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# **HERITAGE IMPACT STATEMENT**

To accompany a Development Application

For the change of use to a restaurant with associated signage  
and minor internal works

**at No. 8/38-42 The Corso, Manly**

Issue A - January 2020

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## **1.0 INTRODUCTION**

This statement has been prepared to accompany a Development Application for the change of use to a restaurant with associated signage and minor internal works at No. 8/38-42 The Corso, Manly.

The purpose of this report is to describe the proposed change of use and review the relevant planning controls relating to the proposal. It provides an assessment of the proposed use in light of the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This report aims to demonstrate that the proposal is appropriate within its context and within the framework of the relevant planning policies.

This statement addresses issues arising from the change of use in light of the following city planning controls:

- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013
- Provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment relies upon the following information:

- The subject land is zoned B2 Local Centre under the Manly Local Environmental Plan 2013 Land Zoning map
- The immediate context of the site and surrounding locality

## **2.0 SITE & CONTEXT ANALYSIS**

### **2.1 SUBJECT SITE DESCRIPTION**

The subject site is located at No. 8/38-42 The Corso, Manly and is legally identified as Lot 8 within SP 18046. The area of the subject site is approximately 100m<sup>2</sup>.

The subject unit is located on the southern side of The Corso, with primary frontage to Darley Road and Manly Beach located further east. Figure 01 illustrates the context of the site within the locality.

The unit is part of a larger rectangular allotment with frontage to The Corso and Darley Road. The unit has an effective width of 7.7 metres on Darley Road. The unit is oriented approximately east to west and is predominantly level.

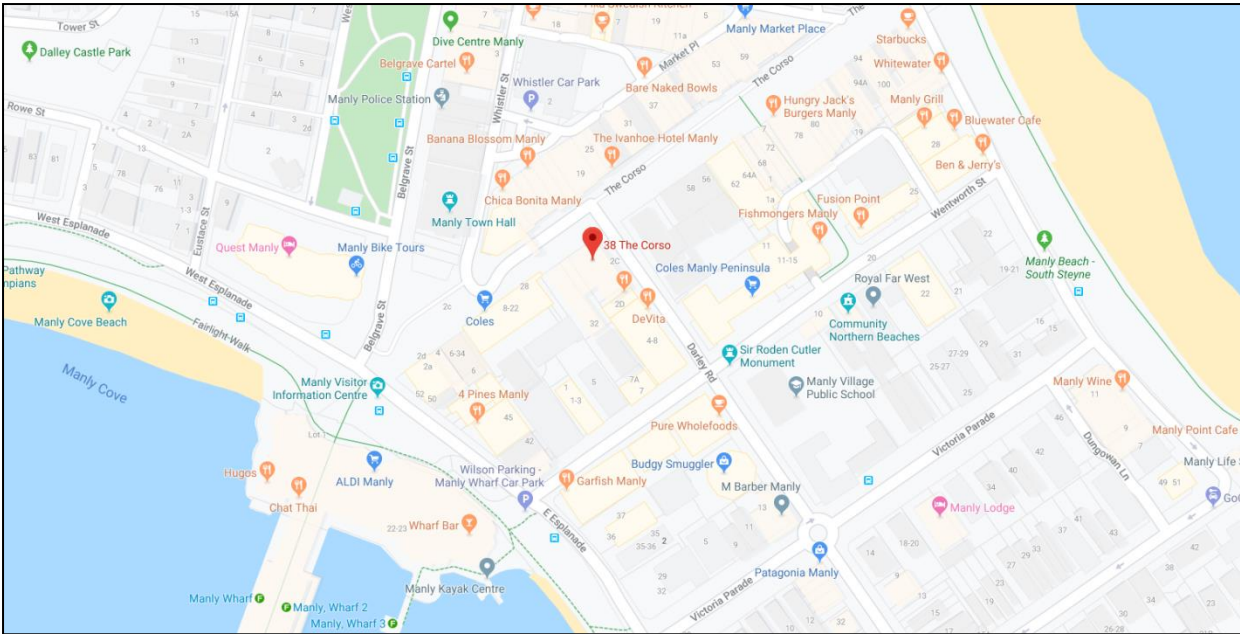


Figure 01: Map of site location (Google Maps, accessed 2020)

## 2.2 PRESENT & PREVIOUS USES

The use for the site is currently commercial. Under DA142/2008, approval was granted for the fit-out of a new chicken shop known as Firebird to which no changes in use have been made since. At present, an unauthorised restaurant known as Fishbowl is operating, for which this application seeks approval.



