

Heritage Referral Response

Application Number:	Mod2024/0425
Proposed Development:	Modification of Development Consent DA2022/0462 granted for Use of Premises as a food and drink premises, associated fit out and signage
Date:	27/08/2024
To:	Claire Ryan
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. 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.

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 to modify the Development Consent - DA2022/0462, to extend the operational hours for the existing food and drink premises. No external or internal changes to the existing shop fitout are proposed by this modification application. Given the proposal is only for extension of the operational hours, there will be no impact upon the significance of the heritage items and 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.