

HERITAGE IMPACT STATEMENT



No. 6 The Corso, No. 50 East Esplanade, and Nos 46, 47 and 48 East Esplanade, Manly

August 2019 | J3468

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CONTENTS

1.0 INTRODUCTION	1
1.1 PREAMBLE	1
1.2 AUTHORSHIP	1
1.3 LIMITATIONS	2
1.4 METHODOLOGY	2
1.5 PHYSICAL EVIDENCE	2
1.6 DOCUMENTARY EVIDENCE	2
1.6.1 PUBLISHED	2
1.6.2 MAPS AND PLANS	3
1.6.3 PLANNING DOCUMENTS	3
1.6.4 HERITAGE INVENTORY SHEETS	3
1.7 SITE LOCATION	3
2.0 HISTORICAL DEVELOPMENT	4
2.1 ORIGINAL OCCUPATION	4
2.2 EARLY EUROPEAN EXPLORATION AND LAND GRANTS	4
2.3 D'ARCY WENTWORTH	5
2.4 THE FOUNDATIONS OF PRESENT DAY MANLY	6
2.4.1 HENRY GILBERT SMITH AND THE ELLENSVILLE AND BRIGHTON ESTATES	6
2.4.2 BASSETT-DARLEY ESTATE	7
2.5 TWENTIETH CENTURY MANLY	9
2.6 HISTORY OF THE SUBJECT PROPERTIES	10
2.7 FURTHER HISTORICAL INFORMATION ABOUT NOS 46, 47 AND 48 EAST ESPLANADE	11
2.8 HISTORICAL IMAGES	12
3.0 SITE ASSESSMENT	17
3.1 THE SITE	17
3.2 THE EXISTING BUILDINGS	17
3.2.1 No. 6 THE CORSO	17
3.2.2 No. 50 EAST ESPLANADE	19
3.2.3 NOS 46, 47 AND 48 EAST ESPLANADE	22
3.3 THE SURROUNDING AREA	25
3.3.1 THE GENERAL AREA	25
3.3.2 THE CORSO	25
3.3.3 EAST ESPLANADE	27
3.4 INTEGRITY AND CONDITION	28
3.5 STREETScape CONTRIBUTION AND VIEW CORRIDORS	28
3.6 CONTRIBUTION OF THE SITE TO THE CONSERVATION AREA	28
4.0 ASSESSMENT OF SIGNIFICANCE	29
4.1 SUMMARY OF EXISTING CITATIONS AND LISTINGS FOR THE SITE	29
4.1.1 CITATIONS FOR No 6 THE CORSO, NOS 46, 47 AND 48 EAST ESPLANADE AND No 50 EAST ESPLANADE	29
4.1.2 CITATIONS MANLY TOWN CENTRE CONSERVATION AREA AND THE CORSO	31
4.2 HERITAGE ITEMS IN THE VICINITY OF THE SITE	33
4.2.1 STATE LISTINGS	33
4.2.2 LOCAL LISTINGS	34
5.0 SCOPE OF WORKS	36

6.0	METHOD OF ASSESSMENT	37
7.0	EFFECT OF WORK	37
7.1	ASSESSMENT UNDER PART 3 CLAUSE 3.2.1.1 — DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS, OR CONSERVATION AREAS	40
7.2	ASSESSMENT UNDER PART 3 CLAUSE 3.2.2 — ALTERATIONS OR ADDITIONS TO HERITAGE ITEMS, OR CONSERVATION AREAS	42
7.3	EFFECT OF THE WORK ON TOWN CENTRE CONSERVATION AREA	47
7.4	EFFECT OF WORK ON NEARBY HERITAGE ITEMS	47
8.0	CONCLUSIONS	49

1.0 INTRODUCTION

1.1 Preamble

This assessment of heritage issues has been prepared to accompany the Development Application for alterations and additions to the existing buildings at No. 6 The Corso, Nos 46, 47 and 48 East Esplanade and No. 50 East Esplanade, Manly, New South Wales. This development application also details the consolidation of aforementioned properties and includes a physical link by means of an air bridge at the rear of No. 6 The Corso and the rear of No. 50 East Esplanade.

The proposed modifications to the existing building at No.6 The Corso and No. 50 East esplanade are noted as being physically similar to those detailed in the previously approved DA 46/12 and subsequent s.96. The current application is required due to the proposed change of use of the development from educational to commercial and the proposed external changes to No. 48 East Esplanade which are required to facilitate disabled access to the existing education facility to the rear of the building.

The site is located within the Northern Beaches Council Local Government Area. The principal planning control for the site is the *Manly Local Environmental Plan 2013 (LEP 2013)*. No. 6 The Corso is included in the 'All Numbers – The Corso' heritage item identified by Schedule 5 Part 1 of the *LEP 2013*. Nos 46, 47, 48 and No. 50 East Esplanade are individually listed heritage items identified by this Schedule. The site is also located within The Town Centre Conservation Area and is in the vicinity of heritage items identified by this Schedule. Under Part 5.10 of the *LEP 2014*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Wolski Coppin Architecture.

1.2 Authorship

This statement has been prepared by Louise Doherty, B.Sc.(Hons), Bldg.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

1.3 Limitations

The history of the buildings contained within this report has been extracted from the following documents:

- NBRS + Partners., Manly Wharf Backpackers Hotel, 46-48 East Esplanade, Manly; Heritage Assessment and Heritage Impact Statement, April 2008
- NBRS + Partners., 6 The Corso and 50 East Esplanade, Statement of Heritage Impact, February 2012

An Aboriginal history and assessment was not provided for. No archaeology was carried out on the site.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.6 below.

1.5 Physical Evidence

An external inspection of the property and the surrounding streetscape took place in March 2018. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.6 Documentary Evidence

1.6.1 Published

- 'Advertising', The Daily Telegraph (Sydney, NSW: 1883 - 1930), 3 May 1895, p. 8.
- 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 7 May 1890,
- 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 14 May 1890
- Champion, George, *Manly in 1855*, September, 2004. Manly Local Studies Collection.
- Curby, Pauline, *Seven Miles From Sydney: A History of Manly*, NSW, Manly Council, 2001.
- 'Government Gazette Notices', New South Wales Government Gazette (Sydney, NSW: 1832 - 1900), 29 June 1888, p. 4513.
- Kate Blackmore and Associated Consultants, *Heritage Study of the Municipality of Manly*, 1986, Volume 2. Manly Local Studies Collection.
- Land Property Information: *Certificate of Title*:
 - Vol.5985 Fol.167
 - Vol.7312 Fol.108
 - Vol. 8211 Fol.159
 - LPI Vol.8481 Fol.68
- Metherall, Terry, *The Corso, Manly, 1855 – 1990*, August, 2002. Manly Local Studies Collection.
- Metherall, Terry, *Darley Road, Manly: 1877-2000*, February 2004. Manly Local Studies Collection.
- Muir, D.K., *Henry Gilbert Smith (1802-1886) of Manly and Wollongong*, NSW, Manly, Warringah and Pittwater Historical Society, 1996.
- NBRS + Partners, *Conservation Management Strategy* 2008

- *The Official Jubilee Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Manly 1877-1927*, NSW, Manly Council.
- Pike, Douglas, (gen. ed.), *Australian Dictionary of Biography, Volume 2 1788-1850 I-Z*, Victoria, Melbourne University Press, 1967.
- 'WATCHES AND JEWELLERY REPORTED, STOLEN.', New South Wales Police Gazette and Weekly Record of Crime (Sydney: 1860 - 1930), 27 April 1892, p. 141. 1888
- Wells, W.H., *A Geographical Dictionary or Gazetteer of the Australian Colonies*, 1848. Facsimile edition published by the Council of the Library of New South Wales, 1970.

1.6.2 Maps and Plans

- Gilchrist, Stubbs and Weston, *East Brighton, Bassett-Darley estate, Manly / to be sold by Gilchrist, Stubbs, & Weston, auctioneers, first sale 28th April, 3.30 p.m. on the ground*, undated. National Library of Australia.
- NSW Lands Department, *Aerial Photograph over Manly, 1943*. Online reference: maps, six.nsw.gov.au.

1.6.3 Planning Documents

- *Manly Local Environmental Plan 2013*.
- *Manly Development Control Plan 2013*.

1.6.4 Heritage Inventory Sheets

- *All numbers, The Corso*, The Corso, Manly. State Heritage Inventory Database No.: 2020001.
- *Manly Wharf, West Esplanade*, Manly. State Heritage Inventory Database No.: 5051365
- *Monument - War Memorial (cenotaph)*, The Corso. State Heritage Inventory Database No.: 2020450.
- *2 Cast Iron Pedestals (former street lights)*, The Corso. State Heritage Inventory Database No.: 2020019.
- *'Pittwater Road Conservation Area*, Manly. State Heritage Inventory Database No.: 2020536
- *Unnamed Triangular Park, The Corso and Belgrave Street*. State Heritage Inventory Database No.: 2020488.

1.7 Site Location

The subject site comprising No. 6 The Corso, Manly (Lot 1 of D.P. 971762) No. 46, 47 and 48 East Esplanade (Lot 10 D.P. 1207797) and 50 East Esplanade, Manly (Lot 1 of D.P. 80202) is located on the southern end of the Corso opposite Manly Wharf.

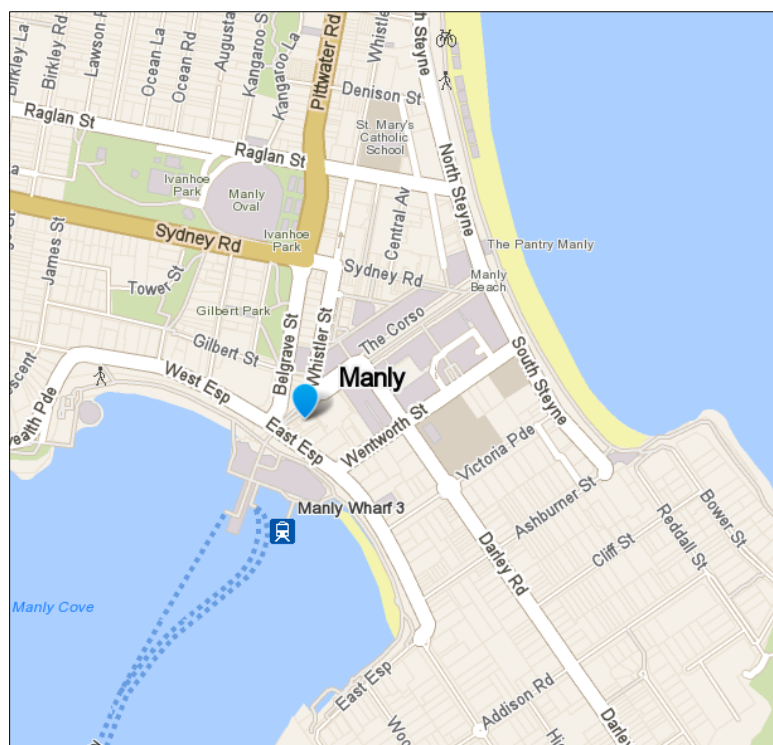


Figure 1:
The location of
the subject site.
Whereis.com.au

2.0 HISTORICAL DEVELOPMENT

2.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the Gu-ring-gai people were the original occupants of the present-day Municipality of Manly.