Figure 02: Subject Site at No. 8/38-42 The Corso (Google Maps, accessed 2020)

## 2.3 DEVELOPMENT HISTORY

DA Number:	DA142/2008
Description:	Shop fit-out, new shop façade including new colour scheme and signage and revised hours of operation
Determination:	26 June 2008
DA Number:	DA142/2008 – Section 96(1A) Modification
Description:	Shop fit-out, new shop façade including new colour scheme and signage and revised hours of operation – Section 96(1A) Modification
Determination:	16 February 2009

## 2.4 NEIGHBOURING USES

### No. 2 Darley Road

Neighbouring the subject site to the south-east is a three storey mixed use building constructed primarily of brick finish with flat roofing. A commercial premise comprising a Thai restaurant is located on the ground and mezzanine levels, with a residential unit located above. Pedestrian access is via Darley Road.



Figure 03: Neighbouring property at No. 2 Darley Road (Google Maps, accessed 2020)



### No. 7/2C Darley Road

Neighbouring the subject site to the north-west is a four storey mixed use building constructed of brick finish with flat roofing. A public relations agency is located on the ground floor with residential units located on the floors above. Pedestrian access is via Darley Road.



Figure 04: Neighbouring property at No. 7/2C Darley Road (Google Maps, accessed 2020)

## **2.5 SURROUNDING AREA**

### Locality

The subject site is located within a B2 Local Centre zone under the Manly Local Environmental Plan 2013. The site is located in Manly, a beach-side suburb in Northern Sydney 17km north-east of the Sydney central business district. The site is

located at the western periphery of Manly surrounded by predominantly residential and neighbourhood centre areas.

The locality of Manly is characterised by a variety of land uses. The locality is bounded by Fairlight, Manly Vale and Queenscliff.

### Street pattern

The local centre in which the subject site is located is defined by a distinct grid pattern of streets with long narrow linear blocks with no predominant pattern.

The Corso is a pedestrian pathway which connects directly to North Steyne and South Steyne to the north, and Belgrave Street to the south.

## **3.0 THE DEVELOPMENT PROPOSAL**

### **3.1 OVERVIEW**

This Development Application proposes a change of use from a take-away food and drink premises to a restaurant premises extending from the ground floor to the mezzanine level. It has been noted that under DA142/2008 – Section 96(1A) Modification, the use of the mezzanine level for the purpose of dining was approved. Signage and minor internal works associated with the change of use have also been proposed.

### **3.2 DESCRIPTION OF WORKS**

This application proposes works as depicted on the architectural drawings prepared by Archispectrum:

- Reinstatement of mezzanine level as dining area (FFL +12.62)
- Installation of 1 x illuminated projecting wall sign (650mm x 650mm)
- Installation of new handrail on staircase
- Installation of emergency light above staircase
- Increase in patron seating capacity to 20

#### 4.0 HERITAGE CONTROLS AND STATUTORY CONSIDERATIONS

The subject tenancy has the following heritage status:

**National Trust**

The property is not classified on the Register of the National Trust of Australia (NSW).

