

Heritage Referral Response

Application Number:	DA2021/1421
Date:	01/09/2021
To:	David Auster
Land to be developed (Address):	Lot 37 DP 1087189 , 37 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the site is a heritage item, being a part of group listed item, it is located in the Town Centre Heritage Conservation Area and within the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013: Item I106 - Group Commercial Buildings - All numbers, The Corso Item I109 - Group of commercial buildings - 46–64 The Corso Item I104 - Street Trees - The Corso (from Whistler Street to Sydney Road) Item I113 - St. Matthew's Church and church hall - 44 The Corso (corner The Corso and Darley Road)
Details of heritage items affected
Details of the heritage items, as contained in the Manly Heritage inventory are: Item I106 - Group Commercial Buildings <u>Statement of significance:</u> The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort. <u>Physical description:</u> 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.

Town Centre Heritage Conservation Area

Statement of significance:

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA 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 TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA 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.

Other relevant heritage listings

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

Consideration of Application

This application seeks consent for alterations and additions to the existing ground floor commercial retail store, involving change of use to a food and drink premises. The external works include changes to the primary shopfront and a new external awning signage.

It is noted that, the subject property has been modified extensively and the proposed contemporary design works are considered as complimentary to the scale and context of the heritage item and The Corso. It is also noted that, the details of the proposed signage - colours and illumination - have not been provided and Heritage will condition this, to be provided to Council prior to the issue of the Construction Certificate.

Therefore, no objections are raised on heritage grounds subject to one condition.

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? The impact has been addressed in SEE.

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 01 Sep 2021

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Signage details

Details of the proposed signage, including the colour and materials, should be submitted to Council for approval prior to the issue of the construction certificate.

Reason: To preserve the significance of the heritage item and the conservation area.