

STATEMENT OF HERITAGE IMPACT

Proposed Development at 104 The Corso Manly



Job No. 9456
March 2022

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
reception@Heritage 21.com.au

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Subject site at 104 the Corso, Manly, from The Corso looking to front façade. (Source: Heritage 21, 22.02.22)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Report (R1) issued.	17.03.22	DN/MF	KC	DN
2	Report (R2) issued.	17.03.22	DN/MF	KC	DN
3	Report (R3) issued.	22.03.22	DN/MF	KC	DN

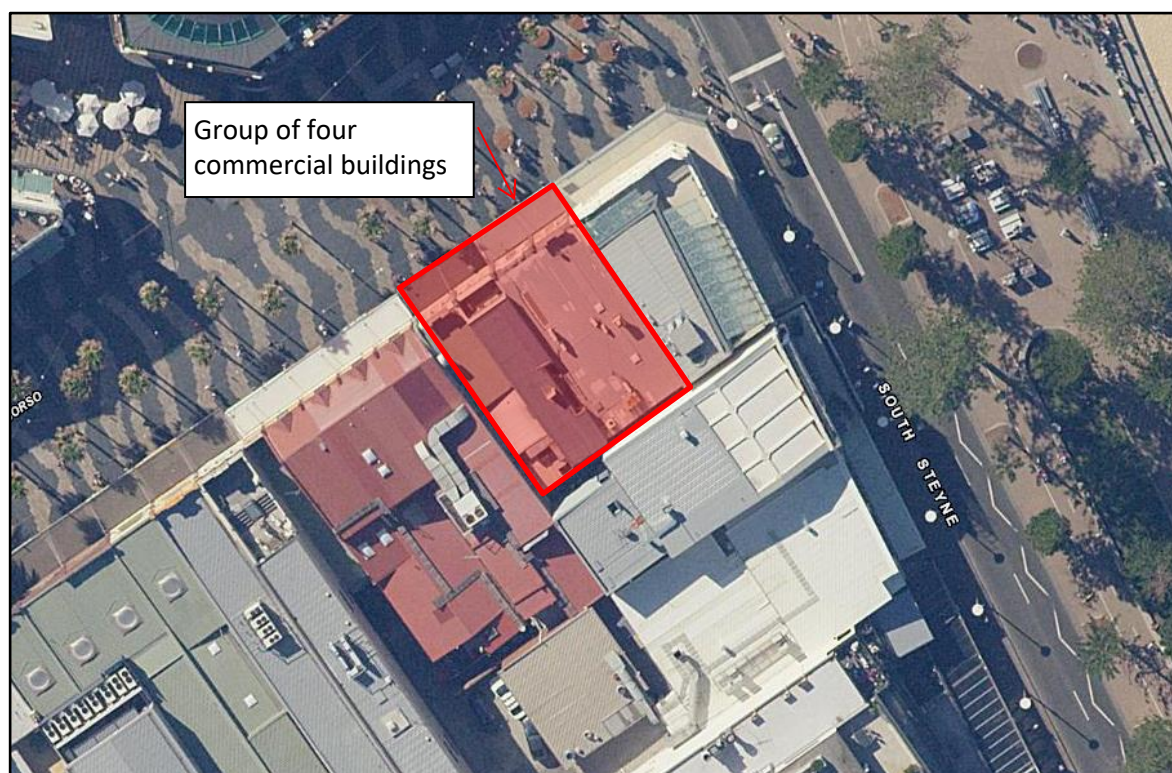


Figure 2. Aerial view of locality with approximate boundaries of the subject site and group of collective commercial buildings. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site is listed as an item of environmental heritage under Schedule 5 of the Manly Local Environmental Plan 2013 ('MLEP'). The site is also listed on the National Trust Register (NSW). It is not listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, and/or the former Register of the National Estate.²

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Manly Local Environmental Plan 2013	Group of four commercial buildings	102-112 The Corso, Manly	Local	1112
Non-Statutory List – Information Only				
List	Item Name/ Description			Item No.
National Trust Register - National Trust NSW	102-108 The Corso, MANLY/ Commercial Buildings			7088

² The Register of the National Estate ceased as a statutory heritage list in 2007; however, it continues to exist as an inventory of Australian heritage places.

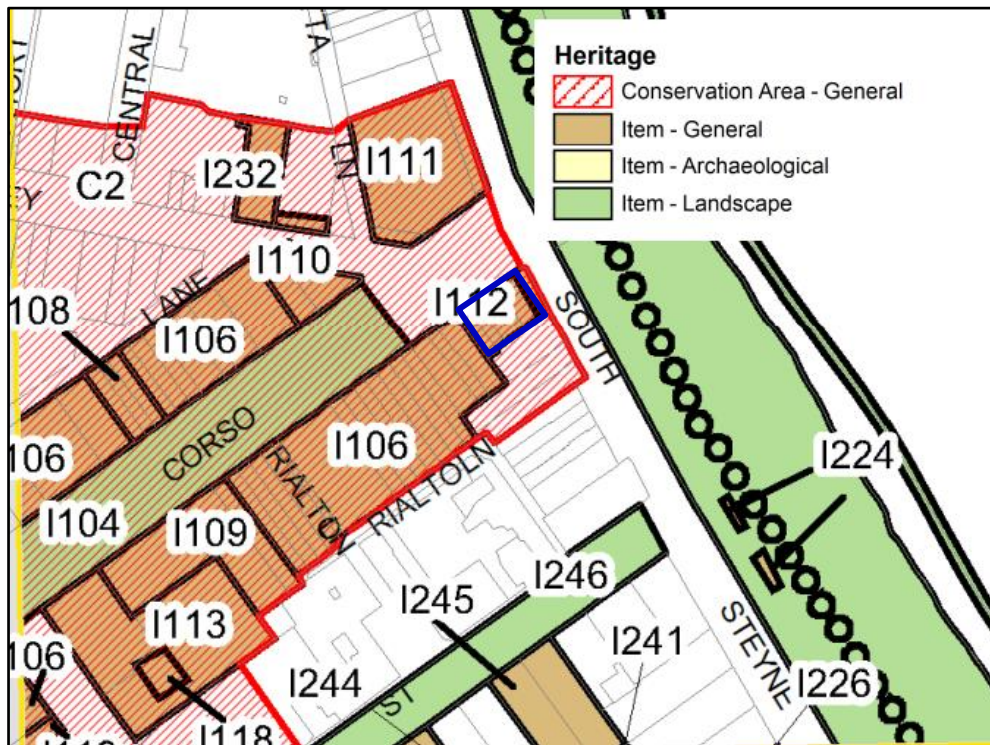


Figure 3. Detail from Heritage map HER_005 MLEP 2013. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

1.3.2 Heritage Conservation Areas

As depicted in Figure 3 above, the subject site is located within the boundaries of the Town Centre Heritage Conservation Area ('HCA'), listed under Schedule 5 of the MLEP 2013. Heritage 21 is of the opinion that the subject site, being a heritage listed item in a heritage conservation area, is a contributory item within the HCA.

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage item/s and/or HCAs listed under Schedule 5 of the MLEP 2013. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Street trees	The Corso (from Whistler Street to Sydney Road)	Local	I104
Group of Commercial Buildings	All numbers, the Corso Manly	Local	I106
Group of commercial buildings	41–45 The Corso	Local	I108
Group of commercial buildings	46–64 The Corso	Local	I109

New Brighton Hotel	69–71 The Corso	Local	I110
Hotel Steyne	75 The Corso	Local	I111
St. Matthew's Church and church hall	44 The Corso (corner The Corso and Darley Road)	Local	I113
St. Matthew's Anglican Rectory	Corner Darley Road and The Corso	Local	I118
Commercial and residential building	2D Darley Road	Local	I119
Commercial and residential building (street facade only)	4–10 Sydney Road	Local	I232

Among the above heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I110 – New Brighton Hotel, Item I11 – Hotel Steyne, I106 – Group of Commercial Buildings and C2 – Manly Town Centre Heritage Conservation Area.

The proposed development of the site is not located within the visual catchment of heritage items I104, I108, I109, I113, I118, I119, I232 and neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to I106, I110, I111 and C2.

1.4 Purpose

The subject site is a heritage item and is located within the Town Centre Heritage Conservation Area which are listed under Schedule 5 of the MLEP 2013. Sections 5.10(4) and 5.10(5) of the MLEP 2013 require Northern Beaches Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the above mentioned heritage item and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Daniel Nabb and Matthew Federici, reviewed by Kevin Condon and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The following has been taken from the State Heritage Inventory.³

Manly and The Corso

Manly Cove was one of the earliest sites of contact between the Aboriginal people and European settlers. The area was low lying and scrubby and at times of high water the North Head was almost completely cut off from the mainland by water. Due to the isolated geography of the area and to poor access, Manly remained reasonably undeveloped, with only a few isolated huts. Early development of the area was a direct result of access by ferry boat leading to the establishment of some of the first villa homes in the area.

There were scant development in the area before 1840. In 1810, two grants for Crown land were made. Gilbert Baker was granted 30 acres of land south of the present day Corso and extended to the current Ashburner Street. Richard Cheers was granted 100 acres of land to the south adjoining Baker's grant, from Ashburner Street to the Patrick's College land. Most of the North Head had been reserved for defence purposes and the Quarantine Station. D'Arcy Wentworth purchased both the Baker and Cheers grants prior to his death in the 1820s but the area remained relatively undeveloped up until the 1880s. In 1836, there were only 43 people living in the Manly district, 13 of them "government men".

To the north of the area now known as The Corso, John Thompson was granted 100 acres in 1842. Thompson's grant was purchased in the early 1850s by an enterprising gentleman named Henry Gilbert Smith. Smith made several purchases in the area including 20 acres at North Steyne. He then set about planning his grand scheme for the private village that was to become Manly. Smith initially called the area Ellensville, then Brighton after the similarly named seaside resort in England.

Smith had visions of a great Marine Retreat and health resort, inspired by the concerns of a health-conscious community that still laid blame for ill health on miasma rather than direct contact with bacteria. In 1855 Smith prepared several plans for his marine retreat. One was for Ellensville, encompassing the area from The Corso, north to the current Pine Street. The southern portion from The Corso to Ashburner Street was named Montpelier. Every aspect was well considered, down to the plantings and manipulated views. Smith stated:

The object has been to give such a character to these marine Retreats that they may become the favourite resorts of the colonists. The promenades and Squares indicated on the plan will be the means of ensuring the health and amusement to residents and visitors and that the spaces thus reserved to recreation may be laid out and embellished, the proprietor

³ New South Wales Office of Environment and Heritage, 'Town Centre Conservation Area', <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>, retrieved 22 February 2022.

undertakes to devote for this purpose one-sixth of the proceeds of all sales by him during the ensuing ten years.