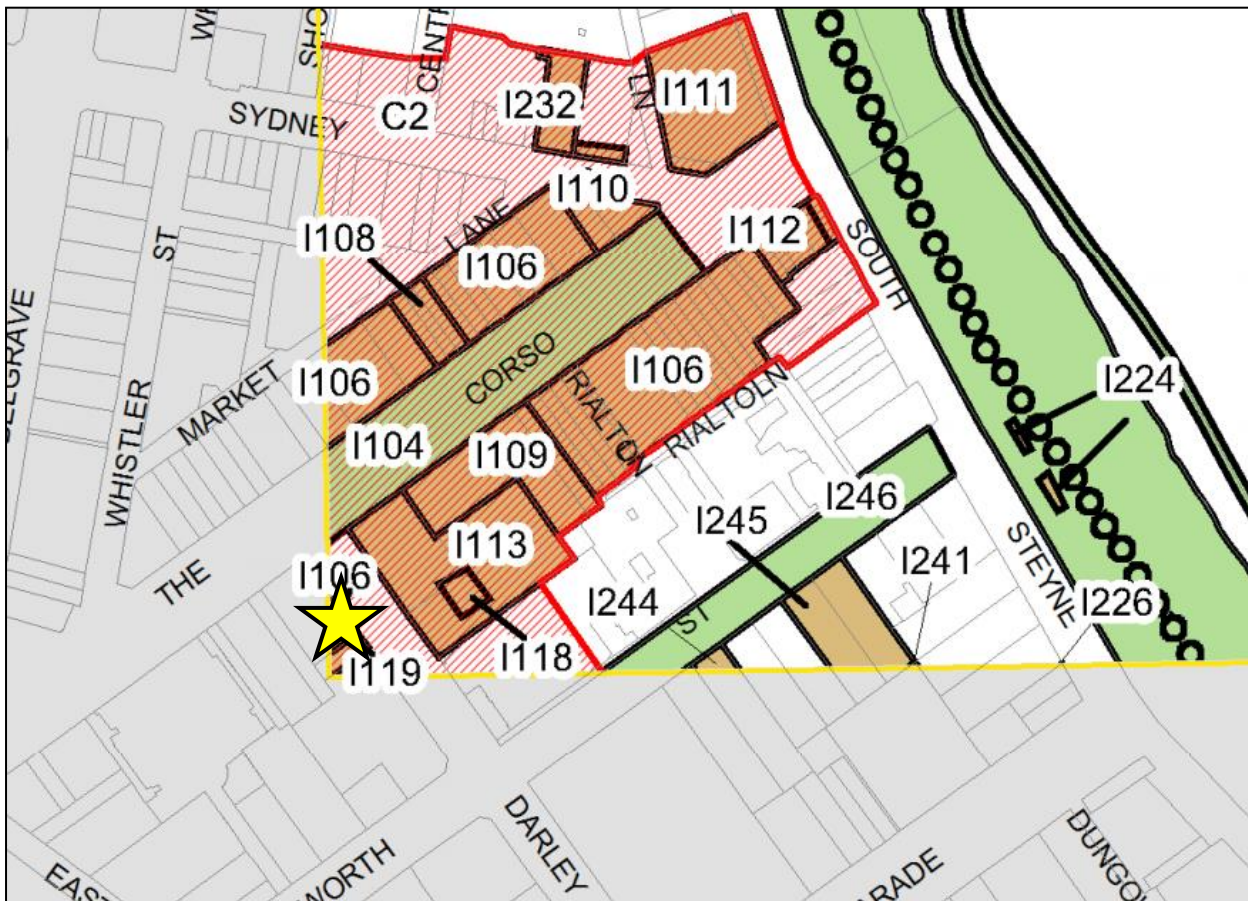
**State Heritage Register**

The property is not classified on the State Heritage Register, and is therefore not considered to have heritage significance at a state level.

**Local Authority**

The local authority for the area is Northern Beaches Council. The site is classified as a heritage item and located within a heritage conservation area as listed under Schedule 5 of the Manly Local Environmental Plan 2013:

Item No.	Item Name	Suburb	Description	Significance
I106	Group of commercial buildings	Manly	N/A	Local
C2	Town Centre Conservation Area	Manly	N/A	Local



*Figure 05: Map of heritage items and conservation areas (Manly Local Environmental Plan 2013, accessed 2020)*

## **5.0 DISCUSSION OF SIGNIFICANCE**

### **5.1 GROUP OF COMMERCIAL BUILDINGS (I106)**

#### **STATEMENT OF SIGNIFICANCE**

The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.

The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.

St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso. At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

#### Comment

The proposed change of use to a restaurant with associated signage is considered a positive attribute to The Corso's historical and present-day development of tourism and recreation, and is not considered to lessen the significance of the Heritage Item.

#### **DESCRIPTION**

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. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. 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. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

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 strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mallings" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

#### Comment

The proposed change of use and signage is compatible with both The Corso and Darley Road, where several commercial tenancies within the Heritage Item similarly host food and drink premises with associated signage fronting both streets. The proposal will result in a cohesive continuation of the commercial precinct along The Corso and continuing onto Darley Road.

