



# Statement of Environmental Effects

## Proposed Shopfront Alterations, Internal Refurbishment, and Signage for NAB

Shops 1-4,  
8-28 The Corso  
Manly  
(Lot 3 SP 87071)

Prepared by NSW Town Planning  
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## Foreword

This Statement of Environmental Effects has been prepared in support of a development application to Northern Beaches Council seeking approval for shopfront alterations, internal fit-out and signage for the NAB branch located on the ground floor or 8-28 The Corso, Manly.

The application will provide a refurbishment and new streetscape presentation for NAB in this location. The tenancy will also be reduced in size as it currently occupies four (4) tenancies, and will be reduced to three (3) tenancies. The southern-most tenancy is to be partitioned off and stripped back to base build conditions to enable a separate future occupant (under separate application by others). This part of the site is referred to on plans as the divested tenancy.

The subject application seeks development consent for:

### External Works

- partial removal of shopfront materials including part of hob wall, and glazing fronting The Corso (excluding entry doors);
- removal of existing ATMs and bunker wall facing The Corso;
- construction of new shopfront glazing including new entry doors to southern-most bay which is the divested tenancy being vacated by NAB and handed back to the lessor;
- signage works:
  - removal of window signs, and transom signage;
  - replacement of under-awning sign content in the same position (one under-awning sign to be blank for future occupant of divested tenancy);
  - new illuminated digital media screen (DMS) sign positioned behind glazing;
  - new illuminated transom sign above entry;
  - new illuminated 'floating star' sign positioned behind glazing;
  - new non-illuminated branch information applied to glazing, adjacent to entry door;
  - non-illuminated safety decal strip to glazing; and
- clean, paint and make-good of shopfront surfaces where required.

### Internal Works

- construction of a new inter-tenancy wall to separate the tenancy into a majority portion being retained and occupied by NAB, and a residual portion located at the southern end of the tenancy which is to be handed back to the lessor and occupied by future unrelated occupants (the divested tenancy);
- strip out back to base build condition for the divested tenancy;
- demolition of internal partition walls and for the retained NAB branch area. Structural columns and walls surrounding amenities to be retained,
- removal of the walls, floor, and ceiling finishes for the retained NAB branch area,
- provisions of new internal fit-out including partition walls and joinery for the retained NAB branch area to create:
  - after-hours entry lobby with new concertina doors and ATMs,
  - open plan waiting area/reception,
  - teller area,
  - meeting rooms,
  - secure bunker room behind ATMs;
  - back of house workspace,
  - staff kitchen and breakout,
  - accessible amenities, and
  - comms rooms.
- new floor, ceiling, and wall finishes for the retained NAB branch area.

There will be no change to the use of the retained NAB branch area and no changes to the building height, overall floor area, setbacks, or car parking arrangements. No change to any hours of operations are proposed.

The subject land parcel is zoned “B2 Local Centre” under the Manly *Local Environmental Plan 2013* within which the proposed development is permitted with consent as ancillary to the business premises use of the Site.

It is noted that the Site is heritage listed as part of the listing that applies to all properties fronting The Corso under the LEP (I106). The Corso is also individually listed as a landscape item under the LEP (I104). The Site is also located within the Manly Town Centre Heritage Conservation Area under the LEP.

A Heritage Impact Statement has been prepared in support of the proposal and concludes that the development will have no adverse effect on the heritage conservation status of the Manly Town Centre or any individual listings for the Site or The Corso.

The proposed development does not present any significant environmental impact and favourable consideration is requested.

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## **1. Introduction**

This Statement of Environmental Effects has been prepared in support of a development application to Northern Beaches Council seeking approval for shopfront alterations, internal fit-out and signage for the NAB branch located on the ground floor of 8-28 The Corso, Manly.

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The structure of this document is outlined as follows:

- Section 1 outlines this application and its structure.
- Section 2 describes the site and its context.
- Section 3 outlines the details of the proposed development.
- Section 4 provides an assessment against the relevant policies within the planning framework.
- Section 5 provides the conclusions and recommendations.

## **2. The Site**

### **2.1 Location and Description**

Land that is subject to this application is registered as Lot 3 in Strata Plan 87071, being Shops 1-4, 8-28 The Corso, Manly.

The site is an irregular-shaped allotment that comprises of approximately 2,602m<sup>2</sup> in area. The site has primary frontage along the south-eastern side of The Corso, and a rear access handle that connects to Wentworth Street (**Figure 1**).