In 1855, Smith built a pier in Manly Cove and began a ferry service between Sydney and Manly. Initially difficult to access by land, transport from Sydney by ferry was vital to the future development of Manly. Smith then set about developing one of the few private townships in New South Wales, one of the first suburbs to develop outside the walking boundary of Sydney. Smith's plan for Ellensville was centred around a grand thoroughfare which he named The Corso, after a famed street in Rome.

The Corso was initially a sandy track cleared by Smith in 1855, and ran on a diagonal between the ferry wharf at Manly Cove and the ocean beach to the east. It is likely to have followed an original Aboriginal pathway. It was about this time that the first Norfolk Island pines were planted by Smith. Along Manly Cove he planned an esplanade separated from the harbour by a tree lined reserve. A similar esplanade, The Steyne, was planned at the eastern end of The Corso. Smith also laid out a street running directly west, the future Sydney Road. It was intersected by a major divided road, East Promenade and West Promenade, later known as Pittwater Road, and eventually, Belgrave Street. Sydney Road to the west of the promenade was known as Sebastapol Street and to the east was known as Fountain Street. Sebastapol Street was named in reference to the Crimean War, along with several other proposed names that did not proceed.

In the triangular shaped area formed by The Corso and Fountain Street, Smith set aside a Market Square. Between Market Square and the future Belgrave Street, he laid out a street running directly north to the future Pine Street. This was named Whistler Street. Almost without exception, the pattern of streets and allotments set out in Smith's plan of Ellensville (later Brighton) remain today.

At first catering to the day tourist trade, H G Smith constructed the Pier Hotel in 1856 on the north-west corner of The Corso, opposite the ferry wharf, and the Steyne Hotel in 1859 on the ocean beachfront. In 1857 he built the Clarendon Hotel also on North Steyne facing the ocean. Smith leased these buildings and other buildings he constructed, as well as substantial portions of his land. Smith also donated land and money towards the establishment of churches, a school and a School of Arts. Subdivision of the land north of The Corso occurred in 1858, resulting in the first development of Manly.

By this time D'Arcy Wentworth had died and the land south of The Corso had been bequeathed to his daughter Katherine. Smith leased Baker's 30 acres from Katherine in 1853 for 21 years. Katherine married Benjamin Darley and following Darley's death, she married Thomas Bassett. Due to some doubt arising as to the legal title of the lands arising from Wentworth's will, it became necessary to pass an Act of Parliament in 1877, empowering the Trustees to sell the land. This gave rise to the Bassett-Darley Estate and it was not until after this time that the area south of The Corso developed.

Smith set out plans for the area south of The Corso in 1855, which he called Montpelier. The land immediately to the south and adjacent to The Corso he reserved as Victoria Park. Two rows of allotments were laid out either side of the park facing onto the Esplanade on the south-west and onto East Steyne on the north-east. Provision was made for a road to North Head slightly east of the current Darley Road, referred to on the plan as Victoria Road. Only one cross street was planned, that being Pacific Street, running between the Esplanade and East Steyne. This became the future Victoria Parade. Further allotments and roads were set out on the Montpelier plan on the land south of the current Ashburner Street, above the escarpment. This was on the Cheers grant but leased from Katherine Darley (nee Wentworth) by Charles Hemington until 1875. Local folk lore states that there were in fact two creeks (both now piped), one flowing into the ocean (where the South Steyne Surf Club is now located) and one into the harbour (opposite Ashburner Street). These two creeks never joined, but were divided by higher ground near what is now Darley Road (which has been lowered to facilitate access and traffic flow).

Apart from St Matthews Church, first constructed in 1863 on the south side of The Corso near the corner of the future Darley Road, this side remained mostly vacant. One of Smith's first sub-leases was to George Birch in 1856, for part of Lot 10 (on the Montpelier plan), on the site of the present day Coles Store. Birch opened refreshment rooms. John Oatley took the other half of the allotment. In 1859 Lots 8 and 9 were leased to A W Smith, a prime site opposite the wharf but with the stipulation that no wines or spirits were to be sold from the premises. This later became the site of the Temperance Hotel. Despite these leases on The Corso, the rest of the area south of The Corso failed to develop until after the expiry of Smith's lease of the land from the Wentworth Estate. New subdivisions followed the sale of land after 1877, much of it acquired by the Anglo Australian Investment Company.

Early pictures and plans of The Corso show the majority of development along the northern side. Apart from St Matthews Church and the adjacent timber school house on its west, the southern side remained mainly wooded. The Aboriginal people are reported to have been still holding occasional corroborees on the land east of the church, in the vicinity of the current Galleria Arcade, up until the 1870s. The focus of development on the north side of The Corso occurred between Whistler Street and Fountain Street. Part of Lot 7, facing onto The Corso, with rear lane access to Market Square, was purchased by John Farrell in 1873. The other portion was purchased by Sarah Savage where she conducted a fruit shop. Farrell soon after purchased Lot 6 and by 1874 had constructed an eight room stone house and a four room cottage. Farrell also operated a butcher's shop. These were adjacent to the Colonnade Hotel. The post office was also in this area. Similar sales resulted in the mixture of private residences and shops that was to remain the character of The Corso into the 1880s.

In 1877 Manly was gazetted a Municipality. By this time H G Smith had returned to England and the well-to-do were coming to Manly for holidays not just day trips. Hotels and boarding house proliferated during the 1870s. The first ideas of beautification arose following local residents' appeals to Council to promote the area as a "resort". This resulted in the planting

of trees along The Corso following Council seeking advice from experts at the Botanic Gardens.

It was recommended that Moreton Bay fig trees, Norfolk Island pines and pinus insignis (radiata pines) be planted along the sides rather than down the center of The Corso. This last recommendation was rejected and the first Norfolk Island pines were planted along The Corso, Steyne and the Esplanade. In the late nineteenth century Manly experienced a substantial increase in population, in addition to tourists. In 1871, the population of Manly was estimated to be about 500 residents. This had increased to 3,000 by 1887 and by 1901 was over 5000. Public bathing had become popular and tourism flourished resulting in the construction of numerous boarding houses, refreshment rooms and premises for local shops and trades. Although halted by the economic depression of the 1890s, by the turn of the century, the area was flourishing once again.

Mr W H Rolfe, a successful timber merchant, built a substantial two storey villa on the corner of The Corso, between Whistler Street and current Belgrave Street in 1877. This became the Town Hall in 1907 and remained so until the 1937 when the current Council Chambers were constructed. Prior to this Council used the original Ivanhoe Park Hotel, constructed in Ivanhoe Park in 1875. In 1885 the Anglo-Australian Investment Company subdivided the Cavendish Park Estate, the land bounded by Addison Road, Marshall Street, Stuart Street and Osborne Street. By the early 1900s most of the land along the South Steyne had been sold and developed. A horse-drawn tram had started in Manly in 1903, running from the harbour wharf up The Corso and along the Steyne to Carlton Street before turning back towards Pittwater Road, then north to Manly Lagoon.

This encouraged further development along “The Flat”, towards the lagoon and corresponded with a shift towards the establishment of Manly as a residential suburb. Trams ceased to run down The Corso in 1914.

The population of Manly had doubled in the first decade of the twentieth century and Manly continued to grow steadily until the 1930s, although at a slower pace. The 1920s and 1930s saw a proliferation of “flats”, a new mode of dwelling for the suburban commuter. This is evidenced by the large number of new residential flat buildings and throughout Manly in the Interwar period, and the conversion of many larger houses into flats. Manly continued as a popular holiday destination through the twentieth Century, particularly for those from the country.

In 1988 The Corso was redesigned by well-known landscape architect Bruce McKenzie, including part-closure to vehicles. Some of the original pines in The Corso were replaced at this time by palms and figs, to some of the remaining specimens date to from the 1920s.

Sydney Road

The eastern section of Sydney Road, between Belgrave Street and The Corso was known up until the late nineteenth century as Fountain Street. Fountain Street was laid out as part of H G Smith's 1855 plan for Ellensville, the future Manly Village. In the early days of Manly, The Corso and the street now known as Sydney Road, were the major streets. The importance of Fountain Street is reflected in the development that occurred there.

In 1866 Smith donated land on the south-east corner of Fountain Street and The Corso for the construction of a Police lock-up. The building was constructed of stone and had two cells as well as living quarters for the constable and his family. Horses were kept behind the Steyne Hotel. The building was demolished in 1928 following construction of the current Police Station in Belgrave Street. In 1880 Charles Eastes established Manly's first chemist in Sydney Road opposite the north-west corner of Belgrave Street. In the absence of a medical practitioner, Eastes assisted with many medical emergencies and moved his shop to the Post Office Villas in The Corso in 1885.

Opposite the Police Station in Fountain Street, Manly's first purpose-built Fire Station was constructed by McKellar and Wilson in 1898. In 1902 the Metropolitan Fire Board purchased a further 3 blocks of land extending up to Norton Street, now known as Central Avenue. The site was sold following construction of a new Fire Station at Fairlight in 1920.

Sydney Road was occupied at first by Victorian period houses until they were gradually demolished to make way for shops. The future Manly Daily began from premises at the corner of Norton Street (now Short Street). This corner was occupied by a row of three, two storey terraced buildings prior to demolition in the late twentieth century. On the north-western corner of Short Street was a substantial single storey residence with the Congregational Church on its west, at the corner with Whistler Street. The church was constructed in 1863 and is the oldest remaining building in Manly. On the northern corner of Belgrave Street (known previously as the East Promenade and then Pittwater Road) was the Post Office and Telegraph Office. This was later demolished and a substantial two storey building was constructed for the Commonwealth Bank on the site in the 1930s. The Post Office had served as an agent for the bank for many years, as was common at the time. This site is now vacant and provides a visual corridor to the Congregational Church opposite.

