause 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,
(c) to conserve archaeological sites,
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Response: The Applicant is seeking development consent to undertake alterations and additions to the subject commercial terrace. This Report is prepared to assist Council with the heritage aspects of this proposal.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

Response: The proposal will have neutral impact on the heritage significance of this group. Proposed changes will enhance the building's contribution to the streetscape through the reinstatement of a recessed shopfront entry area and new first floor window to match the other terraces within the group.

This is considered an acceptable heritage outcome that will reinstate and reinterpret a traditional streetscape presentation and enhance the cohesion of the group.

(5) Heritage assessment
The consent authority may, before granting consent to any development:
(a) on land on which a heritage item is located, or
(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b)
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Response: This Heritage Impact Statement is a heritage management document that assesses the likely effect of the proposal against the established heritage significance of this heritage item and other heritage items in close proximity.

The items located in close proximity will not be adversely affected for the following reasons:

- Proposed changes enhance streetscape presentation reinstating a traditional streetfront presentation;
- The proposed first floor window will match other neighbouring properties and enhance the cohesion of the group;
- The continuous commercial use of the terrace will be consistent with the group's historic use.

(6) Heritage conservation management plans
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

Response: Considering this heritage item is of local significance, a Conservation Management Plan is not considered necessary in this instance

(7) Archaeological sites
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):
(a) notify the Heritage Council of its intention to grant consent, and
(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Response: The subject site is not an archaeological site and it does not have potential to unveil 'relics'.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

Response: The subject site is not an Aboriginal place of heritage significance and this clause is not relevant. An Aboriginal heritage assessment is beyond the scope of this report.

(9) Demolition of nominated State heritage items
(10) Conservation incentives

Response: These clauses are not relevant, owing to the subject site not being a state heritage item and the Applicant not seeking Conservation Incentives.

6.2.2 *Manly DCP 2013*

3.2.1.1 Development in the vicinity of heritage items, or conservation areas
a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.
b) Proposed development in the vicinity of a heritage item or conservation area must ensure that: i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place; ii) the heritage values or character of the locality are retained or enhanced; and iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.
c) The impact on the setting of a heritage item or conservation area is to be minimised by: i) providing an adequate area around the building to allow interpretation of the heritage item; ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); iii) protecting (where possible) and allowing the interpretation of any archaeological features; and iv) retaining and respecting significant views to and from the heritage item.

Response: This proposal involves demolition of less significant fabric (rear secondary wing) and internal walls to increase internal floor space and overall amenity. External streetscape changes will enhance this terrace's presentation and setting of adjoining heritage items and reinforce the similarities of the group and their streetscape presentation.

Overall, the impact of the proposal over the subject heritage item is negligible.

3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance
a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and

respects the form and scale of the original buildings may be considered if the heritage significance is retained.
b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.

Response: The proposal involves a new boundary to boundary two storey rear addition. The proposed new wing tries to match other development in the vicinity (no.72 and 66) and will only be visible from the rear Rialto Lane. This makes the proposal consistent to the patter of development and the controls.

3.2.2.2 Retaining Significant Features and Landscape Setting.
Note: Significant features in relation to this paragraph include roofs, detailing, brickwork, colours and original windows (size, proportion and type). Alterations or additions to heritage items or buildings within a conservation area must:
a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;
b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;
c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;
d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;
e) where surfaces are not originally face brickwork: i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building; ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building; iii) contemporary colours are not discouraged, but should be combined in a complementary way; and iv) single colour solutions are not permitted;
f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; Note: Given that the loss of any heritage item would likely reduce overall heritage values in Manly, the Council is unlikely to approve demolition unless the place is incapable of reasonable reuse or where it would not be technically feasible to make it useable. The Council is equally unlikely to approve demolition of a structure for the sole reason that it is in poor condition due to deferred maintenance or neglect.
g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and
h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.

Response: Proposed modifications to this terrace will affect fabric of less significance that is not considered to contribute to the streetscape presentation of this item. These mostly include internal joineries, staircase, windows and doors, which is a minor loss that can be sacrificed in the upgrade of the building and its proposed continuous use.

70 The Corso is listed for being representative of Federation commercial terraces built in a key development phase and along one of Manly's major historical link. The proposed recessed entry area to the ground floor shopfront is consistent with the recommended management of this local heritage item

outlined in its heritage inventory form "Encourage restoration of shopfronts, based on historical photos". While reinstatement of open balconies and the modification of the awning to the original presentation of the group (shown in 1917 imagery) would be a ideal heritage outcome, it is not considered a practical outcome in isolation. With this in mind, the significant streetscape presentation of the building and its group setting will be enhanced by the proposal as it allows continuity across the group. It is understood that the subject shopfront recessed area was given Council support through a pre-DA process.

Changes to the rear are consistent with similar adjoining development and will not adversely impact the near conservation area and other near heritage items' setting and curtilage. The proposal will be consistent with Rialto Lane's utilitarian character balanced with laneway activation.

6.2.3 'Statements of Heritage Impact' (NSW Heritage Manual)

Minor partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Response: The proposal involves demolition of walls and consequent removal of original joineries such as windows, doors and an internal non-compliant staircase. The existing fireplace in the front (Corso facing) room has been modified and does not appear consistent with the c.1910 style of the building. The building is currently in disrepair and requires an upgrade to continue to serve the community as a commercial building. The primary significance of the site is its streetscape presentation to The Corso, and its integrity as a group. As such, the removal of this fabric is considered appropriate for the heritage item to work in a more functional way and continue as a functional commercial centre, and to provide a cohesive laneway experience at the rear elevation.

7. CONCLUSIONS

Northpoint Heritage has reviewed the heritage significance of the site and the heritage significance of the sites located in close proximity and assessed potential impacts arising from the proposed works. The following mitigation measures are recommended:

- A photographic archival recording in accordance with the guidelines published by the NSW Heritage Council should be undertaken prior to issue of a construction certificate. This will ensure intact fabric of the former residence is appropriately documented and recorded for future reference

The proposal demonstrates compliance with the existing controls and objectives regarding heritage conservation. The established heritage significance of the site and its setting and the other heritage items in close proximity will not be adversely affected by the proposal, due to its negligible impact over fabric of heritage significance. Overall the proposal has been carefully designed to integrate with the streetscape context and be sympathetic to the significant values of The Corso and the heritage values of the Commercial Building group, as outlined in Section 6 of this report.