#### **HISTORY**

The first land grant at Manly was thirty acres to Gilbert Baker in 1810. The northern boundary of Baker's grant became the alignment of The Corso and the southern (parallel) boundary became that of Ashburner Street. In 1842, a 100 acre grant was made to John Thompson (Deputy Surveyor General) for land immediately to the north and west of Baker's grant. In 1852 Henry Gilbert Smith bought the Thompson grant and began laying out a township. In 1854 Smith began the ferry service to Circular Quay and Manly's development began. In 1856 Gilbert cleared and named The Corso and in 1877 Moreton Bay Figs were planted in The Corso.

#### Comment

The proposal respects the history of the Heritage Item and does not propose any external changes to the facade nor historical integrity of the subject building.

## 5.2 TOWN CENTRE CONSERVATION AREA (C2)

### STATEMENT OF SIGNIFICANCE

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.

### Comment

The proposed change of use to a restaurant with associated signage is not considered to adversely impact the significance of the Conservation Area considering the similarity of surrounding food and drink premises with signage located along The Corso and Darley Road.

### DESCRIPTION

The boundary of the Manly Town Centre Conservation Area (TCCA) is defined by, and is inclusive of, the following:

- the properties on the northern side of Sydney Road, between Belgrave Street and North Steyne; (NB Current GIS mapping needs to be amended to include all of SP61679, and exclude the small part of SP61139 – property to the north)
- the properties on North Steyne, including the Hotel Steyne, south to, and including 35 South Steyne; (NB Current GIS mapping needs to be amended to include all of Lot 2 DCP 861591 – 35 South Steyne)
- the properties on the southern side of the Corso, west to, and including St Matthew's Church;
- the properties on the north eastern side of Darley Street to Ashburner Street, including Manly Village Public School, and 14-20 Victoria Parade; (NB Current GIS mapping needs to be amended to exclude all of Lot 1 DCP 99913 – 10 Wentworth St, and Lot 1 DP999135);
- the properties on the south west of Darley Street from Ashburner Street to The Corse, including 13 Ashburner Street and 9-13 Victoria Parade; (NB Current GIS mapping needs to be amended to include all of Lot B DCP 337685 – 10 Victoria Parade)
- The properties on the southern side of The Corso from Darley Street to East

Esplanade, including 46-53 East Esplanade;

- The properties on the eastern side of Belgrave Street from East Esplanade to the northern side of Sydney Road, including the vacant area of 21 Belgrave Street.

The Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The street alignments, particularly the laneways around Market Square tend to be narrower, creating a more enclosed character, particularly when compared with the adjoining areas, such as The Corso, which has a much more open character, as well as the Belgrave Street streetscape, incorporating the larger civic buildings at the southern end (Manly Council Chambers, Manly Courthouse and Manly Police Station), and their orientation towards Gilbert Park and the Civic Square and proximity to Ivanhoe Park.

The buildings fronting Whistler Street and Sydney Road are primarily two stories with awnings, with those intact heritage items and contributory buildings dating from the late Nineteenth and early Twentieth Century. There have been numerous infill developments of varying levels of sympathy with the original heritage built form. Of particular interest is the Manly Library building on Market Lane, constructed in 1995, which was designed by Feiko Bouman, a prominent architect who is responsible for many civic buildings throughout Australia including the Stockman's Hall of Fame in Longreach, Queensland.

The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers. The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.

The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form. In the area between The Corso and Victoria Parade, the building stock tends to be medium density, 3-4 storey mixed development, much of which has been constructed in recent decades. Key built features include St Matthews Church, Manly Village School, and the inter-war flat building on the corner of Darley and Victoria Parade. Further south east of Victoria Parade, the character of the Manly TCCA becomes predominantly smaller scale residential houses, tending towards Edwardian and Federation in style, interspersed with small residential flat buildings.

Vistas and views within the Manly TCCA make a substantial contribution to its heritage significance, and the character of the various zones. Key vistas include:

- Vista east along Sydney Road, from Belgrave Street, including open view of the

Congregational Church due to open space/park to the west;

- Vista south west along Market Lane from Sydney Road, which is indicative of the intimate street layout and mixed use of space (service area/pedestrian);
- Vista north east along The Corso, towards Ocean Beach, framed by the small scale late Nineteenth and early Twentieth Century commercial buildings;
- Vista south west along The Corso, towards Manly Cove and Manly Wharf, through Civic Park;
- Vista north west along Darley Road, from Ashburner Street (low scale residential streetscape, with significant street trees).