Adjacent to the fire station on the south east, the Eulin Flats were constructed c. 1922 with shops at street level. Next door to that was the Britannia Theatre, constructed in 1915 by Hassall and Stockham, and later renamed the Olympic, in honour of Manly athletes representing Australia at the 1924 Paris Olympics. Market Square was always the back end of the surrounding streets. Early photographs show it provided access to stables (later garages) and storage for surrounding businesses. It later served as a car parking area until the current car park (1968) and library (1995) were constructed.

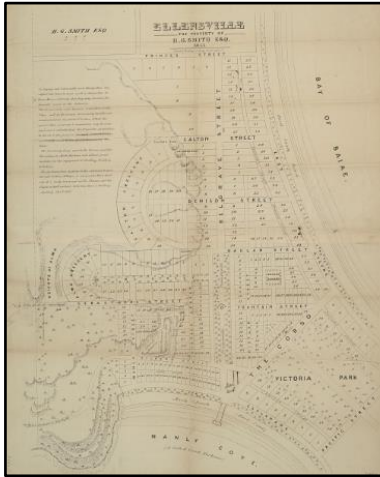


Figure 4. Map of Ellensville 1833 (Source: OEH)



Figure 5. Postcard of The Corso 1834 (Source: National Museum of Australia/Trove)

2.2 Site Specific History

The subject site is located in the heart of Gilbert Bakers' 30 acres, one of the first land grants that was granted in the region (refer to Figure 4). Gilbert Baker was tried and convicted of burglary in England in 1798, before being sentenced to seven years 'Transportation' to the new colony in 1791.⁴ Baker was later emancipated after serving his sentence and granted 30 acres in Manly Cove by Governor Lachlan Macquarie in 1810 (refer to Figure 6).⁵ The 100 acres south of Bakers land was granted to Richard Cheers, Bakers' employer. Up until the 1840s the two grants were coined "Cheers' Farm" and "Cheers' Grant", Cheers Farm referring to Bakers' land (refer to Figure 7).

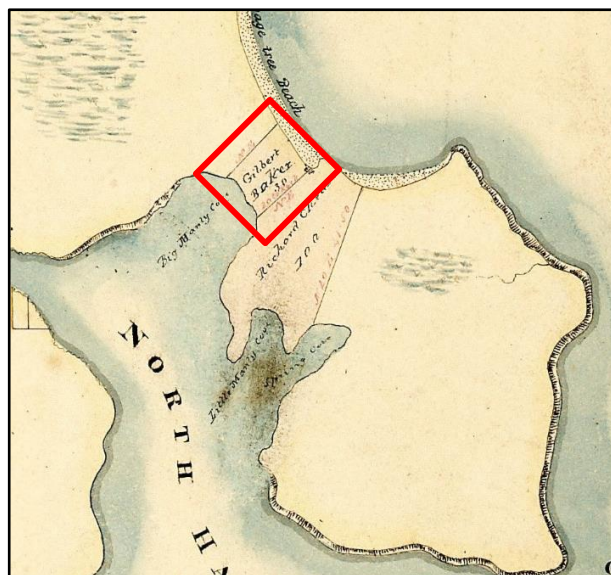


Figure 6. NSW Land Registry Services, 'Historical Land Records Viewer', Manly Cove Parish Map c.1810-1842, Historical Parish map, sheet reference 6, <https://hlrv.nswlrs.com.au>

⁴ *Old Bailey Proceedings* (www.oldbaileyonline.org, version 6.0, 17 April 2011), British Transportation registers. Old Bailey Proceedings, 9 September 1789, Life archive ID obpt17890909-10-defend127.

⁵ NSW Land Registry Services, 'Historical Land Records Viewer', Manly Cove Parish Map c.1810-1842, Historical Parish map, sheet reference 6, <https://hlrv.nswlrs.com.au>

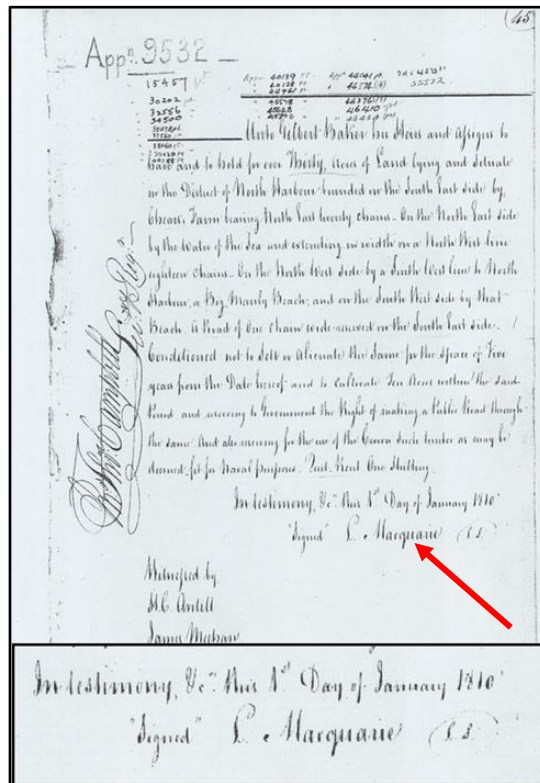


Figure 7. Bakers 1810 grant by Governor Lachlan Macquarie.

In 1813 Gilbert Baker sold his 30 acres to D'Arcy Wentworth, one of the largest landholders in New South Wales. Wentworth received a further 380-acre grant by Governor Macquarie in 1815, and further expanded his Manly land holdings over the subsequent years by acquiring his neighbour's property (refer to **Figure 8**).

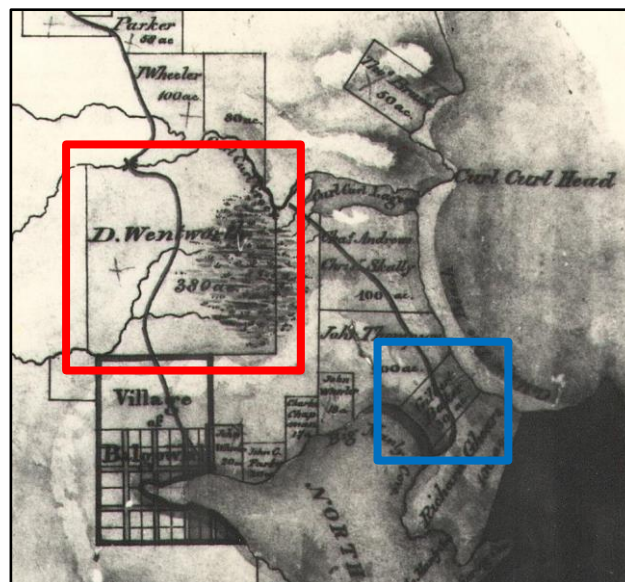


Figure 8. Wentworth 380 acres in Manly Cove (outlined in red), Thompson 100 acres outlined in blue. Northern Beaches Council (12th Oct 2021). Parish of Manly Cove, 1842: Parish Map. In Website Northern Beaches Council. Retrieved 9th Mar 2022 13:49, from <https://northernbeaches.recollect.net.au/nodes/view/9087>, (annotated by Heritage 21).

Following the death of Darcy Wentworth in 1827, the 30 acres he acquired from Baker was inherited by his daughter Katherine Wentworth (refer to Figure 9). The land would come to be known as the Darley-Bassett Estate, referring to Katherine's prior husband Captain Darley and her later husband William Thomas Bassett. The sale of the land was restricted under the family trust preventing the sale of the land until 1877.

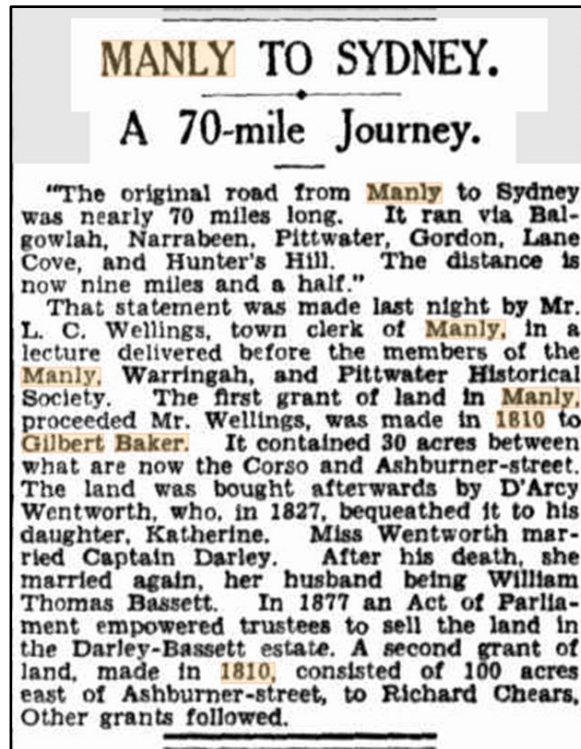


Figure 9. The Sydney Morning Herald (NSW: 1842-1954), Fri 18 August 1933, p.13. retrieved from 'Trove', <https://trove.nla.gov.au/newspaper/article/16999230?searchTerm=Gilbert%20Baker%201810%20manly>, (annotated by Heritage 21).

By 1842 a substantial amount of Crown Grants occurred around the Manly Cove region, which saw a rise in private ownership and the beginning of township development. The population in the area steadily climbed in the following decades, as the area became an attractive escape as a holiday retreat and a place that had potential for future urban development.

John Thompson's 100-acre land grant in the north would play an influential role in the development of the Manly region, and include the 30 acres of land owned by The Wentworth's, now known as the Darley-Bassett Estate; the location of the subject site (refer to Figure 8).

Whilst the Darley-Bassett Estate was locked under the hold of the Wentworth Family Trust, Thompson had sold his land of 100 acres in 1855 to an ambitious pioneer and entrepreneur named Henry Gilbert Smith.

Smith set about preparing a masterplan for the region. After purchasing a further 20 acres in North Steyne, Smith set about designing, developing and constructing a private village in the area which would come to be known as Manly. Smith made several purchases in the area at the time, initially

calling the area Ellensville, he prepared a Master Plan, which included the potential for development of the Darley-Bassett Estate (refer to Figure 10). Smith attempted to market and subdivide the area. However, due to the area's lack of population the plan failed, leading to a variety of commercial failures, turnovers and a general lack of residents. Ellensville had failed as a masterplan.

