

Heritage Referral Response

Application Number:	DA2025/0331
Proposed Development:	Alterations and additions and use as a take away food and drink premises including signage
Date:	01/05/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 3 DP 39426 , 106 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is part of a group listed heritage item, being Item I112- Group of 4 commercial buildings - 102–112 The Corso and is located in C2 - Manly Town Centre Conservation Area. It is also within the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I106 - Group of commercial buildings - All numbers The Corso</p> <p>Item I110- New Brighton Hotel - 69–71 The Corso</p> <p>Item I111- Hotel Steyne - 75 The Corso</p>
Details of heritage items affected
<p>Item I112- Group of 4 commercial buildings</p> <p><u>Statement of significance</u></p> <p>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.</p> <p><u>Physical description</u></p> <p>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.</p> <p>C2 - Town Centre Heritage Conservation Area</p> <p><u>Statement of significance</u></p> <p>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>Item I106 - Group of commercial buildings</p> <p><u>Statement of significance</u></p> <p>The streetscape and its special qualities are of major significance to the state. The Corso has</p>

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

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	No	

Consideration of Application

The proposal seeks consent for alterations and fit out works to the ground floor retail space, including the refurbishment of the existing 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 shopfront design should be complementary to the heritage item and the character of The Corso. Heritage has identified some areas that need to be revised to align with the Manly Development Control Plan (DCP) 2013, specifically Section 5.1 regarding the Manly Town Centre Heritage Conservation Area and Section 5.1.2 focusing on The Corso.

While internal fit-out works are acceptable due to prior modifications, the proposed new signage and shopfront design must complement the heritage item and the streetscape character. The DCP supports reinstating removed shopfronts and new shopfronts should feature a masonry frame (vertical continuations of the facade and a solid horizontal plinth), within which contemporary design reflecting the business use is acceptable. Additionally, the proposal to paint the awning ceiling red is not supported by Heritage, as external building colours are considered important to the overall presentation of The Corso (Clause 5.1.2.15).

Therefore, Heritage requires amendments to the proposal to address these points and ensure compliance with the Manly DCP 2013.

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.