Significant vistas adjacent to the boundary of the Manly TCCA include:

- Vistas north east and south west along Victoria Parade from Darley Road. Despite various unsympathetic infill developments along Victoria Parade, the wide boulevard style street width, the street plantings and medium scale residential buildings reminiscent of historical use primarily as holiday accommodation, all add to the significance of the precinct.
- Vistas north and south along North and South Steyne from the north eastern end of The Corso;
- Vista south along Belgrave Street towards Manly Wharf;
- Vista north along Belgrave Street from Manly Wharf;
- Vista north west along West Esplanade.

Cultural plantings and landscaping elements also make an important contribution to the significance of the Manly Town Centre Conservation Area. Plantings of note include the mature Moreton Bay Fig trees in Civic Square in front of the Council Chambers, the street trees along Sydney Road, The Corso, Darley Road, Victoria Parade, North and South Steyne, and East and West Esplanade. The following open spaces, reserves, parks and squares are also considered to be cultural landscape elements which are contributory to the character and significance of the

Town Centre Conservation Area:

- The open area at the corner of Belgrave Street and Sydney Road, adjacent to the telephone exchange building, allowing open views of the Congregational Church;
- The open area adjacent to the library building at the junction of Market Lane and the service laneway running perpendicular westward;
- The Corso's open pedestrian thoroughfare ;
- The open area at the junction of The Corso and Sydney Road;
- Civic Square (in front of Manly Council Chambers)

Associated contributory cultural landscape elements adjoining the boundary of the Manly TCCA include:

- Beach Reserve, including Merrett Park, and The Steyne (North and South)
- The water front parks along East and West Esplanade
- Gilbert Park
- Ivanhoe Park

These open spaces act as a green space buffer zone around the boundary of the Manly TCCA, contributing major iconic panoramas and also emphasising its sense of containment on the isthmus between Manly Cove and the Pacific Ocean.

This listing also includes any significant interior elements (including original room layout, decorative elements, finishes, fittings and fixtures) of all buildings within the Manly TCCA.



## Comment

The proposal is compatible with the existing streetscape, where The Corso and Darley Road are predominantly pedestrian oriented lined with commercial premises accompanied by a mixture of illuminated and non-illuminated signage, similar to the proposed outcome of this application.

## **HISTORY**

Manly Cove was one of the earliest sites of contact between the Aboriginal people and European settlers. The area was low lying and scrubby and at times of high water the North Head was almost completely cut off from the mainland by water. Due to the isolated geography of the area and to poor access, Manly remained reasonably undeveloped, with only a few isolated huts. Early development of the area was a direct result of access by ferry boat leading to the establishment of some of the first villa homes in the area.

There were scant development in the area before 1840. In 1810, two grants for Crown land were made. Gilbert Baker was granted 30 acres of land south of the present day Corso and extended to the current Ashburner Street. Richard Cheers was granted 100 acres of land to the south adjoining Baker's grant, from Ashburner Street to the Patrick's College land. Most of the North Head had been reserved for defence purposes and the Quarantine Station. D'Arcy Wentworth purchased both the Baker and Cheers grants prior to his death in the 1820s but the area remained relatively undeveloped up until the 1880s. In 1836, there were only 43 people living in the Manly district, 13 of them "government men".

To the north of the area now known as The Corso, John Thompson was granted 100 acres in 1842. Thompson's grant was purchased in the early 1850s by an enterprising gentleman named Henry Gilbert Smith. Smith made several purchases in the area including 20 acres at North Steyne. He then set about planning his grand scheme for the private village that was to become Manly. Smith initially called the area Ellensville, then Brighton after the similarly named seaside resort in England. Smith had visions of a great Marine Retreat and health resort, inspired by the concerns of a health-conscious community that still laid blame for ill health on miasma rather than direct contact with bacteria. In 1855 Smith prepared several plans for his marine retreat. One was for Ellensville, encompassing the area from The Corso, north to the current Pine Street. The southern portion from The Corso to Ashburner Street was named Montpelier. Every aspect was well considered, down to the plantings and manipulated views. Smith stated:

The object has been to give such a character to these marine Retreats that they may become the favourite resorts of the colonists. The promenades and Squares indicated on the plan will be the means of ensuring the health and amusement to residents and visitors and that the spaces thus reserved to recreation may be laid out and embellished, the proprietor undertakes to devote for this purpose one-sixth of the proceeds of all sales by him during the ensuing ten years.