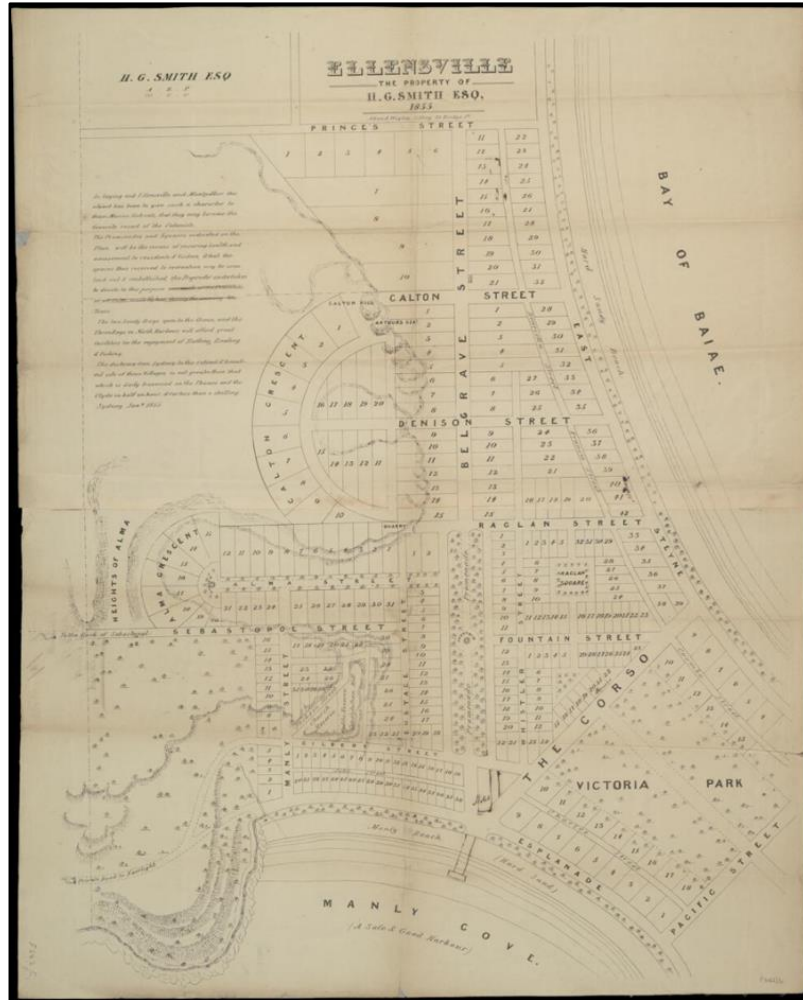


Figure 10. Trove, Ellensville the property of H.G. Smith Esq 1855'. <https://nla.gov.au/nla.obj-229982713/view?searchTerm=Ellensville#search/Ellensville>

The Manly area continued to develop slowly. At the time, the Darley-Bassett Estate was underdeveloped, with only a few developed lots along the fringes of the block's boundaries. However, under the Ellensville Master Plan the establishment of The Corso had been established (refer to Figure 11).

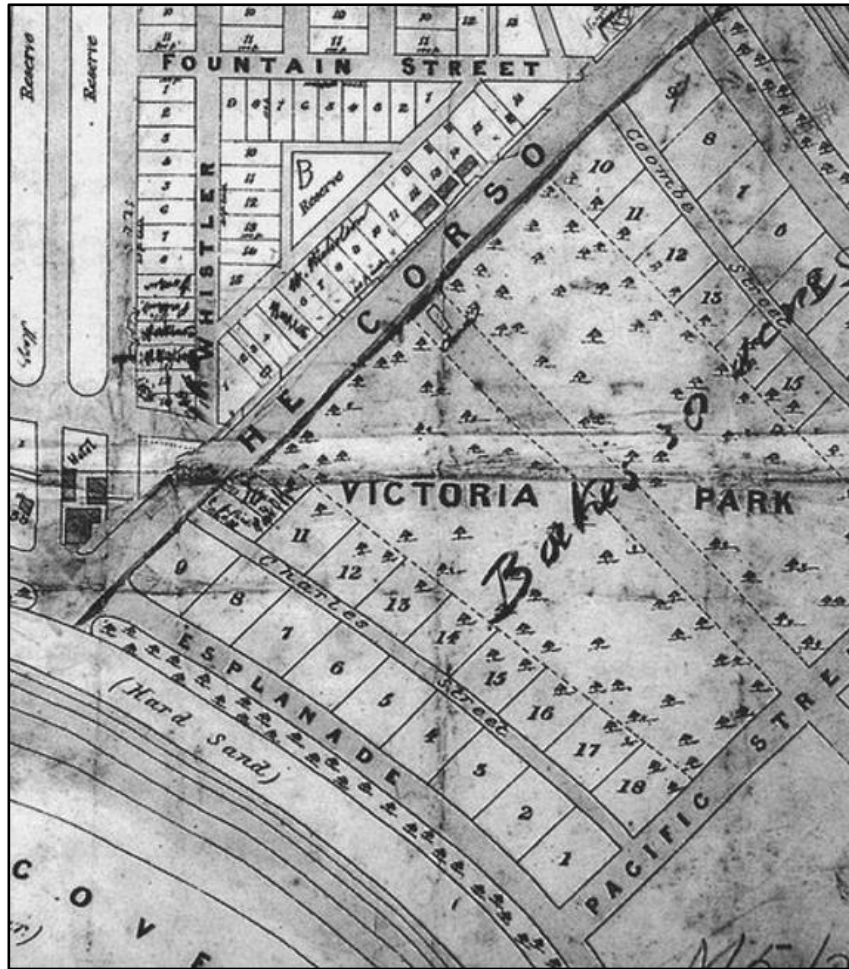


Figure 11. Bakers' original 30 acres under the Ellensville subdivision. Esq 1855'. (Source: Trove: <https://nla.gov.au/nla.obj-229982713/view?searchTerm=Ellensville#search/Ellensville>).

In 1877 a parliamentary act was put in place that empowered the trustees of estates to sell their land (refer to Figure 9 above). Under this act, the Darley-Bassett Estate was advertised and prepared for subdivision and development. The area contained a plan for dense development around The Corso.

In Smith's masterplan, The Bassett-Darley Estate would become the heart of the Corso and the portrait of the area as an attractive place for both leisure, residing and commerce. Smith rebranded Ellensville as East Brighton, attempting to draw a connection between the English coastal getaway town and the new coastal retreat north of Sydney (refer to Figure 12 and Figure 13).

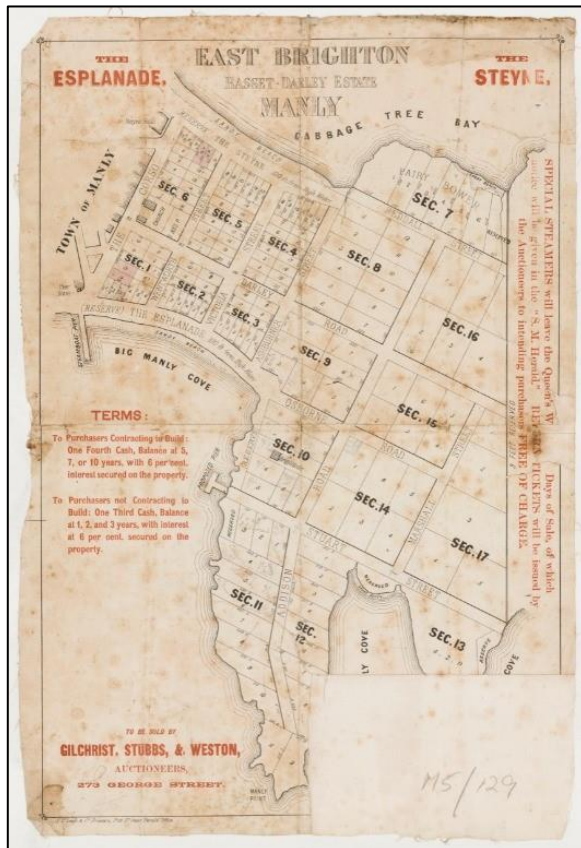


Figure 12. East Brighton Bassett-Darley Estate, Manly (Source: State Library New South Wales, <https://collection.sl.nsw.gov.au/record/74Vvdye3DM2Z/jPE7M7Alkj65#viewer>, retrieved by Heritage 21).

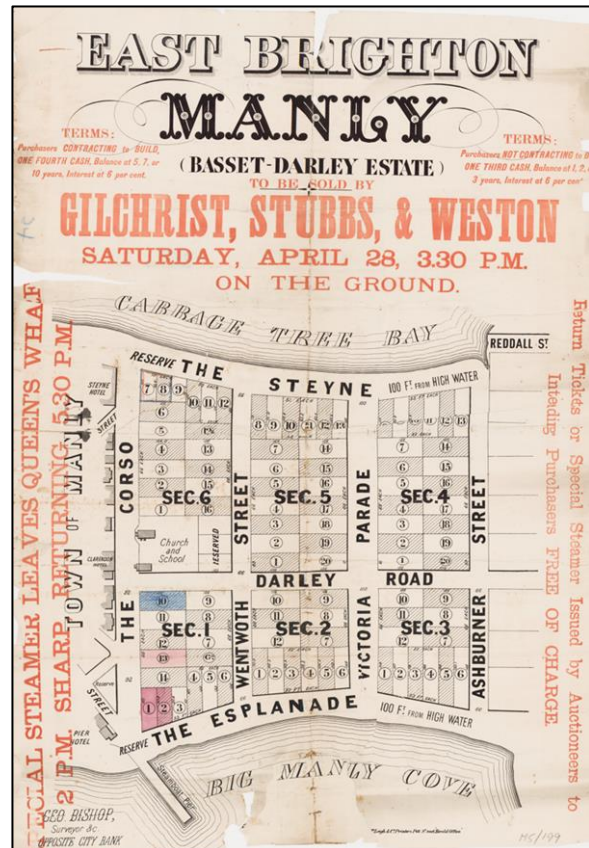


Figure 13. Plan of the East Brighton Estate. Source: State Library NSW. (Source: State library New South Wales).

The Bassett-Darley estate had now been prepared and advertised for subdivision and sale. On 13 July 1877 the trustees of the Bassett Darley Estate, Alexander Stuart and George Osborne sold to William Lowther of Sydney Esquire Lots 7 & 8 of Section 6 of the Bassett Darley Estate (East Brighton).⁶ Lowther died in 1882 having not developed his land.

