

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1030
<b>Proposed Development:</b>	Alterations and additions to an existing building
<b>Date:</b>	14/08/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 1 DP 91759 , 32 The Corso MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject property is part of a group listed heritage item, being <b>Item I106 - Group of commercial buildings</b> - All numbers, The Corso. The property is also located within <b>C2 - Manly Town Centre Conservation Area</b> and in the vicinity of a number of heritage items:</p> <p><b>Item I107 - Commercial building</b> - 36 The Corso</p> <p><b>Item I113 - St Matthews Church and church hall</b> - 44 The Corso</p> <p><b>Item I104 - Street trees</b> - The Corso (from Whistler Street to Sydney Road)</p>
<b>Details of heritage items affected</b>
<p>Details of the heritage items as contained within the Northern Beaches Heritage Inventory are:</p> <p><b>Item I106 - Group of commercial buildings</b>  <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><b>C2 - Town Centre Heritage Conservation Area</b>  <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><b>Item I107 - Commercial building</b>  <u>Statement of significance:</u>  One of the most elaborate facades featured in The Corso, contributes aesthetically and historically to the Corso streetscape.</p> <p><b>Item I113 - St Matthews Church and church hall</b>  <u>Statement of Significance:</u></p>

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.

**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.

**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 the removal of external signage and two ATMs in addition to minor internal and external works associated with the decommission of the Westpac Bank. Although the subject property is part of a group listed heritage item, it is a late twentieth-century infill development and currently accommodates a retail at ground floor and offices above. The proposed removal of the signage, ATMs and digital screen are supported and the installation of a glazed shopfront is considered acceptable. However, this application does not involve any change of use for the property.

Given the proposed works are mainly confined to the removal of the existing external elements without any addition to the property the proposed works are considered to not have any adverse impacts to the significance of the heritage items or the HCA.

Therefore, no objections are raised 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? Yes

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.