2.2 Early European Exploration and Land Grants

In his *An Account of the English Colony in New South Wales*, published in the late 1790s, David Collins refers to the North Shore of Sydney Harbour, a designation that remains to this day. Aside from exploration, present-day Manly was left essentially undisturbed during the first period of settlement. The inaccessibility and ruggedness of the landscape was such that the more obvious direction for expansion lay to the west and along the Hawkesbury River Valley.

The first land grants in the present day Municipality of Manly were made during the brief period following the 'Rum Rebellion' (1808) when the officers of the New South Wales Corps seized control of the Colony. On 6 November 1809, Lieutenant Governor William Paterson allocated grants to Richard Cheers (100 acres) and Gilbert Barker (30 acres). The subject property stands on Barker's grant. All grants made by the rebel administration were later declared to be null and void. Cheers' and Baker's grants, however, were ratified by Governor Macquarie on 1 January, 1810. Figure 2 shows the location of these grants.

Cheers' and Barker's grants were closely allied to one another. Richard Cheers was a 'moderately successful' Sydney butcher and publican.¹ Cheers had arrived in Sydney in 1790 as a convict aboard the *Surprise* serving a life sentence; he received a pardon in 1808-9. The designation 'farm' was common at this time and reflected the purpose for which the grant was made. The grant was made subject to a number of conditions, also typical of the period. Cheers was required to cultivate twenty acres of land within five years; no land was to be sold within this time. The Crown reserved the right to make a road through the grant and

¹ Pauline Curby, *Seven Miles From Sydney: A History of Manly*, NSW, Manly Council, 2001, p.39.

any timber deemed fit for naval purposes. The Quit Rent was set at two shillings.²

The second grantee, Gilbert Baker, was in Cheers' employ. The two grants were commonly referred to as Cheers' Farm or Cheers' grant, suggesting that Baker may have been 'dummying' for Cheers so that he could obtain a larger grant. Alternatively, a business partnership could have been entered into whereby the two grants were worked as one.³ While there is no evidence to suggest that either Baker or Cheers resided on their land, it would appear that Cheers' Farm was used for grazing. A notice in the *Sydney Gazette* in October 1811, for example, alleges that 'some evil-disposed persons' had vandalised a stockyard on Cheers' Farm.⁴

Cheers' Farm was one of nine grants made in the Manly area between 1810 and 1842; fifteen years would elapse before any further grants were made. Grants within the municipal area ranged in size from Charles Chapman's 17 acres (1842) to D'Arcy Wentworth's substantial 380 acre grant (1818). The first small lot subdivision in the Manly area occurred when Surveyor General Mitchell laid out the Village of North Harbour (later called Balgowlah) at the head of North Harbour in 1826.

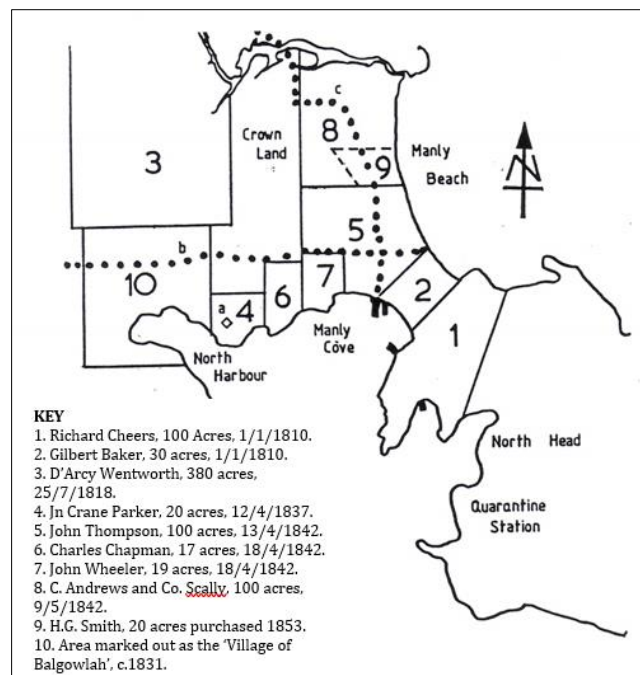


Figure 2: Grants in the Manly area 1810-1850.

'a' marks Henry Smith's villa, *Fairlight*, constructed in 1854; 'b' marks the Sydney Road; 'c' marks the Pittwater Road.

Heritage Study of the Municipality of Manly, 1986.

Access into the area during the early nineteenth century was by means of an early track, possibly an Aboriginal pathway, first shown on a parish map of 1842. This track led from Manly Cove to the Head of Curl Curl Lagoon.⁵

2.3 D'Arcy Wentworth

While the name Cheers' Farm would be associated with Manly for some time to come, Cheers did not own his North Harbour grant for long. On 16 November, 1813, Cheers' Farm was transferred to Assistant Surgeon and Police Commissioner D'Arcy Wentworth. How Cheers had overcome the five-year embargo on the sale of the grant is not known.

The new owner of Cheers' Farm, the Irish born D'Arcy Wentworth (1762?-1827), medical practitioner, public servant and landowner, was a prominent figure in the early Colony. Although never convicted, he was thrice accused of highway robbery before arriving in Sydney in 1790. During his career in the public service, he served at Norfolk Island, Sydney and Parramatta. Wentworth was an active figure in the Colony, holding many non-

² *Ibid.*

³ *Ibid*, p.40.

⁴ Cited in *ibid*, p.40.

⁵ 'Pittwater Road Conservation Area, Manly. State Heritage Inventory Database No.: 2020536.

government posts. In common with many government employees, he engaged in his own commercial dealings. By 1825, he owned over 17,000 acres of land, including considerable acreage in the Manly district.⁶ Two thirds of the 786 acres granted in the Manly area during the early nineteenth century passed into the hands of the Wentworth family. Following Wentworth's death, Cheers' Farm was inherited by his two-year-old daughter, Katherine. During her minority, her brother, William Charles Wentworth, managed the estate. Conditions attached to the inheritance prevented the sale of any land part of the grant.⁷

Manly remained sparsely populated well into the mid nineteenth century. Only 29 residents were listed in the censuses of 1841 for the Manly/North Harbour area; W.H. Wells's *Gazetteer of the Australian Colonies*, published in 1848, indicates that there were only 24 houses and 63 inhabitants in the whole of the Parish of Manly Cove at this time.⁸ The slow development of the area during the first half of the nineteenth century cannot solely be attributed to its distance from Sydney, given that settlers had reached as far west as Cootamundra by the 1830s. Although timber getting, lime burning, limited dairy farming and fruit and vegetable growing occurred, the agricultural potential of the area, the most important consideration in the first period of settlement, was considered low.⁹ The area was also isolated from potential markets. The fact that a large part of the area was held by one family who did little to develop their holding did nothing to encourage development. Additionally, a large parcel of land was precluded from potential settlement by the decision to establish the Quarantine Station on North Head in 1832.

2.4 The Foundations of Present Day Manly

2.4.1 Henry Gilbert Smith and the Ellensville and Brighton Estates

The establishment of a permanent ferry service at The Spit in 1850 improved access into the Manly area. Over the following ten years, the businessman and entrepreneur Henry Gilbert Smith pieced together a sizeable estate through purchase and lease. The subject property was among those lands held by Smith. On 1 April, 1853, Smith leased Baker's original 30 year grant from the Wentworth family for 21 years. A little over one month later, on 10 May, 1853, he took out a similar lease on Cheers' 100 acre grant.¹⁰

H.G. Smith acquired his Manly estate at a time when Sydney was booming; between 1850 and 1890, the population of Sydney increased sevenfold. Impressed with the natural environs of Manly, Smith marketed lots on his estate under the name 'Ellensville-Montpellier' (1855) and 'Brighton' (1860). The Corso first appears as part of this subdivision. The road was named for Via del Corso in Rome – the 1500 metre boulevard from Piazza del Popolo to Piazza Venezia, following the ancient route of the Via Flaminia.¹¹ In September 1855, Smith constructed a pier at Manly Cove and began the first regular ferry services between Sydney and Manly. While the area was still too remote from Sydney and without the necessary urban amenities for his subdivisions to be successful, Smith achieved greater success in his efforts to promote Manly as a tourist resort and sanatorium. Smith's 20-room Pier Hotel in December 1855 and George Birch's refreshment rooms sub-leased from Smith in May 1856 for £6 per annum were the first commercial buildings and residences on The Corso and in central Manly.¹²

⁶ Cited in Douglas Pike (gen. ed.), *Australian Dictionary of Biography, Volume 2 1788-1850 I-Z*, Victoria, Melbourne University Press, 1967, p.15.

⁷ Pauline Curby, *op.cit.*, 2001, p.40.

⁸ W.H. Wells, *A Geographical Dictionary or Gazetteer of the Australian Colonies*, 1848. Facsimile edition published by the Council of the Library of New South Wales, 1970, p.252. Muir estimates, using Census returns, that there were only 24 people in the present-day Manly area in 1841.

⁹ D.K. Muir, *Henry Gilbert Smith (1802-1886) of Manly and Wollongong*, NSW, Manly, Warringham and Pittwater Historical Society, 1996, p.33.

¹⁰ George Champion, *Manly in 1855*, September, 2004.

¹¹ Terry Metherall, *The Corso, Manly, 1855 – 1990*, August, 2002. Manly Local Studies Collection.

¹² *Ibid.*

During the period 1850 to 1870 the population of Manly fluctuated considerably between the busy summer periods and quiet winters. There were only 32 entries under 'Manly or New Brighton' in *John Sands' Sydney and Suburban Directory* of 1861. Over the following twenty years, the permanent population began to increase; the number of listings in *Sands' Directories* increased from 70 in 1870, to 80 in 1875 and 166 in 1880.¹³ During this period, the Municipality of Manly was declared (1877), bringing with it the hope that better amenities would follow. The Corso was established as the commercial centre of Manly. It was also the religious heart. In 1865, Blackett designed St. Matthew's Church on a plot of land opposite the subject site. The Church, and the adjoining Victoria Hall, dominated The Corso until both were demolished to widen The Corso in 1928.

2.4.2 Bassett-Darley Estate

There were numerous subdivisions in the Manly area in the ten years following incorporation. Land sales of the late 1870s and 1880s included the Buckingham Park Estate, the Cavendish Park Estate (1885), Chapman's Estate at Fairlight (1885), Carrington Heights at Balgowlah (1886) and the Dobroyd Estate (1887-1888).¹⁴ Among the most important subdivisions of this period was that of Cheers' Farm, which followed the expiration of Smith's lease in 1876. By this time, Cheers' Farm formed part of the larger Bassett-Darley Estate, the name being derived from a combination of the names of Katherine Wentworth's two husbands.

Under the terms of her inheritance, Katherine Wentworth had long been prevented from selling her land in Manly. Thus while:

'Lands sales were booming in Manly and buildings were under construction...the estate generated little income. Katherine and her son, who had turned 21 in 1875, received 'merely nominal rent', and no one, a select committee of the Legislative Assembly was told in January 1877, would build there unless they had freehold or held a long lease. There were, on the estate, only 'old rickety wooden buildings.'¹⁵

The situation was eventually solved by the passing of the *Bassett Darley Estate Act* in March 1877, which removed the legal obstacles to the sale of the estate. Refer to **Figure 2** The subject property is located in lot 1 of Section 1.