Real-estate sales within the Bassett-Darley estate were slow. Sydney Water plans below indicate that, while the tea rooms had been built on the corner of The Corso and South Steyne in 1898, the site adjoined the tea rooms, where 104 The Corso would later be built, was still vacant land in 1901 (refer to Figure 14).

⁶ NSW Land Registry Services, 'Historical Land Records Viewer', Old Systems Title Book 170 No. 871, <https://hlrv.nswlrs.com.au>

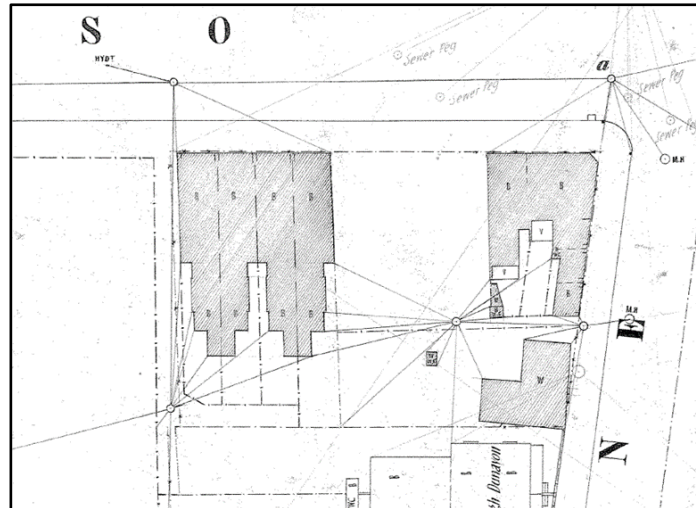


Figure 14. Sydney Water Plan from 1890, updated in 1893 and in 1901. (Source: Sydney Water Archives. Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.)

Lots 7 and 8 of Section 6 (refer to Figure 15 below), of the Bassett-Darley Estate were sold to Charles Lawrence in 1884 and he sold it soon after to John George Cousins of Manly Beach, hotel keeper for £1000.⁷ It appears to have been Cousins who was responsible for the construction of the Tea Room on the corner. J.G. Cousins was the licensee of the Steyne Hotel in the late 1880s. In 1898 however he was unable to pay his mortgage and Lots 7 and 8 Section 6 were sold in a mortgagee sale to Robert Moss of Sydney merchant.⁸



Figure 15. Lots 7 & 8 of the Plan of the Bassett-Darley Estate under the East-Brighton subdivision plan. Source: State Library NSW. (Source: State library New South Wales).

⁷ NSW Land Registry Services, 'Historical Land Records Viewer', Old Systems Title Book 288 No. 571, <https://hlrv.nswlrs.com.au>

⁸ NSW Land Registry Services, 'Historical Land Records Viewer', Old Systems Title Book 623 No. 180, <https://hlrv.nswlrs.com.au>

It was Moss who was responsible for the construction of the subject building on the site in 1907 which covers the properties numbered 102, 104, 106 and 108 The Corso Manly. They are first recorded in the Sands Directory in 1908 (refer to Figure 16).

1905 Wyllie William, dining rooms <i>Stepne Esplanade</i>	1907 Wyllie William, dining rooms <i>Stepne Esplanade</i>
1908 Ducon George, hairdresser Walton W., watchmaker Bank of North Queensland, Limited— R. I. Marshall, manager Williams L. P., American soda fountain Wyllie William, dining rooms <i>Stepne esplanade</i>	1910 102 Ducon George, hairdresser 104 Bank of North Queensland, Limited— J. C. Pearco, manager 106 Williams L. P., American soda fountain 110-112 Wyllie W., dining rooms <i>Stepne esplanade</i>
1912 102 Ducon George, hairdresser 104 Bank of North Queensland, Limited— Thomas Matheson, manager 106 Williams L. P., American soda fountain 108 Monk Miss, milliner 110-112 A.B.C. Ltd., "Ocean Beach" refreshment rooms <i>Stepne esplanade</i>	1914 102 Ducon George, hairdresser 104 Bank of North Queensland, Limited— J. R. Broadbent, manager 106-108 Short G. H., American soda fountain 110-112 A.B.C. Ltd., "Ocean Beach" refreshment rooms <i>Stepne esplanade</i>
1916 102 Loane Rupert, hairdresser 104 May & Burgess, chemists 106-108 Anglo-American Candy Co. 110-112 A.B.C. Ltd., refreshment rooms <i>Stepne esplanade</i>	1918 102 Loane Rupert, hairdresser 104 May and Burgess, chemists 106-108 Anglo-American Candy Co. Grievas A. G., refreshment rooms <i>Stepne esplanade</i>
1920 102 Jordan M. J. & Son 104 Sellar Alfred 104 Burgess Ralph 106-108 Anglo-American Candy Co. 110 Dodds Mrs. M. G. 112 Grievas A. G. <i>Stepne esplanade</i>	1925 102 Rognini Joe 104 Whiting and Hawsley, chemists 106-108 Anglo-American Candy Co. 110 Dendy Miss Lucy, tea rooms 112 Oceannic Catering Co. <i>Stepne esplanade</i>
1930 102 Rognini Joe 104 Ellingworth F. J., chemist 104 Walters Geo., ladies' hairdresser 106 Carkogis Peter, sundae shop 108 Nesbitt Miss V., mlr. 110 Dendy Miss Lucy, tea rooms <i>Stepne South</i>	1932/3 102 Rognini Joe, tobacconist 104 Ellingworth F. J., chemist 106 Cruickshank S. H., newsagent and stationer 106 Adams Geo. Ltd., cake shop 108 Santangelo C., fruit. 110 Dendy Miss Lucy, tea rooms <i>Stepne South</i>

Figure 16. Appendix 1. Sands Directory, first entrance of subject site (104 the Corso, Manly). Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.

A photograph of the Corso dated between 1910 and 1915 shows the subject building on the left of the image (refer to Figure 17). The Sands Direct records that from 1908 until 1914, 104 The Corso was occupied by the Bank of North Queensland.



Figure 17. The Corso 1910-15 The subject building is on the far left of the image. (Source: Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.)

From 1916 until the final edition of the Sands Directory in 1933, 104 the Corso was occupied by a Chemist Shop run initially by May & Burges then Whiting and Bawnsley and later by FJ Illingworth Chemist (refer to Figure 18).

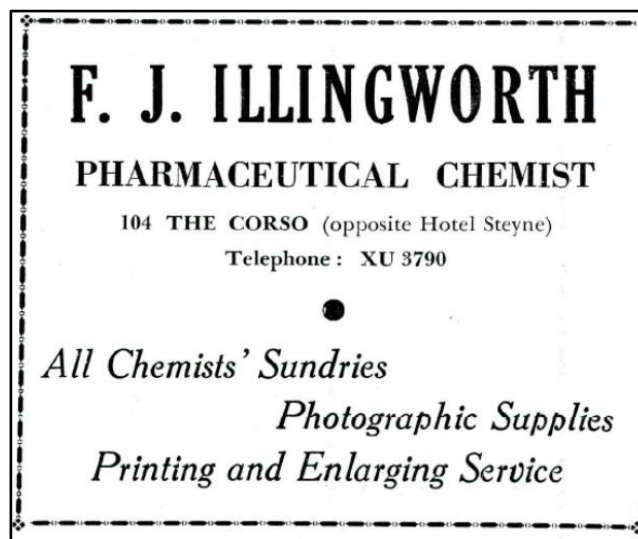


Figure 18. Advert from Manly Boys High School magazine 1950. Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.

Manly Council Building cards indicate that the property was still being run in the 1960s by Illingworth, now possibly his son, John Illingworth, as FJ Illingworth died in 1962. In 1961 and 1966

Illingworth applied to Manly Council for alterations and additions to the property at 104 the Corso (refer to Figure 19 and Figure 20).⁹

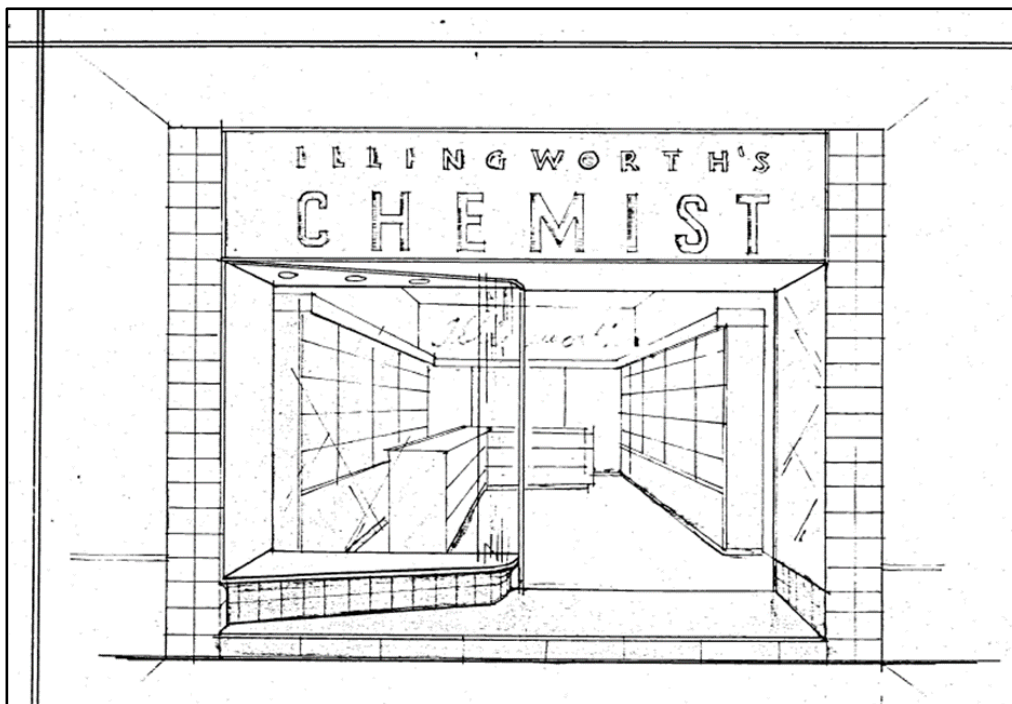


Figure 19. BA 134/61 showing proposed new shop front for Illingworth Chemist. Source: Northern Beaches Library Local Studies. Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.



Figure 20. Illingworth's Pharmacy, 104 The Corso Manly 1960. Source: Northern Beaches Council Library. Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.

