

Heritage Referral Response

Application Number:	DA2023/0368
Proposed Development:	Fit out of Common Property courtyard and use as ancillary seating (100 persons) for existing restaurant
Date:	20/04/2023
To:	Nick England
Land to be developed (Address):	Lot 1 SP 61679 , 1 / 9 - 15 Central Avenue MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to heritage as the subject site sits within C2 - Manly Town Centre Conservation Area and is within the vicinity of a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso, Manly</p> <p>Item I110 - New Brighton Hotel - 69–71 The Corso, Manly</p> <p>Item I232 - Commercial and residential building (street facade only) - 4–10 Sydney Road, Manly</p> <p>Item I233 - Commercial and residential building - 12 Sydney Road, Manly</p>
Details of heritage items affected
<p>C2 - Manly 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.</p> <p>Item I106 - Group of commercial buildings</p> <p><u>Statement of significance</u></p> <p>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></p> <p>The Corso acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.</p> <p>Item I233 - Commercial and residential building</p> <p><u>Statement of significance</u></p> <p>The building, of local significance, reflects its former use as a Fire Station. It has a strong presence in</p>

the Sydney Road streetscape and contributes to the overall cultural heritage significance and character of the Town Centre Conservation Area.

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 to refurbish the existing communal outdoor dining space to improve the amenity and functionality of the space, which is located within the Town Centre Conservation Area and adjacent to a heritage item.

Given the minor nature of the proposed works, which are not visible from the public domain, the proposal is considered to not adversely impact the heritage item or the conservation area.

Therefore, no objections are raised 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? Addressed 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.