

Heritage Referral Response

Application Number:	DA2019/0997
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 80202 , 50 East Esplanade MANLY NSW 2095 Lot 10 DP 1207797 , 46 - 48 East Esplanade MANLY NSW 2095 Lot 1 DP 971762 , 6 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to heritage as the subject properties are heritage items, sit within a conservation area and adjoin heritage items. Item I106 - Group of commercial buildings - All numbers, the Corso (includes 4 and 6 The Corso) Item I152 - Commercial and residential building - 50 East Esplanade Item I151 - Terrace building - 46, 47 and 48 East Esplanade Item C2 - Town Centre Heritage Conservation Area Item I153 - Commercial and residential building - 53 East Esplanade Item I102 - 2 Cast iron pedestals (one is located outside the property) Item I103 - Monument - war memorial (cenotaph) Item I114 - Cast iron letter box (Corner of The Corso and Whistler Street)
Details of heritage items affected
Note: Given the number of heritage items, only details of items directly impacted are listed below <u>Item I106 - Group of commercial buildings</u> - All numbers, the Corso (includes 4 and 6 The Corso) 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. Item I152 - Commercial and residential building - 50 East Esplanade Note: There appears to be no inventory sheet for this item. However it appears to be a modified 20th century shop front with upper level oriels and a roughcast render finish. <u>Item I151 - Terrace building</u> - 46, 47 and 48 East Esplanade The building at 46-48 East Esplanade Manly is of local cultural heritage significance for its ability to demonstrate the pattern of Manly's development. The Esplanade was a major element of H G Smith's concept for his township and the gateway to Manly. It is a representative, moderately intact, example of Victorian Boom style architecture but most importantly it is a remnant of late Nineteenth Century development of the Esplanade, of which few examples remain. Despite later alterations and

additions the building contributes substantially to the historic streetscape of the Esplanade and is an important element in the historic and landscape context of the Pier and The Corso overall.

Item C2 - Town Centre Heritage Conservation Area

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.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register		
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance		
Other		

Consideration of Application

The proposal seeks consent for the retention of the facades of 50 East Esplanade and 6 The Corso, with the demolition of the rest of the buildings. It then seeks to construct a multi level building for commercial and retail uses. These buildings will then connect to the existing commercial building at the rear of 46-48 East Esplanade. Heritage raises no overall objections to the proposal, but raises a few matters that can be addressed by way of condition.

Archival Recording

Heritage will condition that an archival recording of the properties as is be undertaken before the construction certificate is issued.

Retention of facades

The documentation with the application is silent on how the facades are to be retained and protected during construction works. Heritage will a condition that a structural engineer be appointed to oversee the works and detail how the facades are to be supported and retained during demolition and construction.

Construction Access through The Corso

The proposal includes the use of The Corso for loading and unloading purposes during demolition and construction. There are a number of heritage items located in The Corso outside the property including remnant light posts, the cenotaph war memorial and the letter box. Given the proposal includes truck movements in this area in close proximity to these items, Heritage will condition that detailed protection methods and strategies for their protection during the demolition and construction phases be prepared and included in the construction traffic management plan.

Therefore Heritage raises no objections, subject to 3 conditions.

Consider against the provisions of CL5.10 of MLEP.

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: Brendan Gavin, Principal Planner

DATE: 13 January 2019

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

Structural Engineer to be appointed

A structural engineer is to be appointed to oversee the protection and retention of the facade during demolition and construction works.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority.

Reason: To protect heritage significant fabric during demolition and construction

Photographic Archival Recording

A photographic archival recording of the property will need to be undertaken in accordance with the NSW Office of Environment and Heritage's 'Photographic Recording of Heritage Item Using Film or Digital Capture' (2006).

This recording will be provided to Council for archival purposes.

Details demonstrating compliance with this condition are to be submitted to the principal certifying authority.

Reason: To provide a historical record of heritage significant works for archival purposes (DACHECPCC1)

Protection of Heritage Items in The Corso

The Construction Traffic Management Plan is to be updated to include details of proposed protection methods and strategies for heritage items located outside the property in The Corso including items I102 - 2 cast iron pedestals, I103 - war memorial (cenotaph) and I114 - cast iron letter box

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To preserve and protect heritage items located within The Corso during demolition and construction work(DACHECPCC2)