Robert Lionel Moss died on 15 February 1935. His property was inherited by the Perpetual Trustee Company. However, it was not until September 1959 that the property was sold. It was purchased in

⁹ BA 304/66. Received from Michelle Richmond, Library Local Studies Historian, The Northern Beaches Council Local History Unit, 2022.

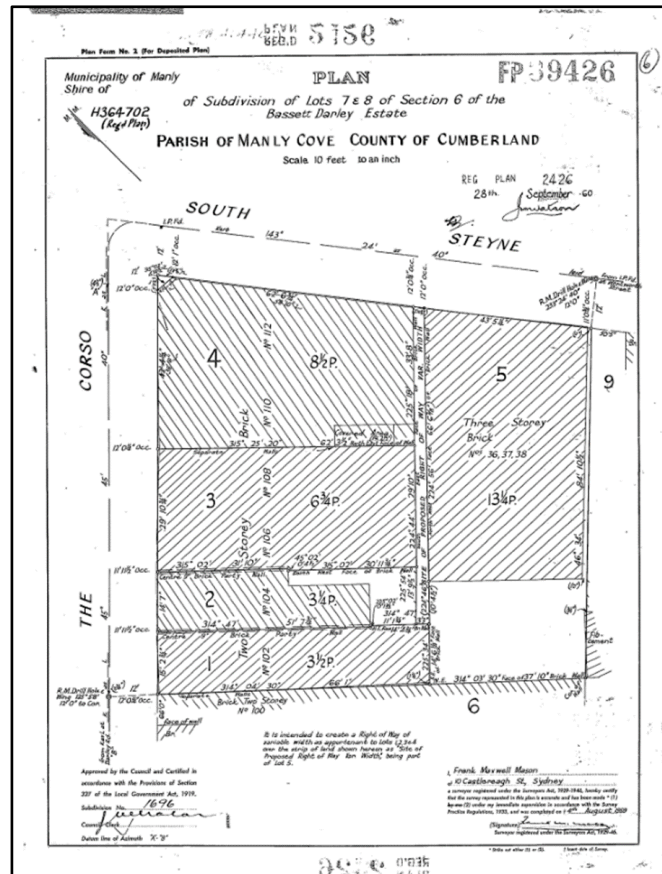


Figure 22. Subdivision of Lots 7 & 8 on 4 august 1969. Deposited Plan 39426. Source: Department of Lands

Following the latest subdivision in August 1969 the property listings for the group of buildings were:

- Lot 3 (106-108 The Corso) was leased to Alan and Florence Webster and Jack Cowan
- Lot 2 (104 The Corso) was leased to Frederick and John Illingworth and
- Lot 1 (102 The Corso) was leased to Chic Salon Limited

By 1970 Manly Council Building Cards indicate that 104 The Corso was being leased to Mr W. Farnsworth who applied for additions and alterations to the building. The image above shows that Farnsworth was still running a chemist shop from the site in 1981. Farnsworth applied for alterations to the shop front in 1973. 1982 ended the 66 years that the property has been in use as a chemist shop (refer to Figure 23).



Figure 23. The Corso in November 1981 showing the Chemist shop at 104 The Corso now run by W Farnsworth. Source: Northern Beaches Council Local History Unit, 2022.

From 1982 until 1993 104 The Corso was in use as an Ice Cream Shop. In 1982 Manly Council Building Cards record that 104 The Corso was occupied by Norgen-Vaaz Ice Creams (refer to Figure 24).



Figure 24. 1980s image showing 194 The Corso occupied by Norgen-Vaaz Ice Cream. Source: Northern Beaches Council Library

In c1986 the property was sold to Mr A, Ms C and Mr James Kaklamanis. They were still the owners in 2011. In 1993 the shop was converted from an Ice-Cream shop to a takeaway restaurant called Donut Inn which sold coffees, ice creams, smoothies and milkshakes with cinnamon donuts. This shop was still operating in 1998. The shop appears to have been leased to Haltia Holdings P/L (refer to Figure 25).

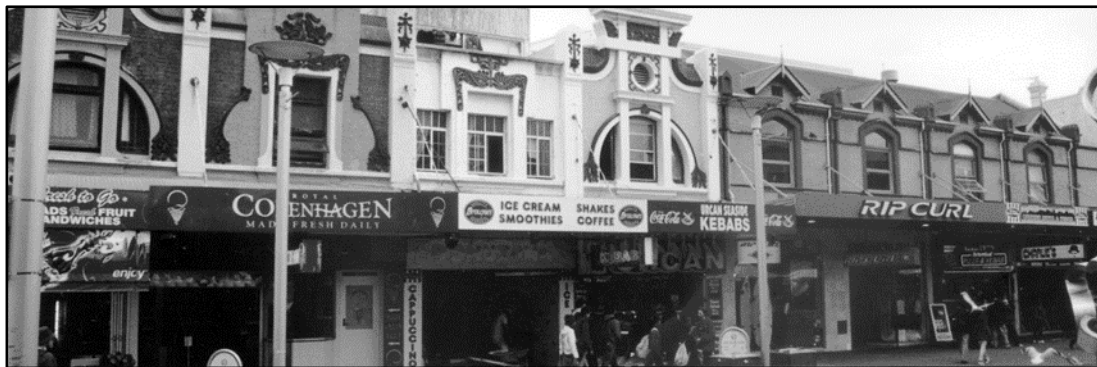


Figure 25. 1993 image showing 104 The Corso occupied by Donut Inn (Note Royal Copenhagen Ice Cream were next door). Source: Northern Beaches Council Library

In 2001 the property was occupied by Wendy's ice cream shop and then from 2003 to 2011 Boost Juice was occupying 104 The Corso Manly. By 2011 Vodafone Manly was occupying 104 The Corso Manly.

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 104 The Corso, Manly. The suburb of Manly is located 17 kilometres northeast of the Sydney CBD. The subject site is located along the pedestrian boulevard inaccessible by vehicular traffic and with mixed use infrastructure. The immediate surroundings are a combination of retail and commercial spaces. The subject property is part of a series of four joined commercial buildings in Federation free and Art Nouveau styles.¹¹

The character of the area reflects that of a leisure community. The area is beautified with a variety of palms and pine trees scattered along the Corso and along South Steyne Street. The subject site is located in between South Steyne Street, northeast of the subject site running parallel with Manly beach and Manly Cove. Sydney road branches off in a north westerly direction from the Corso and is also a pedestrian accessible concourse with commercial space. Wentworth street runs adjacent to the subject site at the south of the item.

The coastline setting is visible from the Corso streetscape with scenic views and within the immediate proximity of the subject building. The façade of the subject building is located on the south side of the Corso.

St Matthew's Church is located at the Western end of the Corso. Hotel Steyne is north of the subject site directly opposite the subject building and the New Brighton Hotel is situated in the northwest of the subject site. The atmosphere of a combination between commercial and leisure embraces the Coastal Village

3.2 Physical Description

The following Physical Description is available for the site on the State Heritage Inventory:¹²

A group of four parapeted brick and rendered two storey shops. The principal significance lies in the elaborate rendered decoration at first floor level. The 2-storey is set in fine symmetry which was originally accentuated on the party wall by an elaborately modelled central gable surmounted by a smaller gabled pediment (now demolished). The remaining semicircular and circular windows set in ornately carved pediment are intact.

No.104 is rendered, parapet removed, addition to roof.

*No.102 the brickwork is painted.*¹³

¹¹ State Heritage Inventory, Group of 4 Commercial Buildings, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020053>

¹² Redfern Railway Group. NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

¹³ State Heritage Inventory, Group of 4 Commercial Buildings, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020053>.

3.3 Condition and Integrity

The current form of the building has largely retained its original scale and character. Notably, the Federation and Art Nouveau styled commercial facade on the first floor has retained significant fabric and is considered highly significant. The ground floor interior retail space has undergone numerous retail fit outs which has led to loss of significant internal fabric.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 21 February 2022, unless stated otherwise.



Figure 26. Exterior façade of commercial shop front facing south from the Corso highlighting Federation and Art Nouveau architectural detail amongst cluster. (Source: Heritage 21)



Figure 27. Detailed Federation styled and Art Nouveau features of front façade of heritage item facing south from the Corso. (Source: Heritage 21)



Figure 28. External view of the cantilevered awning along the Corso facing southwest. (Source: Heritage 21)



Figure 29. Setting view of the Corso facing east toward Manly beach. (Source: Heritage 21)



Figure 30. Interior view of the ground floor commercial space, facing north towards the Corso. (Source: Heritage 21)

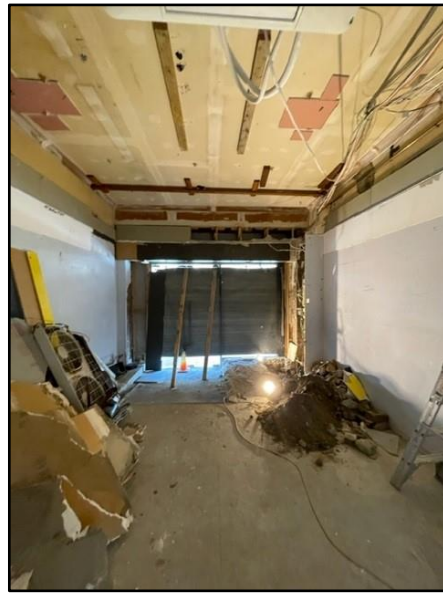


Figure 31. Interior view of the ground floor commercial space, facing north towards the Corso. (Source: Heritage 21)



Figure 32. Interior view of the ground floor commercial space, facing south. (Source: Heritage 21)

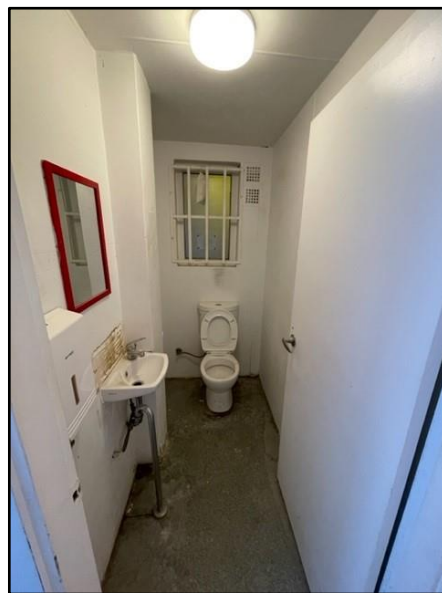


Figure 33. Interior view of staff bathroom, facing east. (Source: Heritage 21)

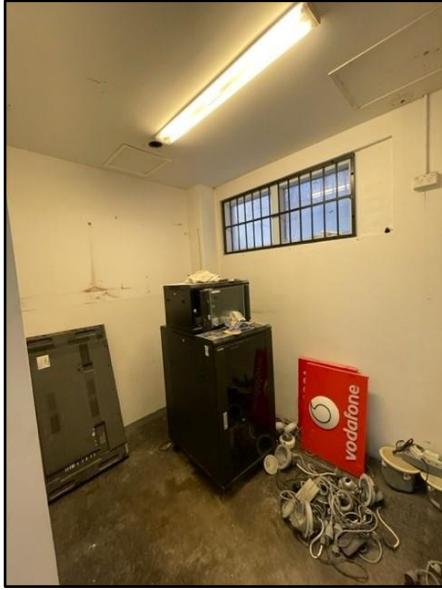


Figure 34. Interior view of rear storeroom, facing east.
(Source: Heritage 21)



Figure 35. Interior view of rear hallway, facing south.
(Source: Heritage 21)

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site (I112), the Town Centre Conservation Area (C2) and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.1.1), the Town Centre Conservation Area HCA (refer to Section 4.1.2), and items I106, I110 and I111 (refer to Sections 4.1.3, 4.1.4 and 4.1.5) are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Subject Site (Item I112)

The following Statement of Significance is available for the site on the State Heritage Inventory:¹⁴

This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.