¹³ Pauline Curby, *op.cit.*, 2001, p.66.

¹⁴ Kate Blackmore and Associated Consultants, *Heritage Study of the Municipality of Manly*, 1986, Volume 2, pp. 111-12.

¹⁵ Pauline Curby, *op.cit.*, pp.109-110.

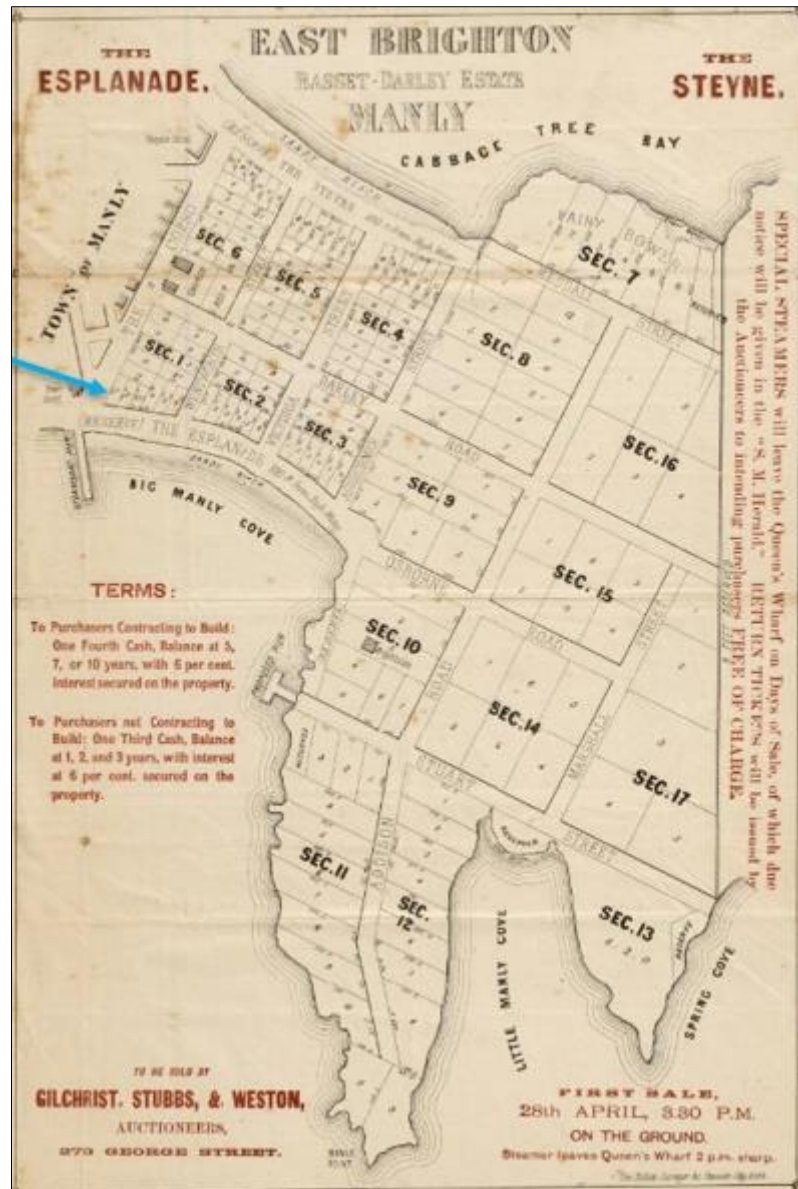


Figure 2: Gilchrist, Stubbs and Weston, East Brighton, Bassett-Darley estate, Manly...first sale 28th April, 3.30 p.m. on the ground, undated but presumed to be after the passing of the Bassett Darley Estate Act of 1877. The blue arrow indicates the location of the site.

National Library of Australia.

The Corso in the late nineteenth century:

‘.... depicted in several contemporary photographs, shows the ‘strip’ substantially developed with a wide variety of shops, hotels and banks. Electricity [telegraph] poles line the street, with footpaths (and roadways) crowded with pedestrians. Well-developed Norfolk pines and large figs grace the central ‘nature’ strip, while Victorian verandah-ed awnings shade the shoppers and passersby, especially between Darley Road and Ocean Beach...

By 1890, The Corso’s hustle and bustle, to be added to over the next 25 years by the first horse and steam trams and motor vehicles, was now the undisputed heart of Manly village life. The Corso was to remain the centre of commercial, social and cultural life as Manly’s population grew. In the 1900s the emporiums and cinemas came, and ferry and ‘feeder’ tram and bus services

improved between the World Wars.¹⁶

Subdivision activity peaked in Manly in the late 1880s before sales again slumped with the onset of the economic depression of the early 1890s. While sales improved towards the turn of the century, they would never achieve the heights of the 1880s.

Development during the late nineteenth century was never even across the district; there were comparatively few buildings beyond the village centre and the surrounding high ground. By this time, the Municipality boasted a population of around 3,000 people. There were a total of 585 buildings, the most notable of which were the imposing Cardinal's Palace and St. Patrick's College.¹⁷ Despite the development that had occurred during the 1880s, Manly still enjoyed a comparatively low population density when compared to other Sydney Municipalities. Manly had only 0.68 people per acre; Paddington, by contrast, had 26.38 people per acre and Darlinghurst, 44.11 people per acre.

2.5 Twentieth Century Manly

During the first decade of the twentieth century, Manly's population more than doubled; from 5,035 people in 1901 to 10,465 people in 1911. By 1921, the population would exceed 18,500 people.¹⁸ This rate of growth was not unique to Manly; suburbs across Sydney boomed during this period as the population increased by almost 30%.¹⁹ There are a number of reasons why Manly experienced a population boom at this time. One of the most significant contributory factors was improved public transport service into and out of the area. The opening of the horse drawn tramway from The Corso along North Steyne and Pittwater Road to Curl Curl led to land speculation in the surrounding areas. Land was typically re-subdivided into smaller lots. Wharf facilities were upgraded and faster steamers launched; from 1906, a half hourly service ran from Manly to the Circular Quay. From January 1909, the opening of The Spit to Manly tramway provided an alternative to the ferry crossing. Growth is also attributable to the relaxation of the strict daytime bathing laws of the Victorian period and the advent of surfing. Manly Council appointed the first professional lifeguard in Australia in 1907. Population growth brought improved municipal benefits. By the outbreak of World War I (1914-1918) for example, almost every building in Manly was serviced by electricity. Of the growth of Manly during this period, a contemporary remarked:

'If the growth of Manly has been phenomenal, the expansion of the shire has been simply meteoric. In 1907, the improved capital of rateable lands was put down at £223,000 in 1912 it was £440,000, and in 1917 it has grown to £979,000. Thus within five years it has increased by 120 percent.'

Plans for a harbour bridge led to predictions of future growth:

'...the most important thing about Manly, however, is not what it has been, nor even what it is, but what it will be. Great as the advances of the past have been, greater by far will be those to come. The dawn of big developments is at hand. The opening of the Spit Bridge in 1924 signalled magnificent forward movements and with the completion of the North Sydney Bridge within a few years, new cities will rise on the Northern Suburbs.'²⁰

¹⁶ Terry Metherall, *op.cit.*, August, 2002. Manly Local Studies Collection.

¹⁷ Pauline Curby, *op.cit.*, p.111.

¹⁸ Kate Blackmore and Associated Consultants, *op.cit.*, April, 1986, Volume 2, p.106.

¹⁹ Pauline Curby, *op.cit.*, p.178.

²⁰ *The Official Jubilee Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Manly 1877-1927*, NSW, Manly Council, p.1.

2.6 History of the Subject Properties

As mentioned in section 1.3 of this report, previous heritage assessments, prepared by NBRIS + Partners, have included site specific histories. The following historical timelines have been prepared using the information contained within those reports.

No. 6 The Corso:

Date	Event
1879	Lots 1 and 2 of Section 1 of Basset Darley Estate was sold to CJ Walker who promptly sold to Alfred Hilder.
1881	Hilder sold to William A Wolfen.
1883	Ownership transferred to John Hardie Biscuit and Bread Manufacturer.
1885	Hardie sold the northern portion of the land to the Mercantile Bank of Sydney who constructed 'The Mercantile Bank' on the corner of The Corso and East Esplanade. The eastern portion of the site remained undeveloped.
1891	Mercantile Bank merged with The Commercial Bank of Australia.
1894	The Commercial Bank of Australia went into liquidation, the building and its land was sold to John Taylor. The building was occupied by tenants, the Australian Bank of Commerce Limited.
1903	John Taylor sold the former bank building and land to David Thomas and George Perginald Percy.
1910	The long-term tenants of the corner Bank site, the Australian Bank of Commerce Limited, purchased the lot from Thomas and Percy.
1912	The Australian Bank of Commerce Limited sold a portion of their lot to Manly storekeeper, Patrick Thomas White.
1928	No. 50 East Esplanade is sold to Alonzo Edwin Thorn.
1934	Ownership of No. 50 East Esplanade is transferred to Edwin Joseph Thorn and Albert Matthew Thorn.
1960	Thorn Brothers sold No. 50 East Esplanade to Campbells Pty Ltd. Campbells submitted a DA to Link the property with their Emporium building at No.6 The Corso.
1967	Ownership of both properties transferred to Thomas and Ingrid Beale of St Ives.

No. 50 East Esplanade:

Date	Event
1879	Lots 1 and 2 of Section 1 of Basset Darley Estate was sold to CJ Walker who promptly sold to Alfred Hilder.
1881	Hilder sold to William A Wolfen.
1883	Ownership transferred to John Hardie, Biscuit and Bread Manufacturer.
c.1886	Hardie built No. 50 East Esplanade (then known as 49 East Esplanade).
1887	The building is first listed in the Sands Directory.
1892	Ownership passes to John Hardie's son John Robert Hardie.
1897	No 50 East Esplanade was sold to Susannah Couldery.
1913	Couldery died. Her estate (including No. 50 East Esplanade) was administered by her sons Reginald and Victor.
1928	The building is sold to Alonzo Edwin Thorn.
1934	Ownership of No. 50 East Esplanade is transferred to Thorn's sons Edwin Joseph Thorn and Albert Matthew Thorn.
1960	Thorn Brothers sold No. 50 East Esplanade to Campbells Pty Ltd. Campbells submitted a DA to Link the property with their Emporium building at No.6 The Corso.
1967	Ownership of both properties transferred to Thomas and Ingrid Beale of St Ives.

Nos 46-48 East Esplanade:

Date	Event
1883	Ellen Burt purchases land from Sir George Wigram Allen.
1887	Burt takes out mortgage with Isaac Peck.
1889	Peck dies and the properties pass into his estate.
1890	Site surveyed by Sydney Water for the sewer connection.
1896 - 1900	The buildings are recorded in the <i>John Sands Directory</i> as No.46 and No.47 East Esplanade the occupants were Mrs A Lea and Mr. Alexander Ogden.
1910	The buildings are recorded in the <i>Sands Directory</i> as being occupied by Hanson & Storing Auctioneers.
1933	The buildings are recorded in the <i>Sands Directory</i> as being used as a Refreshment Room at No. 48 East Esplanade and Dental Rooms at Nos 46 and 47 East Esplanade.
1933	Ownership of the properties passes from the Peck family to the City Mutual Life Assurance Company.

