

Heritage Referral Response

Application Number:	DA2021/1535
Date:	02/09/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot 10 DP 1207797 , 46 - 48 East Esplanade 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 Item I151 - Terrace building - 46, 47 and 48 East Esplanade. 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 I145- Manly Wharf - East and West Esplanades (opposite The Corso, Harbour side) Item I150 - Two terrace houses - 41–42 East Esplanade Item I152- Commercial and residential building - 50 East Esplanade Item I153- Commercial and residential building -53 East Esplanade
Details of heritage items affected
Details of the heritage items as contained within the Northern Beaches Heritage inventory are: Item I151 - Terrace building <u>Statement of significance:</u> 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. <u>Physical description:</u> The building is a parapeted two story row of three terraces constructed in the late Victorian Boom style of architecture. Although the façade of the Northern terrace has been altered and the front of the central terrace at the lower level infilled, the majority of the original form is intact. The parapet is highly decorated with rendered mouldings and the name "Ilchester" visible on the upper parapet. Parapeted balconies extend in front of the main façade on the Southern and Central terraces. The balcony to the north has been obscured. The parapets have curved tops reflecting the early bullnosed form of the awnings which are currently sloped, ribbed metal. The balconies are currently enclosed with half glassed infill. Floor plans of the existing building indicate that the original form has

been retained.

C2 - Manly Town Centre Conservation Area

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.

Item I152- Commercial and residential building

Statement of significance:

One of the earliest allotments to be sold on the south of the The Corso, originally designated as Victoria Park in HG Smith's plan for Brighton. The building is a remnant example of early 20th century development along the East Esplanade and a good and relatively intact example of a Federation Arts and Crafts style commercial/residential building, constructed close to the ferry wharf and the newly arrived tram service. The building is an important element in the streetscape and contributes to the overall significance of the Town Centre Conservation Area.

Physical description:

Two storey parapeted ship with upper level residences. Generally of Federation Arts and Crafts style featuring roughcast render contrasting with face brickwork (now painted). Terracotta tiled awning with eaves brackets extending over twin oriels with double hung windows and pressed metal siding. Possible later façade to traditional Victorian period terraced building. Southern boundary wall scored render. Shopfront and awning altered.

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	No	

Consideration of Application

The proposal seeks consent for the change of use of Levels 1 and 2 of the approved development. It is proposed to change the approved educational use to commercial office space. The proposed works do not involve any physical works or building alterations, as such the proposal is considered to not impact upon the significance of the heritage items or the conservation area.

Therefore, no objections are raised to the proposal 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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 02 Sep 2021

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.