4.1.2 Manly Town Centre Conservation Area (HCA)

The following Statement of Significance is available for the heritage conservation area on the State Heritage Inventory:¹⁵

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

¹⁴ NSW Office of Environment and Heritage, 'State Heritage Inventory', Group of 4 Commercial Buildings, Search for NSW Heritage, n.d., <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020053>

¹⁵ NSW Office of Environment and Heritage, 'State Heritage Inventory', Town Centre Conservation Area, Search for NSW Heritage, n.d., <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>.

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.

The following Statement of Heritage Significance has been retrieved from the Manly DCP 2013 (Section 5.1.1.1) and illustrates the reasoning behind the listing under the Manly LEP 2013 for Manly Town Conservation Area.

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 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 128 Manly Development Control Plan 2013 Amendment 11 - last amended 28 August 2017 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.

The following Statement of Heritage Significance has been retrieved from the Manly DCP 2013 (Section 5.1.2) and illustrates the reasoning behind the listing under the Manly LEP 2013 for The Corso.

i) 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.

ii) 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.

iii) 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.

4.1.3 Group of Commercial Buildings (Item I106)

Two, two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.

4.1.4 New Brighton Hotel (Item I110)

This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style.

The hotel is of major significance due to its contribution to the streetscape, its visual/textural interest and its association with early 20th century development of the resort.

An unusual design utilising exotic Egyptian-like motifs appropriate to the resort location such as columns faintly reminiscent of the Brighton Pavilion. The building is an important feature on the corner of Sydney Rd and the Corso and its eclectic design contributes to the rich collection of architectural styles in the streetscape of the Corso.

4.1.5 Hotel Steyne (Item I111)

This building is a fine example of Inter-War Art Deco Style Hotel. Landmark building on the corner of The Corso and South Steyne.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

5.1.1 Demolition

- Demolition and removal of existing commercial fit out from previous tenant;
- Removal of external signage from previous tenant;
- Demolition of Back of House (BOH) ceiling.
- Demolition of internal ramp at entry;
- Removal of existing floating ceiling; and
- Floor level of Front of House (FOH) to be lowered 150mm.

5.1.2 Construction

- Construction Ramp to BOH area to ensure floor level at rear of tenancy remains flush with external floor at BOH access door;
- Installation of new floor and floor tiling throughout;
- Installation of new ceiling across entire shop section to cater for mechanical services.
- Construction of new east wall to allow for all cook line services to be concealed;
- Construction of new freezer room and associated elements on east side of the store;
- Construction of new cool room at and associated elements to rear of store;
- Installation of kitchen and assembly line along east wall;
- Installation of storage space and office along west wall;
- Installation of new framing on the storage area under stairway with new lining and custom shelving;
- Installation of internal below ground grease trap in front of freezer/cool room along west wall;
- Installation of FOH services, including service area, counter height swing doors and bulkhead signage;
- Installation of new fire egress bifold doors at entrance;
- Installation of new external signage above entrance and suspended awning, suspend illuminated awning sign, and printed dibond cladding to ground floor façade and underside of awning.; and
- Installation of external downlights on underside of awning.

5.1.3 Maintenance

- Repair of rear access door with locks and fittings;
- Painting of rear access door white; and
- Tiling and repainting of bathroom.



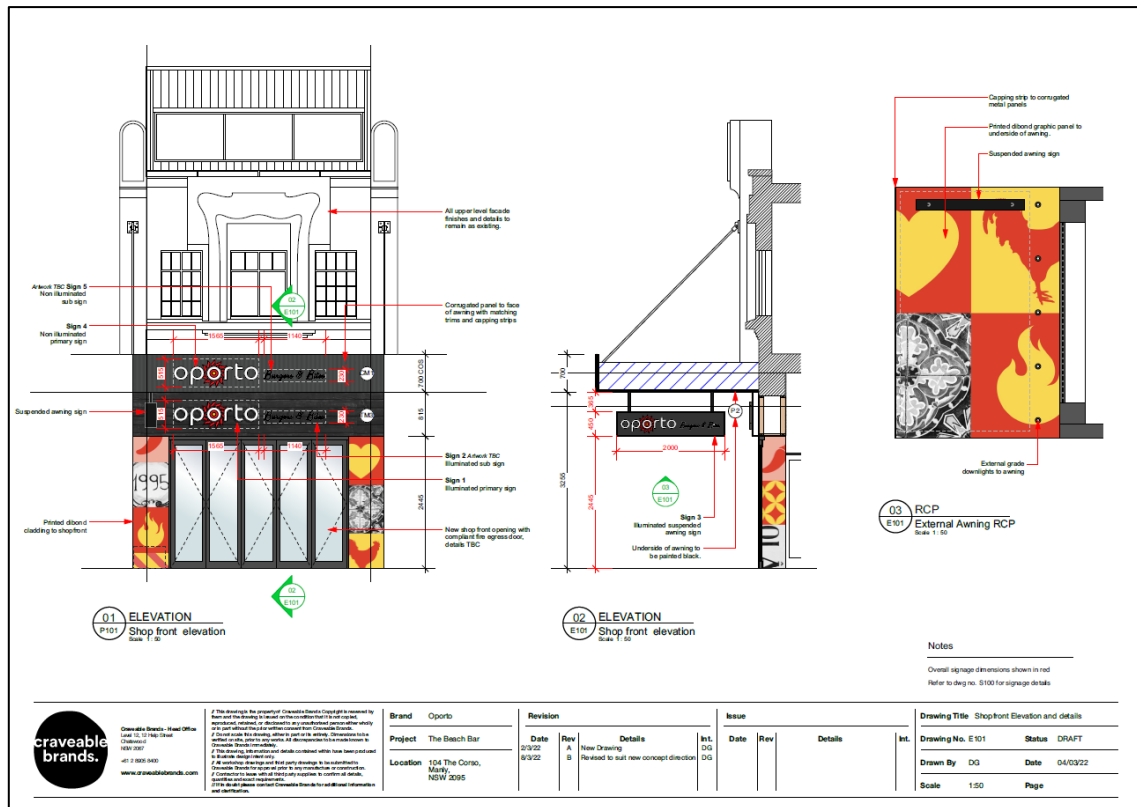


Figure 39. Shop front elevation and details

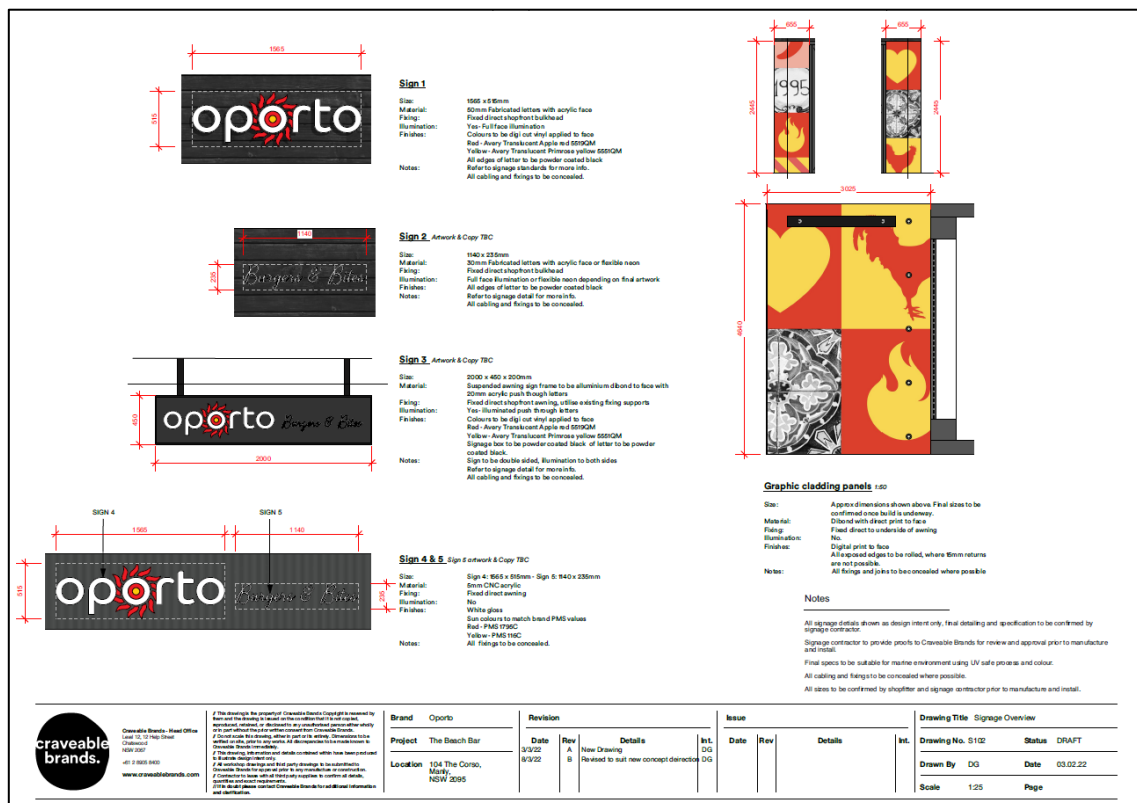


Figure 40. Signage Overview

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Manly Local Environmental Plan 2013