2.7 Further historical information about Nos 46, 47 and 48 East Esplanade

Additional information discovered during the preparation of this report includes information contained within the Government Gazette, historical newspaper articles and further information detailing the transfer of ownership detailed within the Certificates of Title held by Land and Property Information (LPI).

The first identified reference to Ilchester, the name of the row of terraces, dates to 1888 where it is identified as the residence of Reverend William Witcombe (C of E) who belonged to the Diocese of Sydney.²¹

Sale notices for the property, by order of the mortgagee, dating from 1890 detail Ilchester as three, brick cemented, on stone foundations, residences located opposite the steamer pier. The interior of the buildings is described as containing 6 rooms including bathroom, kitchen and washhouse with gas throughout.²²

Additional Land and Property information identify that of Nos 46-48 East Esplanade from was transferred from the City Mutual Life Assurance Company to Imelda Bradley wife of Joseph Bradley, freeholder of Manly, in October 1950.²³

The Bradleys were responsible for the subdivision and sale of the buildings. They retained Lot A, No. 48 East Esplanade, and took out several mortgages on the property. In 1964, a lease was recorded on the title identifying that the ground floor shop was to be used as a hairdressers.²⁴

No 47 East Esplanade, identified as Lot B, was sold in 1961 to, pastry chef, George Larkey and Beatrice Isabelle Larkey. A lease was recorded on the title to Robert McIntosh and Blanch McIntosh, of Dundas, in 1964. Ownership was retained by the Larkey Family until 1976 and the McIntosh lease renewed in 1970 however their location was recorded as Manly. In 1971, the property was leased to Manly pastry cooks Robert Gino Gualdi and Sandra Lynette Gualdi. The final recorded transfer of ownership prior to the records becoming electronic was to Eastwood printer Mario Gualdi and his

²¹ 1888 'Government Gazette Notices', *New South Wales Government Gazette (Sydney, NSW: 1832 - 1900)*, 29 June, p. 4513. , viewed 03 Jul 2019, <http://nla.gov.au/nla.news-article222760206>

²² 1890 'Advertising', *The Sydney Morning Herald (NSW: 1842 - 1954)*, 14 May, p. 10. , viewed 03 Jul 2019, <http://nla.gov.au/nla.news-article13782233>

²³ LPI Vol.5985 Fol.167

²⁴ LPI Vol.7312 Fol.108

wife Dirce in April 1976.²⁵

Lot C was retained by Imelda Bradley until 1978 when it was transferred to Margot Leah Bradley.²⁶

As shown in Figure 14 below, the building had undergone significant alteration by 1941 including, but not limited to, the enclosure of the ground and first floor verandahs, removal of the front fence and garden area. By 2008, refer to Figure 15, the ground floor of the building had been extended to the boundary to incorporate retail premises. No. 48 East Esplanade was extended to enclose the laneway between the building and the neighbouring building at No. 50 East Esplanade.

In 2008, the property was subject to a development application which included the construction of the college building to the rear of the block. At this time restoration work was undertaken to the façade. The Conservation Management Strategy prepared by NBRS + Partners included the following description of the proposed works:

Approval has been granted for:
Partial demolition of rear additions to the main building form
Demolition of unsympathetic additions to the street facades
Removal of original staircase
Infilling of some floor areas
Replacement and repair of modern fire rated ceilings
Removal of original timber framed roof and replacement with concrete slab
*Replacement of later doors and windows with period detail to match original.*²⁷

Within the same document the following “Reconstruction of façade details and enhancement of streetscape presentation”. were noted as “Conservation Needs and Interpretation Requirements”.²⁸ This particular reference is of interest as it suggests that reconstruction of the original streetscape presentation was not possible due to lack of photographic evidence of the original appearance of the boundary fence.

2.8 Historical images



Figure 3:
1888 Photograph of the
former Mercantile
Bank on the corner of
The Corso and East
Esplanade. Note that
No. 50 East Esplanade
can be seen to the right
of the image and that
No.6 The Corso is
undeveloped.
Northern Beaches
Council. Manly Local
Studies Library.

²⁵ LPI Vol.8211 Fol.159

²⁶ LPI Vol.8481 Fol.68

²⁷ NBRS + Partners, Conservation Management Strategy 2008 p7

²⁸ Ibid., p8



Figure 4:
1890 Survey of No. 50 East Esplanade and Ilchester Terrace. Note the setback and verandah to the eastern elevation of No 50. East Esplanade. Sydney Water Plan Room held by Manly Library Local studies.



Figure 5:
The original form of No. 50 East Esplanade can be seen in this 1910 photo. Note also the cast iron fence detail of Ilchester Terrace which may have an opening or gate to its northern most end. State Library New South Wales



Figure 6:
Photograph dating from early 20th Century. The ground floor of both the neighbouring bank and No. 50 East Esplanade have been extended to the street boundary. No. 6 is undeveloped at this time. State Library New South Wales.



Figure 7: Early image of the newly erected White Bros Emporium at No. 6 The Corso.
State Library New South Wales –cited in NBRIS 2012 Statement of Heritage Impact.



Figure 8: Construction of Bank of Commerce Building. No. 50 East Esplanade has been extended to the front and the Manly Emporium is visible to the left of the image.
State Library New South Wales – Small Picture Files cited in NBRIS 2012 Statement of Heritage Impact.



Figure 9: Extract from 1913 image of The Corso showing The Emporium. Note the face brick end bays. The painted upper section of the central bay Bearing the "White Bros" the detail of the quoining to the first floor.
Northern Beaches Council. Manly Local Studies Library.



Figure 10:

Extract from 1922 image of The Corso. In addition to the detailing noted in the previous figure, The Emporium also has a wide verandah.

Northern Beaches Council.
Manly Local Studies Library.



Figure 11:

c.1920s image of No. 6 The Corso after ownership had been transferred to Campbells Ltd

Northern Beaches Council. Manly Local Studies Library.



Figure 12: 1950s image of the interior of Campbells Ltd Manly Emporium.

Northern Beaches Council. Manly Local Studies Library.



Figure 13:
1961 Image showing
that the Emporium
had been painted.
The name
“Campbells” remains
visible on the centre
panel of the parapet.
Northern Beaches
Council. Manly Local
Studies Library.



Figure 14: 1941
Photograph of No
46, 47 and 48 East
Esplanade.
National Library of
Australia



Figure 15:
Appearance of No
46, 47 and 48 East
Esplanade in 2008
prior to the
restoration works.
NBRS + Partners,
Photographic
Recording

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 16, an aerial photograph over the site. To match the accompanying plans The Corso is referred to as being to the north.



Figure 16: An aerial photograph showing the subject site and its surrounds.
SIX Maps; annotations by WP Heritage.

The large L- shaped site addresses both The Corso and East Esplanade. The northern boundary, addressing The Corso, is approximately 18m wide and the western boundary addressing East Esplanade is approximately 28m wide. The site measures approximately 47m at its longest point and 41m at its widest point.

As noted previously the site comprises five buildings including:

- No. 6 The Corso;
- No. 50 East Esplanade; and
- Nos 46, 47 and 48 East Esplanade, also known as '*Ilchester Terrace*'.

3.2 The Existing Buildings

3.2.1 No. 6 The Corso

No. 6 The Corso is a three-storey painted brick and render commercial building. The ground floor of the principal elevation has undergone alteration typical of its ongoing use as a retail premises. The alterations include the removal of the original shop frontages and replacement with large retractable glazed doors. There are four tiled columns supporting equally placed along the ground floor however no original detailing is noted to this section of the building.

The upper levels of the Corso elevation are separated into three bays. The pronounced end bays have segmental arch parapets. The eastern end bears the word 'Manly', while the word 'Emporium' is mounted on the western bay.

Both end bays have Diocletian windows to the second floor topped by moulded string courses and cant bay windows to the first floor. The central bay has a set of three rounded arched windows with moulding quoining to the first floor level and three shallow arched windows to the second floor. The parapet to the top of the central bay is plain and currently contains no signage or embossed moulding.

The ground floor is occupied by a retail tenant while the upper levels are used by a variety of commercial tenants.

Figure 17 - Figure 21 depict the current appearance of No. 6 The Corso.



Figure 17:
No. 6 The Corso as
viewed from the
north.



Figure 18:
Detail of the ground
floor of No. 6 The
Corso.



Figure 19:
Detailing of the
eastern parapet.

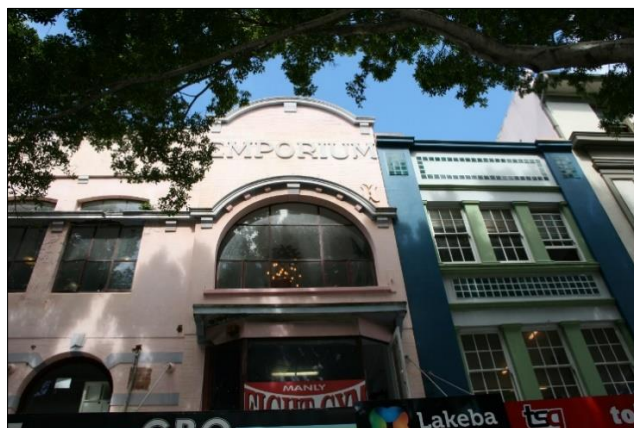


Figure 20:
Western bay
depicting the
different window
forms seen within
the principal
elevation.



Figure 21:
The ground floor of
No. 6 The Corso.

3.2.2 No. 50 East Esplanade

No. 50 East Esplanade is a mixed-use building. It is two-storeys in height. Finished in painted rough render, the East Esplanade elevation is an early 20th Century addition to an older terrace. The existing principal elevation has a simply decorated curved parapet with proud corner posts. The upper level is finished with rough cast render, a pair of oriels with double hung windows set beneath a terracotta tiled awning.

The ground floor retail space has a modern recessed shopfront. The awning has been removed.

The southern elevation of the building addresses the re-opened laneway between No. 50 East Esplanade and No. 48 East Esplanade. This elevation is constructed of rendered masonry, the unpainted sections as shown in Figure 25 and Figure 26 demonstrate the former location of the extension to No. 48 East Esplanade which was removed as part of the 2008 development phase.

Figure 22 - Figure 26 depict the current appearance of No. 50 East Esplanade.



Figure 22:
No. 50 East Esplanade as viewed from the west.



Figure 23:
The ground floor of No. 50 East Esplanade.



Figure 24:
Details of the first floor of No. 50 East Esplanade.



Figure 25:
Detail of the laneway
between No. 50 East
Esplanade and No. 48
East Esplanade. The
unpainted section of wall
shows where the two
buildings were
previously attached.



Figure 26:
Details of the southern
elevation of the laneway
elevation.