In 1855, Smith built a pier in Manly Cove and began a ferry service between Sydney and Manly. Initially difficult to access by land, transport from Sydney by ferry was vital to the future development of Manly. Smith then set about developing one of the few private townships in New South Wales, one of the first suburbs to develop outside the walking boundary of Sydney. Smith's plan for Ellensville was centred around a grand thoroughfare which he named The Corso, after a famed street in Rome.

The Corso was initially a sandy track cleared by Smith in 1855, and ran on a diagonal between the ferry wharf at Manly Cove and the ocean beach to the east. It is likely to have followed an original Aboriginal pathway. It was about this time that the first Norfolk Island pines were planted by Smith. Along Manly Cove he planned an esplanade separated from the harbour by a tree lined reserve. A similar esplanade, The Steyne, was planned at the eastern end of The Corso. Smith also laid out a street running directly west, the future Sydney Road. It was intersected by a major divided road, East Promenade and West Promenade, later known as Pittwater Road, and eventually, Belgrave Street. Sydney Road to the west of the promenade was known as Sebastapol Street and to the east was known as Fountain Street. Sebastapol Street was named in reference to the Crimean War, along with several other proposed names that did not proceed.

In the triangular shaped area formed by The Corso and Fountain Street, Smith set aside a Market Square. Between Market Square and the future Belgrave Street, he laid out a street running directly north to the future Pine Street. This was named Whistler Street. Almost without exception, the pattern of streets and allotments set out in Smith's plan of Ellensville (later Brighton) remain today.

At first catering to the day tourist trade, H G Smith constructed the Pier Hotel in 1856 on the north-west corner of The Corso, opposite the ferry wharf, and the Steyne Hotel in 1859 on the ocean beachfront. In 1857 he built the Clarendon Hotel also on North Steyne facing the ocean. Smith leased these buildings and other buildings he constructed, as well as substantial portions of his land. Smith also donated land and money towards the establishment of churches, a school and a School of Arts. Subdivision of the land north of The Corso occurred in 1858, resulting in the first development of Manly.

By this time D'Arcy Wentworth had died and the land south of The Corso had been bequeathed to his daughter Katherine. Smith leased Baker's 30 acres from Katherine in 1853 for 21 years. Katherine married Benjamin Darley and following Darley's death, she married Thomas Bassett. Due to some doubt arising as to the legal title of the lands arising from Wentworth's will, it became necessary to pass an Act of Parliament in 1877, empowering the Trustees to sell the land. This gave rise to the Bassett-Darley Estate and it was not until after this time that the area south of The Corso developed.

Smith set out plans for the area south of The Corso in 1855, which he called Montpelier. The land immediately to the south and adjacent to The Corso he reserved as Victoria Park. Two rows of allotments were laid out either side of the park facing onto the Esplanade on the south-west and onto East Steyne on the north-east. Provision was made for a road to North Head slightly east of the current Darley Road, referred to on the plan as Victoria Road. Only one cross street was planned, that being Pacific Street, running between the Esplanade and East Steyne. This became the future Victoria Parade. Further allotments and roads were set out on the Montpelier plan on the land south of the current Ashburner Street, above the escarpment. This was on the Cheers grant but leased from Katherine Darley (nee Wentworth) by Charles Hemington until 1875. Local folk lore states that there were in fact two creeks (both now piped), one flowing into the ocean (where the South Steyne Surf Club is now located) and one into the harbour (opposite Ashburner Street). These two creeks never joined, but were divided by higher ground near what is now Darley Road (which has been lowered to facilitate access and traffic flow).

