

Heritage Referral Response

Application Number:	DA2022/0462
Date:	29/06/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 2 DP 39426 , 104 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject property is a heritage item, being part of a group listed heritage item, being Item I112- Group of 4 commercial buildings - 102–112 The Corso. It is also located in C2 - Manly Town Centre Conservation Area and within the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013: Item I106 - Group of commercial buildings - All numbers The Corso Item I110- New Brighton Hotel - 69–71 The Corso Item I111- Hotel Steyne - 75 The Corso
Details of heritage items affected
Details of the heritage items as contained within the Northern Beaches Heritage inventory are: Item I112- Group of 4 commercial buildings <u>Statement of significance:</u> 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. <u>Physical description:</u> A group of four parapeted brick and rendered two storey shops. The principal significance lies in the elaborate rendered decoration at first floor level. The 2-storey is set in fine symmetry which was originally accentuated on the party wall by an elaborately modelled central gable surmounted by a smaller gabled pediment (now demolished). The remaining semicircular and circular windows set in ornately carved pediment are intact. No.104 is rendered, parapet removed, addition to roof. 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. 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.

Physical 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. 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.

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

The proposal seeks consent for internal alterations and fit out works to the existing ground floor retail for change of use to a food and drink premises, including the refurbishment of a new shopfront and signage.

The proposed internal fitout works are considered to not impact the heritage item as the internal original fabric has already been modified. However, the new signage and the shopfront design should be complementary to the heritage item and the character of the streetscape. The existing side walls, facing The Corso, currently are painted in a plain dark colour. The proposed graphic panels for these side walls are considered to impact the character of The Corso and the significance of the heritage items and the conservation area. A similar graphic panel is also proposed to be applied to underside of the awning and this is also not supported by Heritage.

Schedule 6 - The Corso: Site Specific Controls of Manly DCP 2013 requires "new awning detail as per No 102" for the heritage item at 104 The Corso. It is noted that currently the size of the awning thickness (700mm) is not consistent with the adjacent awnings and the proposed awning signage is for the same thickness. Heritage require to reduce the size to be equal with the adjacent awnings to promote the consistency of the shops fronting The Corso.

Amended - 28 June 2022

Amended drawings have resolved some heritage concerns, but the proposed black ceramic tiles replacing the graphic panels at the shopfront is considered to impact the heritage items and not consistent with the character of The Corso. The proposed graphic panels to the internal reveals of the shopfront opening are considered acceptable, however, the shopfront should be plain, that the proposed 150mm graphic panel to the front facade should be removed and the colour of the black

ceramic tiles should be replaced with a recessive colour.

Therefore no objections are raised on heritage grounds, subject to two conditions.

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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 19 May 2022, Amended 29 June 2022

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Shopfront colour and graphic

The proposed graphic panels for the side walls and above the opening (150mm wide) should be completely removed and the colour of the tiles should be recessive - the proposed black ceramic is considered to be dominant and be replaced with a recessive colour, such as grey. Having the graphic panel at the internal reveals of the opening is acceptable. Details demonstrating compliance are to be submitted to the Council prior to the issue of the Construction Certificate.

Reason: To ensure the colours and finishes are appropriate for the heritage items, conservation area and The Corso.

Size of awning sign

The size of the existing awning sign is larger than the adjacent awning signs, being 700mm. Heritage require to correct this inconsistency and reduce the awning sign to be the same size with the adjacent awning signs. Details, demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the awning signs are consistent and appropriate for the heritage shop fronts within the conservation area and The Corso.