3.2.3 Nos 46, 47 and 48 East Esplanade

Nos 46, 47 and 48 East Esplanade, also known as '*Ilchester Terrace*', are a group of three Victorian filigree style terrace buildings set on a splayed angle to the street.

The principal building form of the three terrace buildings, is two storeys in height and constructed of rendered masonry topped by a decorative parapet. The parapet has two protruding rectangular pediments; the first above No. 46 and No.47 East Esplanade which bears the name "Ilchester" and the second centrally located above No.48 East Esplanade. There is also a row of dentils interspersed with corbels set below the protruding string course which marks the base of the parapet. The parapet itself is constructed of a series of rectangular bays with simply moulded rectangular detailing. These bays are divided by solid piers each containing a simple small rosette style moulding.

As noted previously, the front elevation of the terrace is splayed with No. 48 East Esplanade sitting forward of its neighbours. It is stylistically different to its neighbours at No. 46 and No. 47 East Esplanade which form a pair. Nos 46 and No. 47 East Esplanade have a narrow two storey verandah running across the front elevation. The verandahs are supported by plain fin walls. The first floor verandahs are set beneath corrugated bull-nosed metal roofs. Additional decorative elements to the verandah include a cast iron verandah balustrade and friezes at ground and first floors. Openings within the principal elevations of No. 46 and No. 47 East Esplanade include a single main entry door with semi-circular fan light and pair of French doors to the ground floor and a pair of French doors, arranged symmetrically, to the first floor.

No. 48 East Esplanade has a two storey bay verandah which, like the neighbouring terrace building, has a corrugated metal bull nosed style roof and cast iron verandah balustrade and friezes. Openings to this elevation include a single centrally placed set of French doors flanked by slender glazed windows to the ground and first floor. The recessed entry to the building is located to the right hand side of the projecting bay.

The street boundary of the terrace row is defined by a rendered masonry and metal fence. As noted in Section 2.7 of this report, the fence was added to the site during the 2008 construction phase, refer to Figure 28 - Figure 29 for the details of the extent of change to the floor plan. Other changes to the site, arising from the 2008 development, include the removal of the former ground floor shop additions and reconstruction of the decorative detailing, re-opening and reconstruction of the first floor verandahs, reconstruction of the bay verandah to No. 48 East Esplanade and construction of the five storey building to the rear of the site, refer to Figure 27 and Figure 33. Also noted to the front yard area of No. 48 East Esplanade is the Fire Booster pump, refer to Figure 31.

There is a narrow laneway between No. 48 and No. 50 East Esplanade which was reinstated during the 2008 works having previously been filled with a side addition to No.48 East Esplanade.

The rear of the building has been extended to incorporate the five storey mixed used commercial building.

Nos 46, 47 and 48 East Esplanade are depicted in below, refer to Figure 27 - Figure 33.



Figure 27:
Nos 46-48 East Esplanade
as viewed from the west.

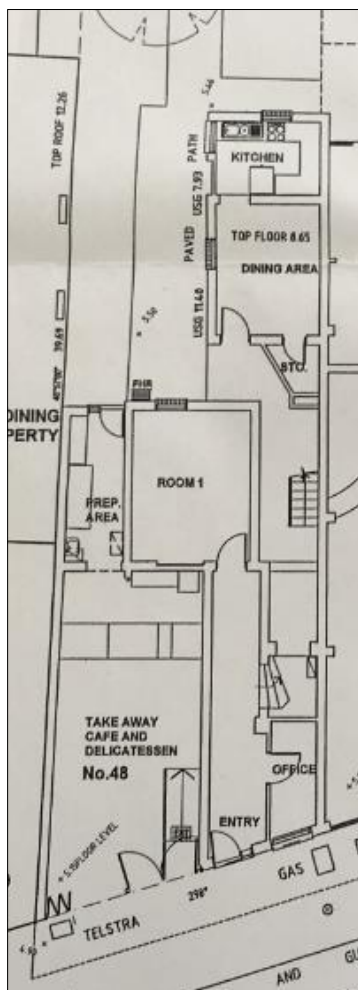


Figure 28:
The floor plan of No. 48 East
Esplanade prior to the 2008
development.
Wolski Coppin

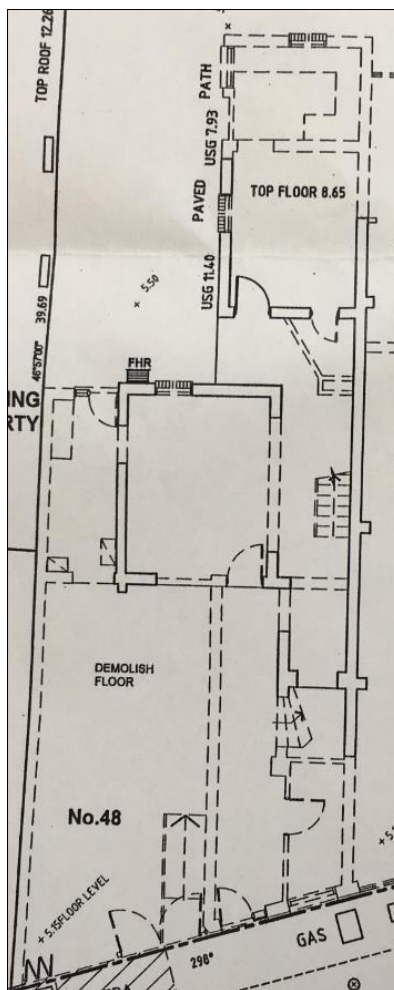


Figure 29:
The demolition plan for No. 48 East
Esplanade prior to the 2008
development.
Wolski Coppin



Figure 30:
Detail of the boundary fence.



Figure 31:
Location of the fire booster pump to the Street boundary of No. 50 East Esplanade.



Figure 32:
Image depicting the existing relationship between the rear wall of No.48 East Esplanade and the modern five storey mixed use commercial building.



Figure 33:
Detail of the modern five storey mixed use commercial building.

3.3 The Surrounding Area

For the following, refer to Figure 34 below.

3.3.1 The General Area

The site is located within the commercial centre of Manly. The streets to the south are laid out in an east to west direction running from the Ocean to the Harbour. The streets to the north are laid out in a triangle running between the Corso, Sydney Road and Belgrave Street. The principal streets are lined with irregularly spaced street trees. The buildings are generally large and built to their lot boundaries.

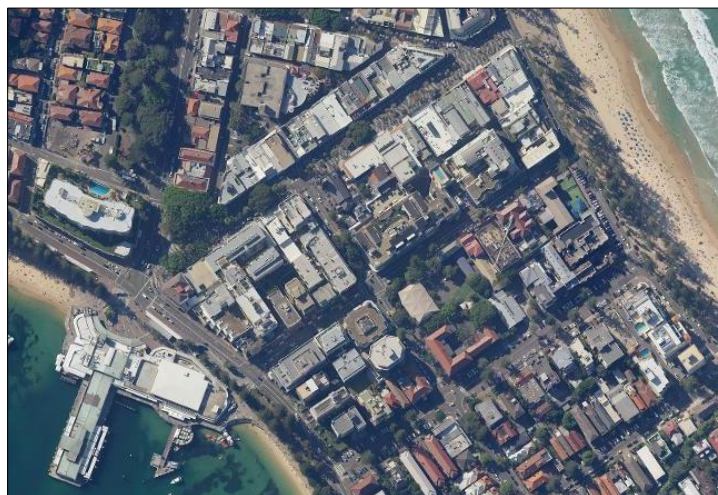


Figure 34:
Aerial photograph of
the subject site.
Six Maps

3.3.2 The Corso

The Corso runs east to west from the Ocean to the Harbour. The street has been largely pedestrianised. The area to the front of the building is a wide pedestrian area containing metal seating, water features, heritage listed lamp bases, the cenotaph (war memorial) and the small triangular park area to the north. Large mature trees within this section of The Corso prevent a through vistas.

The land is flat and is characterised by two and three storey rendered masonry commercial buildings and some residential flat buildings. The majority of the buildings date from the Victorian and Federation era with later pockets of infill development.



Figure 35:
View of No. 6 The
Corso, indicated by
the arrow, as
viewed from the
west.

The immediately adjoining property on the western side of the subject property is a recent development which has a large supermarket to the ground floor with residential apartments to the upper levels. Refer to Figure 36.



Figure 36:
The modern
adjoining
development at
Nos 8-28 The
Corso.

The property on the western side of No. 6 The Corso is No. 4 The Corso. This building is a slender two storey commercial building featuring decorative details including a trio of double hung windows to the first and second floor separated by a rendered panel with tiled panel and flat parapet. Refer to Figure 37.

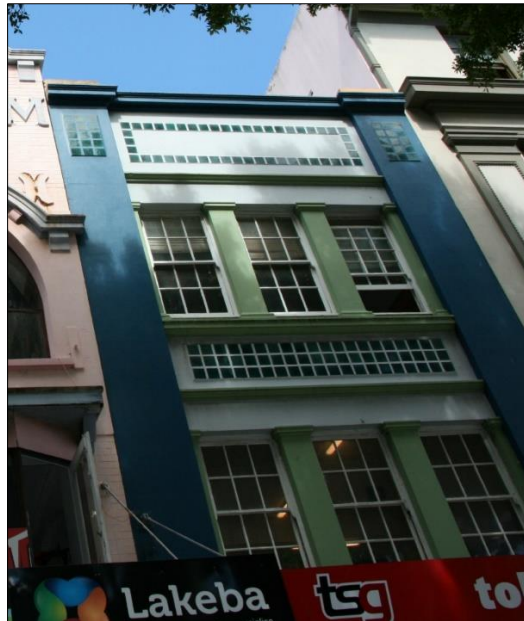


Figure 37:
No. 4 The Corso, Manly.

3.3.3 East Esplanade

East Esplanade runs to the west of the subject property in a north south direction. The road as a mix of commercial and residential properties along its eastern boundary and Sydney Harbour to the western side. Figure 38 and Figure 38 demonstrate the character of the East Esplanade in the vicinity of the subject site.



Figure 38:
View of Nos 46, 47
and 48 and No. 50
East Esplanade
within their
streetscape setting.



Figure 39:
Neighbouring
development to the
south of the subject
site.

3.4 Integrity and condition

An initial external inspection of the buildings has determined that both No. 6 The Corso and No 50 East Esplanade require maintenance and repairs works to their principal facades. By contrast, numbers 46, 47 and 48 East Esplanade are in a good condition due to the external reconstruction work undertaken in 2008.

No. 6 The Corso has the potential to demonstrate a greater level of integrity through the repair and restoration of the principal elevation. The painting of the original face brick and unsympathetic colour scheme has resulted original features of the building being difficult to read. The integrity of the ground floor has been diminished by the wide opening and prolific signage associated with the tenancy.

No. 50 East Esplanade has been extended to the front. Historic images show the building was originally a residential style terrace with a private front yard providing a small set back from the street. The front addition was added to the building in the early 20th Century and the ground floor shop front has been subsequently altered.

Nos 46, 47 and 48 East Esplanade demonstrate a high degree of integrity this is due to the restoration works undertaken as part of the 2008 site development.