Apart from St Matthews Church, first constructed in 1863 on the south side of The Corso near the corner of the future Darley Road, this side remained mostly vacant. One of Smith's first sub-leases was to George Birch in 1856, for part of Lot 10 (on the Montpelier plan), on the site of the present day Coles Store. Birch opened refreshment rooms. John Oatley took the other half of the allotment. In 1859 Lots 8 and 9 were leased to A W Smith, a prime site opposite the wharf but with the stipulation that no wines or spirits were to be sold from the premises. This later became the site of the Temperance Hotel. Despite these leases on The Corso, the rest of the area south of The Corso failed to develop until after the expiry of Smith's lease of the land from the Wentworth Estate. New subdivisions followed the sale of land after 1877, much of it acquired by the Anglo Australian Investment Company. Early pictures and plans of The Corso show the majority of development along the northern side. Apart from St Matthews Church and the adjacent timber school house on its west, the southern side remained mainly wooded. The Aboriginal people are reported to have been still holding occasional corroborees on the land east of the church, in the vicinity of the current Galleria Arcade, up until the 1870s. The focus of development on the north side of The Corso occurred between Whistler Street and Fountain Street. Part of Lot 7, facing onto The Corso, with rear lane access to Market Square, was purchased by John Farrell in 1873. The other portion was purchased by Sarah Savage where she conducted a fruit shop. Farrell soon after purchased Lot 6 and by 1874 had constructed an eight room stone house and a four room cottage. Farrell also operated a butcher's shop. These were adjacent to the Colonnade Hotel. The post office was also in this area. Similar sales resulted in the mixture of private residences and shops that was to remain the character of The Corso into the 1880s.

In 1877 Manly was gazetted a Municipality. By this time H G Smith had returned to England and the well-to-do were coming to Manly for holidays not just day trips. Hotels and boarding house proliferated during the 1870s. The first ideas of beautification arose following local residents' appeals to Council to promote the area as a "resort". This resulted in the planting of trees along The Corso following Council seeking advice from experts at the Botanic Gardens. It was recommended that Moreton Bay fig trees, Norfolk Island pines and *pinus insignis* (radiata pines) be planted along the sides rather than down the center of The Corso. This last recommendation was rejected and the first Norfolk Island pines were planted along The Corso, Steyne and the Esplanade. In the late nineteenth century Manly experienced a substantial increase in population, in addition to tourists. In 1871, the population of Manly was estimated to be about 500 residents. This had increased to 3,000 by 1887 and by 1901 was over 5000. Public bathing had become popular and tourism flourished resulting in the construction of numerous boarding houses, refreshment rooms and premises for local shops and trades. Although halted by the economic depression of the 1890s, by the turn of the century, the area was flourishing once again.

Mr W H Rolfe, a successful timber merchant, built a substantial two storey villa on the corner of The Corso, between Whistler Street and current Belgrave Street in 1877. This became the Town Hall in 1907 and remained so until the 1937 when the current Council Chambers were constructed. Prior to this Council used the original Ivanhoe Park Hotel, constructed in Ivanhoe Park in 1875. In 1885 the Anglo-Australian Investment Company subdivided the Cavendish Park Estate, the land bounded by Addison Road, Marshall Street, Stuart Street and Osborne Street. By the early 1900s most of the land along the South Steyne had been sold and developed. A horse-drawn tram had started in Manly in 1903, running from the harbour wharf up The Corso and along the Steyne to Carlton Street before turning back towards

Pittwater Road, then north to Manly Lagoon.

This encouraged further development along "The Flat", towards the lagoon and corresponded with a shift towards the establishment of Manly as a residential suburb. Trams ceased to run down The Corso in 1914.

The population of Manly had doubled in the first decade of the twentieth century and Manly continued to grow steadily until the 1930s, although at a slower pace. The 1920s and 1930s saw a proliferation of "flats", a new mode of dwelling for the suburban commuter. This is evidenced by the large number of new residential flat buildings and throughout Manly in the Interwar period, and the conversion of many larger houses into flats. Manly continued as a popular holiday destination through the twentieth Century, particularly for those from the country.

In 1988 The Corso was redesigned by well-known landscape architect Bruce McKenzie, including part-closure to vehicles. Some of the original pines in The Corso were replaced at this time by palms and figs, to some of the remaining specimens date to from the 1920s.

#### Comment

The proposed change of use and signage respects the architectural character of the existing building and the history of the wider Conservation Area.

## **6.0 CONCLUSION**

The proposed change of use to a restaurant with associated signage and minor internal works at No. 8/38-42 The Corso, Manly is consistent with the overall existing tenancy and context of the area.

From this statement it is concluded that the proposal is compatible with the existing and desired future character of the area and will not adversely impact neither the Town Centre Conservation Area, nor the Heritage Item within which the tenancy is located.

In this regard the council is requested to review the application favourably and grant the development consent.