

Heritage Referral Response

Application Number:	Mod2021/0156
Date:	26/05/2021
To:	Rebecca Englund
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 the subject site is a heritage item, being Item I111 - Hotel Steyne - 75 The Corso and is located within the Manly Town Centre Conservation Area. It is also in the vicinity of a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso</p> <p>Item I112 - Group of 4 commercial buildings - 102–112 The Corso</p> <p>Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road)</p> <p>Item I110 - New Brighton Hotel - 69–71 The Corso</p> <p>Item I232 - Commercial and residential building (street facade only) - 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>Item I111 - Hotel Steyne <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>Manly Town Centre Conservation Area - C2 <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.</p>

Item I106 - Group of commercial buildings

Statement of significance:

The streetscape and its special qualities are of major significance to the state.

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.

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.

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. 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.

Item I232 - 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.

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	N/A	

Consideration of Application

This application seeks consent for modifications to the development consent - DA 350/2011, including modifications to the southern section of the internal courtyard. The proposed works involve a new awning roof over the new deck extending the existing deck with new balustrading and floor tiling; removal of southern and western walls of the existing plant room, and construction of new wall with window glazing to the existing opening; removal of existing door between the plant rooms and construction of new walls in between; provision of new wall to mechanical room and new door and entry to the plant room; raising the existing floor to the plant room to align with the existing floor level of extended new deck floor level.

Given the proposed works being entirely internal not involving the original fabric, the proposal is considered to not impact the visual appearance or the significance of the heritage item and the conservation area.

Therefore, no objections are raised to this modification application on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 26 May 2021

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.