3.5 Streetscape Contribution and View Corridors

The upper levels of No. 6 The Corso are largely obscured from view by mature trees. The current signage and appearance of the ground floor tenancy makes a negative, albeit reversible, contribution to the streetscape. The upper levels are considered to make a neutral contribution to the streetscape. However, this has the potential to be enhanced through sympathetic restoration work.

No. 50 East Esplanade makes a positive contribution to East Esplanade as a modified two storey building. The principal view corridors towards No 50 East Esplanade are obtained from directly outside the site from the opposite side of the street.

As a result of the 2008 restoration works Nos 46, 47 and 48 East Esplanade are considered to make a positive contribution to East Esplanade. The principal view corridors towards Nos 46, 47 and 48 East Esplanade are obtained from directly outside the site from the opposite side of the street.

There are no significant view corridors towards the rear of the site which is fully enclosed by surrounding development.

3.6 Contribution of the Site to the Conservation Area

No. 6 The Corso currently makes a positive contribution to the Conservation Area however it is considered that this has the potential to be elevated by sympathetic restoration work to the upper levels, an improved ground floor presentation to the Corso and a colour scheme which highlights the buildings decorative detailing.

No. 50 East Esplanade currently makes a positive contribution to the Conservation Area this also has the potential to be elevated by sympathetic repair work and an improved ground floor presentation.

Nos 46, 47 and 48 East Esplanade are considered to make a positive contribution to the Conservation Area.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

The Site:

- Is located within The Town Centre Conservation Area as defined by Schedule 5 Part 2 of the *Manly LEP 2013*.
- Is listed as items of local heritage significance by Schedule 5 Part 1 of *Manly LEP 2013*.
- Is located in the vicinity of a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the immediate vicinity of any local heritage items as defined by Schedule 5 Part 1 of the *Manly LEP 2013*.
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

4.1.1 Citations for No 6 The Corso, Nos 46, 47 and 48 East Esplanade and No 50 East Esplanade

No 6 The Corso forms part of the 'All number, The Corso' Heritage listing the following Physical Description and Statement of Significance for that item is provided within the State Heritage Inventory and adopted for the purposes of this statement:

- All numbers, The Corso, The Corso, Manly I106

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. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

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. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mall" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

Statement of Significance

'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'.²⁹

- 46, 47 and 48 East Esplanade, 1151

Nos 46, 47 and 48 East Esplanade have been identified within the Manly LEP 2013 as being an item of local significance. The following Physical Description and Statement of Significance for that item is provided within the State Heritage Inventory and adopted for the purposes of this statement:

The building is a parapeted two-storey 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

Statement of Significance

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.³⁰

- 50 East Esplanade

No. 50 East Esplanade has been identified within the Manly LEP 2013 as being an item of local significance. However, there is no State Heritage Inventory Sheet provided for the property and the following information has been extracted from the 2012 Statement of Heritage Impact prepared by NBRS + Partners

'Two storey parapeted shop 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.

State Heritage Inventory

²⁹ All numbers, The Corso, The Corso, Manly. State Heritage Inventory Database No.: 2020001.

³⁰ Terrace Building, 46, 47 and 48 East Esplanade. State Heritage Inventory Database No.: 2020535

The front half of the building has been added to an earlier terrace styled structure which aligns with the adjoining heritage listed facades to the north'.³¹

4.1.2 Citations Manly Town Centre Conservation Area and The Corso

Part 5 of the *Manly Development Control Plan 2013 (DCP 2013)* provides the following Description of the General Character of the area and statement of significance for the Manly Town Centre Conservation Area, which is adopted for the purposes of this statement:

- a) *Manly Town Centre has a cohesive character resulting from a 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. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the Esplanade. Developments which contradict these features have not been sufficient to remove this character.*
- b) *This unified form of development still allows a diverse range of architectural styles. Further, civic buildings such as the Council Chambers and St. Matthews Church have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual importance. The Town Centre has been identified as a Conservation Area for these reasons.*
- c) *The Town Centre Urban Design Guidelines provide more detailed analysis of Manly Town Centre from an urban design point of view and provides more detailed guidelines for certain precincts and areas within the Town Centre. These precincts include:*
 - i. *Harbour/ Ocean Grid (including The Corso, Rialto Lane, Wentworth Street, Victoria Street, Ashburner Street & Darley Road);*
 - ii. *Mainland Grid (including Sydney Road, Belgrave Street, Raglan Street, Whistler Street, North Short Street & Central Avenue);*
 - iii. *Whistler Street Triangle (Whistler Street (south) Market Lane);*
 - iv. *Oceanfront (North + South Steyne);*
 - v. *Manly Cove (East + West Esplanade)*
 - vi. *Gilbert Park Precinct (Gilbert Street); and*
 - vii. *Pittwater Road Precinct.*

Statement of Significance:

'The Manly Town Centre Conservation Area 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

³¹ NBRS + Partners, Statement of Heritage Impact: *Proposed College Campus International College of Management 6 The Corso & 50 East Esplanade Manly NSW 2095*, p5

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 Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area 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.

The beautiful natural setting of the Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the Manly Town Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time.

The Manly Town Centre Conservation Area maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture..³²

The following additional description and Statement of Heritage Significance for The Corso is also provided within the DCP

The existing positive qualities of The Corso, comprising both the public area of the roadway and the private properties that front it all contribute to making it a special street. Although some more recent development, and some maintenance practices on older buildings, are unsympathetic to these qualities, the overall integrity of the structure - and hence significance - of the street continues. This significance has been recognised via listings as Items of the Environmental Heritage in the LEP including the listing of all buildings as whole, individual and groups of buildings with additional individual merit as well as various streetscape elements such as parks and monuments. These listings place a responsibility on Council, land owners and applicants to maintain the significance of the 'greater whole' of both The Corso and the Manly Town Centre Conservation Area. The LEP Heritage Items for The Corso include:

- *All commercial buildings fronting The Corso (item 106)*
- *Various individual or group of commercial buildings at street numbers 36 (item 107), 41 – 45 (item 108); 46 – 64 (item 109); & 102 – 108 (item 112) The Corso;*
- *New Brighton Hotel at 69 – 71 The Corso (item 110);*
- *Hotel Steyne at 75 The Corso (item 111);*
- *St. Matthew's Church and Church Hall at 44 The Corso (item 113);*
- *St. Matthew's Rectory at the corner of Darley Road and The Corso (item 118);*

³² Manly Town Centre Conservation Area, Manly Development Control Plan, 2013 Part C p6

- *Street Trees from Whistler St to Sydney Rd, The Corso (item 104);*
- *Unnamed Triangular Park at the corner of the Corso & Belgrave St, Council Chambers (item 105);*
- *Cast Iron Pedestals - former Street Lights between The Esplanade and Darley Rd (item 102);*
- *Monument – War Memorial Cenotaph (item 103); and*
- *Cast Iron Letter Box at corner of The Corso and Whistler St (item 114).*

a) *Statement of Heritage Significance for The Corso*

This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso.

- The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has additional social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.*
- the nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building facades that are restrained but finely-detailed.*
- St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso.
At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.*

4.2 Heritage Items in the Vicinity of the Site

4.2.1 State listings

The subject site is located in the vicinity of the State Heritage Listed

- Manly Wharf, West Esplanade, Manly, 01434

'Of environmental significance as a visually prominent man-made feature. Of historical significance for its associations with the maritime activities at Manly as a tourist destination and suburb of Sydney, dependent on the ferry link to the CBD. (Anglin 1990:2033)

Together with Circular Quay, the wharf is the only substantial older style ferry wharf surviving in Port Jackson: association with Manly's history as a recreational centre. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1985).³³

For the following, refer to Figure 40 a detail of the heritage plan from the Manly LEP 2013. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched in red. The arrows mark the site. 'In the vicinity' has been determined by physical proximity to the site, existing and potential view corridors and the massing and scale of the proposed works.

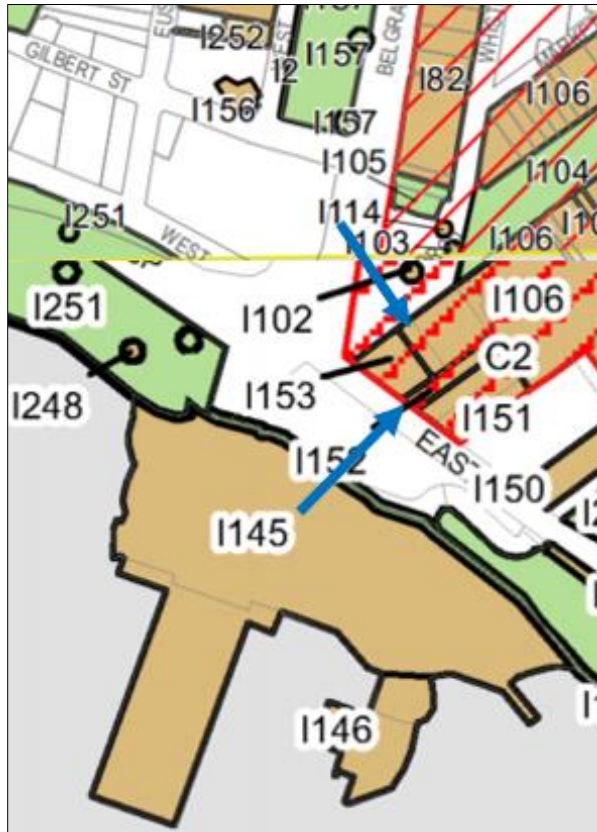


Figure 40:
Detail of Manly Heritage Plan.
Manly LEP 2013

4.2.2 Local listings

The subject site is located in the vicinity of the following Local Heritage Listed items:

- Manly Wharf, East and West Esplanade, I145

Physical Description

A broad wharf supported on timber piers and with a concrete platform. The superstructure is constructed of steel and timber. The facade and side walls form an important architectural design, similar to the Circular Quay ferry terminals. Additions to the wharf include the hydrofoil pontoon (c.1968) and the more recent elevated platforms for new ferries.

Statement of Significance

Manly wharf is a dominant feature of Manly Cove, viewed from the harbour approaches, from the harbour beach and from the main cross streets of Manly which

³³. Manly Wharf, West Esplanade, Manly. State Heritage Inventory Database No.: 5051365

*conjoin at the terminus. Its form is sympathetic to its position, the curved entrance reflecting the arc of the beach and its stylistic idiom having strong maritime connotations - ship shape and ship-like. It is an excellent example of mid-forties stylisation and the preoccupation with geometric forms while it also retains original shopfitting elements and signs.*³⁴

- Pier (former Fun Pier), Manly Wharf, I146

Physical Description

Wharf supported on timber piers and with a concrete platform. Superstructures include fair ground machinery and attractions. Altered since 1985.

Statement of Significance

*Major significance as the oldest surviving wharf at Manly illustrating former dependence on maritime transport and trade and Manly's development as a resort.*³⁵

- Park/Reserve, East Esplanade, I143

The Northern Beaches Council does not currently provide a Heritage Inventory Sheet for this item. It is however noted that the park is similar to West Esplanade, described below and that the information contained within that inventory sheet can be used to describe this item.

