

Heritage Referral Response

Application Number:	DA2023/1867
Proposed Development:	Fit out and use as a shop including signage
Date:	12/02/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 1 DP 88842 , 13 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 located within the C2 - Manly Town Centre Conservation Area and it is part of a heritage item, being Item I106 - Group of commercial buildings - All numbers The Corso as listed in Schedule 5 of Manly LEP 2013. The property is also in the vicinity of a number heritage items:</p> <p>Item I102 - 2 cast iron pedestals (former street lights) - The Corso (central reservation, between The Esplanade and Darley Road)</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p> <p>Item I107 - Commercial building - 36 The Corso</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Northern Beaches Heritage inventory are:</p> <p>C2 - Town Centre Heritage Conservation Area <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>Item I106 - Group of commercial buildings <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 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</p>

strongly defined and comfortable urban spaces.

Item I102 - 2 cast iron pedestals (former street lights)

Statement of significance:

Important evidence of early lighting fixtures in The Corso. Central reservation of The Corso between The Esplanade and Darley Road, Manly.

Physical description:

Each pedestal is made of cast iron, square in section and tapering towards the top. A narrow cylindrical stem for a street light has been removed from each and capped. Each pedestal carries the MMC emblem of the Council, with a plate identifying the manufacturer: 'Marrickville Engineering Works Ltd., Makers, Sydney'. Further research is necessary to identify the date and type of illumination (gas or electricity).

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 I107 - Commercial building

Statement of significance:

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

Physical description:

2 storey rendered brick building of late Victorian period with elaborate Italianate rendered decoration above ground floor. Architectural significance in intricacy and detailing of pediment and in general abundance of motif and ornament including garlands, globes, acanthus leaf, palmate and intaglio decoration. 21/7/99 Community Aid Abroad shop. Some glass survives, however has been painted. Original form of shop survives beneath modern building.

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	No	

Consideration of Application

The proposal seeks approval for change of use to an existing ground floor shop, facing The Corso. The proposed works involve internal fitout works and signage. Given the existing ground floor shop has already been altered internally, the internal fitout works are generally considered acceptable except the length of the window facing the arcade seems like increased - this dimension is required to be provided.

The proposed signage is considered to be excessive and the proposed colours are not complimentary to the heritage context of The Corso. The applicant is required to reduce the number of signage, the size of window signage and use complimentary colours as per the controls of *Manly DCP 2013 - 4.4.3.2 Signage on Heritage listed items and in Conservation Areas*.

Revised comments - 12 February 2024

The Development Assessment team required to review the Heritage comments and assess the proposal as change of use only, without assessing the external works such as the signage and external colour scheme. As stated above, the proposed internal fitout works, for the change of use of the existing ground floor shop, is considered to not impact the significance of the heritage building and the HCA.

Therefore, no objections are raised to the proposed change of use 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? Stated in SEE.

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.