The statutory heritage conservation requirements contained in Section 5.10 of the Local Government Area Local Environmental Plan (MLEP) 2013 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives**
- (2) Requirement for consent**
- (4) Effect of proposed development on heritage significance**
- (5) Heritage assessment**

6.1.2 Manly Development Control Plan 2013

Our assessment of heritage impact also considers the heritage-related sections of the Manly Development Control Plan (MDCP) 2013 that are pertinent to the subject site and proposed development. These include:

3.0 General Principles of Development

3.1 Streetscapes and Townscapes

3.2 Heritage Considerations

3.2.1 Consideration of Heritage Significance

3.2.2 Alterations and Additions to Heritage Items

4.0 Development Controls and Development Types

4.2.5 Manly Town Centre and Surrounds

4.4 Other Development (all LEP Zones)

4.4.3 Signage

5.0 Special Character Areas and Sites

5.1 Manly Town Centre Conservation Area and the Corso

6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments. These are divided in sections to match the different

types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Minor additions (see also minor partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New services (e.g. air conditioning, plumbing)

- *How has the impact of the new services on the heritage significance of the item been minimised?*
- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*
- *Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?*
- *Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?*

New signage

- *How has the impact of the new signage on the heritage significance of the item been minimised?*

- *Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Manly Town Centre Conservation Area and heritage items within the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1).

6.2.1 Impact Assessment against the MLEP 2013.

The statutory heritage conservation requirements contained in Section 5.10 of the Manly LEP 2013 are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposed alteration and commercial fit out of the subject site would not, in the opinion of Heritage 21, engender a negative impact on the heritage significance of the subject site, The Manly Town Conservation Area, or heritage items within the vicinity of the site. The proposed commercial fit out and signage would be in keeping with previous commercial fit outs and signage of the subject site. It would not conflict with the street character of The Corso, nor would it interfere or be considered intrusive on the heritage significance of the Manly Town Centre Heritage Conservation Area including fabric or setting. The internal fit out would retain the integrity of significant fabric of the heritage item. As such, it is the opinion of Heritage 21, that proposed development would engender a neutral impact on the heritage significance of the heritage item, the heritage items in vicinity, and the Manly Town Centre Heritage Conservation Area.
(2) Requirement for consent	This Development Application is lodged to Northern Beaches Council to gain consent for the works proposed alteration to a heritage item and its impact on the heritage items vicinity listed under Schedule 5 of the Manly LEP 2013.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable the Northern Beaches Council, as the consent authority, to ascertain the extent to which the proposed commercial fit out would impact the heritage item and the heritage items located in the vicinity of the site.
(5) Heritage assessment	

6.2.2 Impact Assessment Against the MDCP 2013

3.0 GENERAL PRINCIPLES OF DEVELOPMENT	
3.2 Heritage Considerations	
Objectives	Assessment
<i>Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:</i> <i>significant fabric, setting, relics and view associated with heritage items and conservation areas;</i> <i>the foreshore, including its setting and associated views; and</i> <i>potential archaeological sites, places of Aboriginal significance and places of natural significance.</i> <i>Objective 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.</i> <i>Objective 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.</i> <i>Objective 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.</i>	The subject site was the previous location of the Manly Vodafone commercial retail space. The proposed internal fit out, changes to the external signage and change of use to an Oporto take-away restaurant is considered to be in keeping with the heritage significance of the Manly Town Centre Heritage Conservation Area as an important public pedestrian space. We believe the proposed internal fit out and change of use to an Oporto take-away restaurant is considered to be appropriate in form and design. The ground level would be adapted to suit the function of the change of use; the proposed alteration are reversible; and do not detract from the significance of the item. The Federation period structure and Art Nouveau styled external façade remains unaltered. In our opinion, the proposed signage is in keeping with the other commercial stores in the general vicinity.
3.2.1 Consideration of Heritage Significance	
3.2.1.1 Development in the vicinity of heritage items, or conservation areas <i>a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</i> <i>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i>	The ground level would be adapted to suit the function of the change of use to a takeaway restaurant, with the proposed changes predominately located with the ground floor retail space. We believe this would allow the public to continue appreciating the historic facade of The Corso and the surrounding streetscape. The proposed signage on the front façade of the heritage item is also reversible. The proposed signage is in keeping with the other commercial stores in the general vicinity.

<i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i> <i>ii) the heritage values or character of the locality are retained or enhanced; and</i> <i>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.</i> <i>c) The impact on the setting of a heritage item or conservation area is to be minimized by:</i> <i>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i> <i>iii) protecting (where possible) and allowing the interpretation of any archaeological features; and</i> <i>iv) retaining and respecting significant views to and from the heritage item.</i>	We believe the setting of the heritage item and surrounding landscaping would not be affected by this proposal. It is beyond the scope of this report to comment on archaeological features.
3.2.2 Alterations or Additions to Heritage Items or Conservation Areas	
3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance <i>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.</i>	The subject site was the previous location of the Manly Vodafone commercial retail space. In our opinion, the proposed internal fit out, changes to the external signage and change of use to an Oporto take-away restaurant is considered to be in keeping with the heritage significance of the Manly Town Centre Heritage Conservation Area as an important public pedestrian space. We believe the proposed internal fit out is considered to be appropriate in form and design. Further, the proposed development does not alter the significant fabric on the first floor and the Federation period Art Nouveau styled external façade remains unaltered. The proposed signage on the front façade of the heritage item is also reversable. The proposed signage is in keeping with the other commercial stores in the general vicinity.

4.0 DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES**4.4.3 Signage****4.4.3.2 Signage on Heritage listed items and in Conservation Area**

b) Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas.

c) ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones.

In our opinion, the proposed signs would be similar in size and scale to those of the retail outlets in the surrounding area of The Corso. The proposed signage on the front façade of the heritage item is also reversable. Previous signs have existed on the underside of the awning and would utilize similar fittings to fix the signage to the underside. The proposed 'Oporto' signs and side panel design are predominantly comprised of a charcoal background with red and yellow graphic prints.

5.0 SPECIAL CHARACTER AREAS AND SITES**5.1 Manly Town Centre Conservation Area and the Corso****5.1.2 The Corso****5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped**

b) Existing street facades, including all original detailing, are particularly important and are to be maintained. This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed

5.1.2.2 Internal changes are important

b) Where internal alterations are proposed:

- i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade*
- iii) architectural organisation of interiors must relate to the building façade*

The cultural significance of The Corso and the subject site is to be conserved. Alterations to the heritage building consist of an internal fitout to convert the store from a retail store to an 'Oporto' takeaway restaurant. Notably, the proposed development does not alter the Federation period Art Nouveau styled external façade facing the pedestrian throughfare.

The proposed signs would be similar in size and scale to those of the retail outlets in the surrounding area of The Corso. The proposed signage on the front façade of the heritage item is also reversable.

6.2.3 Impact Assessment Against the NSW Office of Environment & Heritage guidelines

As acknowledged in Section 6.1.3 the NSW Office of Environment & Heritage has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Minor partial demolition (including internal elements)	
<i>Is the demolition essential for the heritage item to function?</i> <i>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</i> <i>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</i> <i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i>	The minor demolition in the development proposal is restricted to the new internal store fit out. This includes: removal of existing commercial, external signage from previous tenant; demolition of Back of House (BOH) ceiling; demolition of internal ramp at entry; and removal of existing internal floating ceiling. We believe that the demolition being proposed will not have a negative impact on the heritage significance of the site.
Minor additions (see also minor partial demolition)	
<i>How is the impact of the addition on the heritage significance of the item to be minimised?</i> <i>Can the additional area be located within an existing structure? If no, why not?</i> <i>Will the additions visually dominate the heritage item?</i> <i>Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i> <i>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</i>	The proposed development is predominantly located within the internal commercial space of the subject site. The works would not visually dominate the heritage item, as being located within the building are largely not be visible from along The Corso. We believe the signage located on the exterior of the building is in keeping with the other signs along The Corso. It is beyond the scope of this report to comment on archaeological deposits.

New services (e.g. air condition, plumbing)	
<i>How has the impact of the new services on the heritage significance of the item been minimised?</i> <i>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</i> <i>Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</i> <i>Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</i>	The proposed work would include the installation of new services required for the commercial use as a fast-food restaurant. Service upgrades include: • Installation of a cool room and associated elements at the rear of the subject site; • Installation of a freezer and associated elements along the mid-section of the site along the east wall; and • Installation of kitchen/assembly line and associated elements along east wall. • New service lines and ducting system. We believe these are typical commercial upgrades that would have a minimal affect on the heritage significance of the site and HCA.
New signage	
<i>How has the impact of the new signage on the heritage significance of the item been minimised?</i> <i>Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?</i> <i>Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?</i> <i>Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?</i> <i>Can the sign be remotely illuminated rather than internally illuminated?</i>	The impact of the new signage on the heritage significance has been minimised by using the existing fittings and utilising areas where signage has been previously located. We believe the proposed signage would be within the same size and scale as previous signage that existed on the subject site and would not visually dominate the heritage item, heritage conservation area or heritage streetscape.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹⁶

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Manly Town Centre Heritage Conservation Area and heritage items in the vicinity:

- The proposed development would not alter the Federation period Art Nouveau styled external façade visible from The Corso;
- The proposal would complement and contribute to the amenity and mixed use of The Corso as a historic pedestrian retail strip;
- The proposed development would replace a currently unused retail space;
- The proposed internal fit out would retain the integrity of significant fabric of the heritage item; and
- The proposed signage will replace existing signage and is in proportion of the subject site and surrounding commercial businesses.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Manly Town Centre Heritage Conservation Area and heritage items in the vicinity. The neutral and positive impacts of the proposal have been addressed above in Section 7.1.1.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the proposed development. Notwithstanding, no solutions of greater sympathy with the significance of the subject site, heritage conservation area or heritage items in the vicinity are known to us.

7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a neutral impact on the heritage significance of the subject site, the Manly Town Centre Heritage Conservation Area and the heritage items in the vicinity. We therefore recommend that Northern Beaches Council view the application favourably on heritage grounds.

¹⁶ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

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