- Park, West Esplanade, I251

Physical Description

Open space, beach, sandstone retaining wall, pavings, grassed surfaces, monument, structures and cultural plantings of Norfolk Island pine, Moreton Bay Figs, Port Jackson figs and Canary Island Palms. Raised Manly Wharf, West Esplanade, Manly. State Heritage Inventory Database No.: 5051365 planting beds, with split stone edging of Edwardian period characterise the eastern part of the Park. Recent paving detracts from the Edwardian character.

Statement of Significance

*Part of earliest cultural treatment of Manly landscape and provision of designed open space. High visual significance.*³⁶

- Monument - War Memorial (cenotaph), The Corso, I103

Physical Description

Polished and natural stone monument erected in a prominent position in the centre of The Corso. Commemorates the Great War and the Second World War. Plaque inscription "erected by the family of Alan David Mitchell. The first soldier of Manly to fall 1916".

Statement of Significance

*Listed due to its historical, social and aesthetic significance. Contributes to streetscape of The Corso.*³⁷

³⁴ Manly Wharf, Manly. State Heritage Inventory Database No.: 2020092

³⁵ Pier (former Fun Pier), Manly Wharf, East Esplanade, Manly. State Heritage Inventory Database No.: 2020093

³⁶ Park – Esplanade Park, West Esplanade, Manly. State Heritage Inventory Database No.:2020464

³⁷ Monument - War Memorial (cenotaph), The Corso. State Heritage Inventory Database No.: 2020450.

- 2 Cast Iron Pedestals (former street lights), The Corso, I102

Physical Description

Each pedestal is made of cast iron, square in section and tapering towards the top. A narrow cylindrical stem for a street light has been removed from each and capped. Each pedestal carries the MMC emblem of the Council, with a plate identifying the manufacturer: 'Marrickville Engineering Works Ltd., Makers, Sydney'. Further research is necessary to identify the date and type of illumination (gas or electricity).

Statement of Significance

Important evidence of early lighting fixtures in The Corso. Central reservation of The Corso between The Esplanade and Darley Road, Manly. ³⁸

- Unnamed Triangular Park, The Corso and Belgrave Street, I105

Physical Description

*Triangular section of open space formed between Belgrave Street and The Corso. Early survivor of 1850 tree planting *Ficus Macrophylla* and 1928 planting of *Ficus Hillii* as an avenue leading to the Council Chambers. Recent paving incorporates The Corso and this park space together. This detracts from the 19th century treatment of the park.*

Statement of Significance

Contains mature and historically aesthetically significant tree species. Un-named triangular park. ³⁹

5.0 SCOPE OF WORKS

This document has been prepared to accompany the plans prepared by Wolski Coppin. The current proposal is based on the previously approved Development Application known as DA46/12. The following elements of that Development Application will be incorporated into the current Development Application:

- Retention and Restoration of the principal elevations of No. 6 The Corso and No. 50 East Esplanade.
- Construction of two additional setback levels above No. 6 The Corso and No. 50 East Esplanade.
- Creation of a balcony to the third floor behind the existing parapet.
- Construction of a new structure to the rear of No.6 the Corso.
- Reuse of the Ground floor of No. 6 The Corso.

In addition to the above, the following alterations are proposed:

- Change of previously approved educational use of upper levels of proposed addition to the rear of No. 6 The Corso to commercial use.
- Deletion of Basement Level.
- Modification to the approved balcony to the fourth floor of No.6 The Corso to include 'punchouts' to the parapet for ventilation.
- Addition of small glazed balconies to the top of the bay windows to the principal elevation of No. 6 The Corso.
- Change of use of ground floor tenancy of No. 50 East Esplanade to restaurant/small bar.
- Modification of the proposed addition above No. 50 East Esplanade.

³⁸ 2 Cast Iron Pedestals (former street lights), The Corso. State Heritage Inventory Database No.: 2020019.

³⁹ Unnamed Triangular Park, The Corso and Belgrave Street. State Heritage Inventory Database No.: 2020488.

- Remove terracotta tiles from roof above Oriel window replace with slate.
- Changes to the layout of the courtyard area between Nos 48 and 50 East Esplanade.
- Bridge link between Nos 48/50 East Esplanade and 6 The Corso located to the rear of the courtyard between Floors 1-4.
- Additional windows to the ground floor of the laneway elevations of Nos 48 and 50 East Esplanade.
- Removal of modern mailboxes from southern wall of No. 50 East Esplanade.
- Removal of fire booster pump and fence to front of No.48 East Esplanade to facilitate compliant ramp access to the Courtyard and existing educational building to the rear of Nos 46, 47 and 48 East Esplanade.
- Repainting of Nos 46, 47 and 48 East Esplanade with modern neutral colour scheme.
- Addition of pergola structure work between Nos 48 and 50 East Esplanade to create dappled shade within the courtyard area.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposed modifications to the existing consent detailed in Section 5 of this report are assessed with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Heritage Impact* (2002 update) and the relevant objectives and controls provided by the *Manly LEP 2013*.

7.0 EFFECT OF WORK

As noted above the *Manly Development Control Plan 2013* supplements the provisions and controls of the *Manly LEP 2013*. The proposed modifications to the existing consent detailed in Section 5 of this report are assessed against the relevant provisions of the DCP.

Part 3 Section 3.2 of the *Manly DCP 2013* provides the desired Objectives and Controls for Heritage Considerations.

OBJECTIVE	COMMENT
1) To retain and conserve environmental heritage and cultural significance of Manly including: • significant fabric, setting, relics and view associated with heritage items and conservation areas; • the foreshore, including its setting and associated views; and • potential archaeological sites, places of Aboriginal significance and places of natural significance.	The proposed development will not result in any loss of significant fabric, setting, relics and view. Nor will there be an impact to the foreshore. The majority of the works proposed in the development are physically comparable to the previously approved development application and are largely confined to the rear of the lot. The only proposed changes to the remnant original fabric arising from the proposed works are: • The additional windows and openings proposed to the south elevation of No. 50 East Esplanade.

	• Minor modifications to the parapet of No. 6 The Corso. • The addition of glazed balconies to the roofs of the bay windows of No. 6 The Corso. The proposed openings to No. 50 East Esplanade are set back from the principal elevation and are intended to: • encourage ground level activation of the laneway and courtyard between the two buildings; and • permit additional light to the first floor commercial spaces; The proposed opening to the north elevations of No. 48 East Esplanade, addressing the laneway, is noted as being located within a wall that was reconstructed in 2008 and may have originally had additional opening addressing the laneway. The additional windows and openings are considered to be a positive heritage outcome as they create flexible working spaces which will encourage the on-going use of the items. The proposed additions to The Corso elevation are also considered to be minor in nature. The 'punchouts' will improve air circulation and amenity to the balcony area behind the parapet and have been designed to be cohesive with the original appearance of the building. The proposed glazed balconies above the bay windows will also enable air circulation and improve the amenity of the second floor tenancy. This addition is considered to be minor and will not unduly alter the appearance of the building. The proposed removal of part of the fence to the front of the No. 48 East Esplanade is considered to be acceptable as it will facilitate the construction of compliant disability access to the courtyard and existing education facility at the rear of the site. The location of the ramp to this area will result in minimum intervention to original or higher aesthetic value fabric such as the principal elevations of the heritage listed buildings on site. The information contained within Sections 2 and 3 of this report has shown that, due to lack of historical photographic evidence, the
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	current fence is not a replica of the original fence and instead was selected as a sympathetic addition to the site. It is also noted that the removal of the fire booster pump and modern mailboxes will improve the streetscape appearance of the terrace building. The proposed activation of the laneway, between No. 48 East Esplanade and No. 50 East Esplanade, will also improve the setting of the items and provides a potential area for where the history of the buildings can be interpreted.
2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.	As noted above, the majority of the proposal is similar to the previously approved mixed use development. The proposed changes to the addition above No. 50 East Esplanade are considered to be a well-designed simply formed modern addition to the site. This addition has been designed to consistent in height with the existing addition above the neighbouring development at Nos 46, 47 and 48 East Esplanade and also the eave height of the adjoining heritage listed items at No. 2 The Corso. The proposed set back also respects the existing stepping pattern of development within the streetscape. The proposed changes to this addition will result in a simplified building height which provides additional floor space whilst creating a cohesive appearance to this section of East Esplanade. It is considered that the visual impact of the proposed additional will be reduced by means of simplifying the form of the additional level particularly when viewed from the harbour and foreshore area. The proposed additions of the windows and openings, to Nos 46-48 East Esplanade and No. 50 East Esplanade, described above, have been designed to be located away from the decorative East Esplanade elevations of the buildings and will not impact any significant fabric. As noted previously, minor alterations are proposed to The Corso elevation. These alterations have been designed to be minor in nature an in keeping with the appearance of the building. The proposed additions will improve air circulation and amenity to the commercial tenancies. The proposed re-location of the fire booster pump and fence to the front of No. 48 East Esplanade is considered to be

	acceptable as it will facilitate improved equal access to the building without intervention to surviving original or higher aesthetic value reinstated fabric. Furthermore, the removal of the modern mailboxes will enhance the appearance of the southern wall of No. 50 East Esplanade when viewed from the streetscape.
3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.	The proposed development is consistent with the established pattern of surrounding development. It is considered that the proposed development will not adversely impact the significance of these items or their locality.
4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.	Not relevant to this application.
5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.	The proposed modifications have been developed in consultation with Weir Phillips Heritage and Planning. The previously approved DA46/12 included details of the restoration of the elevations of No. 6 The Corso and No. 50 East Esplanade; the current DA also seeks to undertake this restoration work. The proposed works do not include any physical alterations to the restored principal elevations of Nos 46, 47 and 48 East Esplanade. The proposed changes to the street boundary of No. 48 East Esplanade are required to facilitate equal access for all site users. The decision to remove a section of the fence has been taken as it will meet the necessary access requirements in a manner which results in the least intervention to original fabric or higher quality faithfully reconstructed fabric.

7.1 Assessment under Part 3 Clause 3.2.1.1 — Development in the vicinity of heritage items, or conservation areas

Part 3 Clause 3.2.1.1 of the *Manly DCP 2013* provides the following controls for Development in the vicinity of heritage items, or conservation areas.

Control	COMMENT
a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires	This report fulfils this requirement.

consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.	
b) Proposed development in the vicinity of a heritage item or conservation area must ensure that: i. it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place; ii. the heritage values or character of the locality are retained or enhanced; and iii. any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.	The majority of the current proposal is noted as being similar to the previously approved mixed-use development for the site. Furthermore, the additional changes to the proposal are considered to be acceptable in that the proposed contemporary addition to the upper levels of No. 50 East Esplanade will present a simpler more sympathetic form to the streetscape. The addition is consistent in form and bulk with that of the adjoining properties and is set back in a manner which follows the established stepped setback of the building within the streetscape. The proposed addition includes recessed balconies. They have been designed to maintain the simplified appearance of the addition whilst providing an articulated elevation with useable outdoor space and access to natural ventilation. As noted above, the addition is contemporary in appearance and does not replicate the details of the existing façade which is considered to be an appropriate response to the site and will not negatively impact the setting of the neighbouring items or established values of the Conservation Area. The proposal will result in the retention and restoration of all the principal elevations which will enhance the appearance of the buildings within the streetscape and wider Conservation Area.
c) The impact on the setting of a heritage item or conservation area is to be minimised by: i. providing an adequate area around the building to allow interpretation of the heritage item; ii. retaining original or significant landscaping (including plantings with direct links or association with the heritage item); iii. any contemporary response may not necessarily seek to replicate heritage details or character of heritage	The proposed works will not result in an impact to the setting of the neighbouring heritage item or Conservation Area. The activation of the laneway provides a potential area where interpretative material can be displayed. There is no original or significant landscaping on the site. It is considered that the proposed development will not impact the setting of the Conservation Area. The proposed addition is noted as being contemporary and is consistent with the scale, form, bulk and setback of the surrounding buildings.

buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.	
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7.2 Assessment under Part 3 Clause 3.2.2 — Alterations or Additions to Heritage Items, or Conservation Areas

Part 3 Clause 3.2.2 of the *Manly DCP 2013* provides the following controls for Alterations or Additions to heritage items, or Conservation Areas.

Control	COMMENT
3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance	
a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.	The form and scale of the original buildings has been respected by the proposed development by means of the contemporary design, proposed set backs of the development and proposed restoration works. The set back and design will enable the original form of the buildings to continue to be read. Their improved appearance, arising from the restoration works, will enable them to make an enhanced contribution to the streetscape and wider Conservation Area. As noted previously, the application includes minor alterations to The Corso elevation. The additions have been designed to be in keeping with the existing character of the building whilst providing improved ventilation and amenity to the proposed commercial spaces. The proposed modification to the north elevation of No. 48 East Esplanade and the south elevation of No. 50 East Esplanade have been undertaken in a manner which respects and compliments the existing character of the building The proposal seeks to replace the terracotta tiles above the oriel windows to the principal elevation of No.50 East Esplanade. The terracotta roof is not considered to be original fabric as the building was extended to the street boundary after its original construction. The proposed replacement of the material with slate will complement the

	character of the building and improve its presentation to the streetscape without creating a pastiche of the original era of construction.
b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front	The proposed works do not pertain to a house or dwelling.
3.2.2.2 Retaining Significant Features and Landscape Setting	
a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area	Not applicable to this application. There are no proposed changes to the previously approved roof form, pitch or material.
b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;	The principal elevations of both No. 6 The Corso and No. 50 East Elevation will be retained and enhanced as part of this proposal. Minor alterations will be undertaken to the Corso elevation to include 'punchouts' to the parapet and small glazed balconies above the bay windows. As noted previously, these additions will improve air circulation and amenity to the proposed commercial spaces and have been designed to be minor in nature and complementary to the character of the building. The proposal seeks to replace the terracotta tiles above the oriel windows to the principal elevation of No.50 East Esplanade. The terracotta roof is not considered to be original fabric as the building was extended to the street boundary after its original construction. The proposed replacement of the material with slate will complement the character of the building and improve its presentation to the streetscape. The removal of the fence to the street boundary of No. 48 East Esplanade will enable improved and compliant access to the site. The fence is not original fabric or a true replica of lost fabric.

c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;	As noted above, this proposal will include the retention of all principal elevations and the restoration of the principal elevations of No. 6 The Corso, and No. 50 East Esplanade. There are no proposed changes to the material of the previously restored principal elevations of Nos 46, 47 and 48 East Esplanade as part of this proposal.
d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;	As above.
e) where surfaces are not originally face brickwork: i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building; ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building; iii) contemporary colours are not discouraged, but should be combined in a complementary way; and iv) single colour solutions are not permitted	The principal elevations of both No. 6 The Corso and No. 50 East Elevation will be retained and enhanced as part of this proposal. The removal of the fence to the street boundary of No. 48 East Esplanade will enable improved and compliant access to the site. The fence is not original fabric or a true replica of lost fabric. The proposal seeks to upgrade the appearance of all the principal elevations this will include the removal of paint to previously painted surfaces to No. 6 The Corso and using colour to enhance key architectural features of the building. Nos 46, 47, 48 and No. 50 East Esplanade will be repainted using a modern neutral colour scheme with highlight colours selected to highlight and compliment key elements of the building's exterior. The proposed colour scheme is considered to be acceptable and will enhance the appearance of the buildings within the streetscape.
f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area.	As noted above, the proposed works are largely the same as the approved development application. The design has been developed with the intention of retaining and enhancing the appearance of the buildings within the streetscape and wider Conservation Area. The proposed additional openings to the north elevation of No.48 East Esplanade

	and additional openings to the southern elevation of No. 50 East Esplanade will result in the removal of painted bricks located to the buildings secondary elevations. The openings will improve the usability of the ground floor tenancies, allow for passive observation of the laneway and permit more natural light to the interior of the ground floor tenancies. The removal of this fabric is considered to be an appropriate response to the site which is respectful to the existing character of both heritage items and will not impact the setting of or established values of the Conservation Area. Minor alterations will be undertaken to the Corso elevation to include 'punchouts' to the parapet. The punchouts are small alterations and consistent in detailing with the character of the building. The removal of this fabric will not diminish the integrity of either heritage item or the Conservation Area.
g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period; and	The proposed modifications include the insertion of: • a ground floor window to the northern elevation of No. 48 East Esplanade. The proposed window has been designed to match an existing window within the ground floor of that elevation. • a first floor window to the southern elevation of No. 50 East Esplanade. The proposed window has been designed to match an existing window within the first floor of that elevation. • two modern glazed concertina doors and a single full height window to the ground floor of the southern elevation. As noted above the proposed windows have been designed to match existing openings and are intended for the ingress of natural light to the buildings which would provide for a greater range of adaptive reuses and would provide for day time activation. The proposed windows are considered to be of a suitable scale to the buildings. The proposed concertina door and full height window, while being modern in appearance, are modest and do not overwhelm the building.

	Accordingly, the proposed windows and openings are considered to be compatible with the buildings' architectural style and period.
h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.	Not applicable to this application. This proposal does not include any modification of landscape setting.

Changes to buildings within The Corso are required to be assessed against the provisions contained within Part 5 of the DCP. This proposal seeks to undertake the following changes to the Corso Elevation:

- Removal of the previously approved fire booster from this elevation.
- Changes to the shop fronts.

It is considered that the following Heritage provisions are applicable to the proposed modifications:

- 5.1.2.12 Street Level Uses to encourage activity;
- 5.1.2.13 Shop-fronts are to be reinstated;

5.1.2.12 Street Level Uses to Encourage Activity	
a) Shop-fronts are to maximise their contribution to the liveliness and safety of the street, both day and night. b) At night, all shop fronts within The Corso Conservation Area must be transparent and illuminated. Window displays are actively encouraged. Opaque security grills and the like are not acceptable. Roller shutters will not be permitted but security screens are permitted behind the window display.	The proposed Corso facing shop fronts will comply with both aspects of this control. The shop fronts will be glazed to ensure that afterhours light spills from the shop providing additional light to The Corso. It is not intended to install opaque security grills or roller shutters to this frontage. Foldaway Glass Doors will be used.
5.1.2.13 Shop-fronts are to be Reinstated	
a) Within this overall building form, facades are to incorporate a level of architectural detailing that provides interest, relief, shadow lines and vertical articulation that reflects the subdivision pattern. b) Large areas of masonry or glazing without internal articulation are not acceptable. Reference should be made to general guidelines for the Manly Town Centre in this part and	The proposal seeks to divide the existing large ground floor retail space of No 6 The Corso into a group of smaller retail spaces with individual shop fronts. The proposal complies with the intent of this control.

the controls and guidelines in Part 4 of this DCP for the LEP Business Zones. c) Where internal retail space extends over more than one external building frontage, the width of shop-fronts should reflect the external building design rather than the internal configuration.	
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Schedule 6 of the DCP provides Site Specific Controls for buildings within The Corso.

The following guidance is provided for No. 6 The Corso

- retain window detailing and ability to open windows.
- The design and uses of the building should reflect the function of the adjacent part The Corso as a 'Town Square'.

This guidance has been incorporated into the current proposal.

7.3 Effect of the work on Town Centre Conservation Area

As noted previously within this report, the current proposal is considered to be similar to the previously approved Development Application and s.96 Application for the site. The proposed modifications will have a minimal and acceptable impact on the significance of The Manly Town Centre Conservation Area for the following reasons:

- The proposal will have no impact on the ability to understand the historic, aesthetic, and social significance of the Town Centre Conservation Area. The works intend to maintain a full understanding of the original form, detailing and relationship of the existing buildings to both the Corso and East Esplanade.
- The proposed works include the retention of the principal elevation of the existing buildings and the restoration of the principal elevations No. 6 The Corso and No. 50 East Esplanade. The proposed upgraded appearance of the buildings will result in a positive outcome for the Conservation Area.
- The proposal modifications do not include the removal of original significant external architectural elements.
- The proposed development is consistent with the type and scale of surrounding development and will maintain the established pattern of bulk, scale and position. Furthermore, the proposed works will not block or reduce significant view corridors into, out of or within the area.
- The proposal modification to the proposal does not include any adjustment of the lot boundaries.

7.4 Effect of Work on Nearby Heritage Items

Manly Wharf

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a ferry wharf.
- The proposed works will not block significant views to or from this item.
- The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the

streetscape and will not detract from the setting of the neighbouring heritage items.

- The proposal, where visible in conjunction with the wharf will read as part of the varied backdrop typical of the urban setting.

Pier (former Fun Pier), Manly Wharf

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will not be visible in conjunction with this item and accordingly will not block significant views to or from this item.

Park/Reserve, East Esplanade

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a park located on the harbour foreshore.
- The principal view of this park, to and from the harbour, will not be impeded by the proposed works.
- The proposal, where visible in conjunction with the park will read as part of the urban commercial backdrop of the item.

Park, West Esplanade

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a park located on the harbour foreshore.
- The principal view of this park, to and from the harbour, will not be impeded by the proposed works.
- The proposal, where visible in conjunction with the park will read as part of the urban commercial backdrop of the item.

Monument - War Memorial (cenotaph), The Corso.

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as an important memorial to Manly's servicemen and women.
- The proposed works will not block significant views to or from this item.
- No. 6 The Corso forms part of the back drop of the cenotaph. The improved appearance of the building will result in a positive impact to the setting of the place.

2 Cast Iron Pedestals (former street lights), The Corso.

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as evidence of the former lighting system of The Corso.

-
- The proposed works will not block significant views to or from this item.

Un-named Triangular Park, The Corso and Belgrave Street, I105

The proposed works will have a minimal and acceptable impact on the significance of this item for the following reasons:

- The proposed works will have no impact on the ability to understand this item as a park.
- The proposed works will not block significant views to or from this item.
- The proposal, where visible in conjunction with the park will read as part of the urban commercial backdrop of the item.

8.0 CONCLUSIONS

This report has been prepared to accompany the documentation for the Development application for proposed works to No. 6 The Corso. Nos 46, 47, 48 and No. 50 East Esplanade, Manly, New South Wales.

Based on the above, Weir Phillips Heritage and Planning supports the proposed development. It is considered that the proposed works will have a neutral impact to the heritage value of the subject heritage listed buildings, Conservation Area and neighbouring heritage items.