The site is occupied by a five-storey mixed-use building. NAB currently occupies Shops 1-4 located on the ground floor fronting The Corso. This lot is shared with the adjoining Priceline Pharmacy tenancy. No presentation of the Bank's occupation of the Site is indicated along the rear frontage to Wentworth Street.

The existing frontage includes a combination of glazing and solid cladding and ATMs, with a cantilevered metal awning. NAB signage is provided in the windows, along the transom of each bay of the tenancy façade, and upon three (3) double-sided under-awning signs.

A single pedestrian entry is provided to the NAB branch off The Corso.

No vehicular access or parking is currently provided on the site for the NAB tenancy.

The subject application relates specifically to the NAB tenancy and does not involve any upper floor space.

The existing presentation of The Site to The Corso is shown in **Photos 1 and 2**.

It is noted that while no portion of the site or structures are listed under the *Heritage Act 1977*, the site is not identified as a Local Heritage Item under *Manly Local Environmental Plan 2013*, the site is listed as part of the listing that applies to all properties fronting The Corso under the *Manly Local Environmental Plan 2013* (Item I106). The Corso is also individually listed as a landscape item under the LEP (Item I104). The Site is also located within the Manly Town Centre Heritage Conservation Area under the LEP.

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Figure 1. Site Location (Source: SIX Maps, 2021)



Photo 1 – Shopfront from The Corso



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Photo 2 – View from The Corso

The site is located within the Manly commercial precinct, where land use is dominated by low to medium density retail and commercial developments including small bar/pubs, pubs, restaurants, cafés, clothing shops and hotels (**Figure 2**). The land surrounding the subject site is predominantly zoned B2 Local Centre, interspersed with land zoned for Public Recreation.

The part of The Corso to which the tenancy fronts is open to traffic and forms a dog-legged link between Whistler Street and Darley Road.

An aerial photograph of a coastal urban area. A red rectangle highlights a specific plot of land, and a blue dot is placed within it. An arrow points from a box labeled 'Site Location' to this highlighted area. The map shows various streets including Tower Street, West Esplanade, East Esplanade, and others. The coastline and the Port of Melbourne are visible on the right side of the image.

### **3. Proposed Development**

The proposal seeks approval for shopfront alterations, internal fit-out and signage for the NAB branch located at Shops 1-4, 8-28 The Corso, Manly.

The application will provide a refurbishment and new streetscape presentation for NAB in this location. The tenancy will also be reduced in size as it currently occupies four (4) tenancies, and will be reduced to three (3) tenancies. The southern-most tenancy is to be partitioned off and stripped back to base build conditions to enable a separate future occupant (under separate application by others). This part of the site is referred to on plans as the divested tenancy.

The subject application seeks development consent for:

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  - staff kitchen and breakout,
  - accessible amenities, and
  - comms rooms.
- new floor, ceiling, and wall finishes for the retained NAB branch area.

There will be no change to the use of the retained NAB branch area and no changes to the building height, overall floor area, setbacks, or car parking arrangements.

No change to any hours of operations are proposed.

## 4. Environmental Assessment

This section examines the proposed development against the specific criteria noted in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

### 4.1 State Environmental Planning Policies

#### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)**

The Site is located within the area defined as the Sydney Harbour Catchment. The planning principles for land within the Sydney Harbour Catchment are as follows:

- (a) *development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*
- (b) *the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,*
- (c) *decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*
- (d) *action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),*
- (e) *development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*
- (f) *development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*
- (g) *the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,*
- (h) *development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*
- (i) *action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,*
- (j) *development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,*
- (k) *development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,*
- (l) *development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.*

The development is consistent with the planning principles for the Catchment Area as it applies only to an existing structure has been undertaken on previously disturbed land without the need for clearing of significant vegetation or earthworks that would otherwise cause disturbance to soils or water quality. No additional increase in impermeable area and no impact on any existing environmental processes will occurred.

The site is not within the area defined as the 'Foreshore or Waterways Area', identified as a 'strategic foreshore site' and is not zoned under the Plan.

Additionally, the site is not identified as an item of heritage significance under the Sydney Harbour Catchment Plan and is both physically and visual removed from identified heritage sites.

No protection areas for Wetlands or Critical Habitat are located on or near the subject site.



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It is noted that a Development Control Plan (DCP) has also been prepared to support the Sydney Harbour Catchment REP. The DCP provides detailed design guidelines for development and criteria for natural resource protection for the area identified as Foreshores and Waterways. As the Site is not within the Foreshores and Waterways Area, the provisions of the DCP are not applicable to the proposal and not further considered.

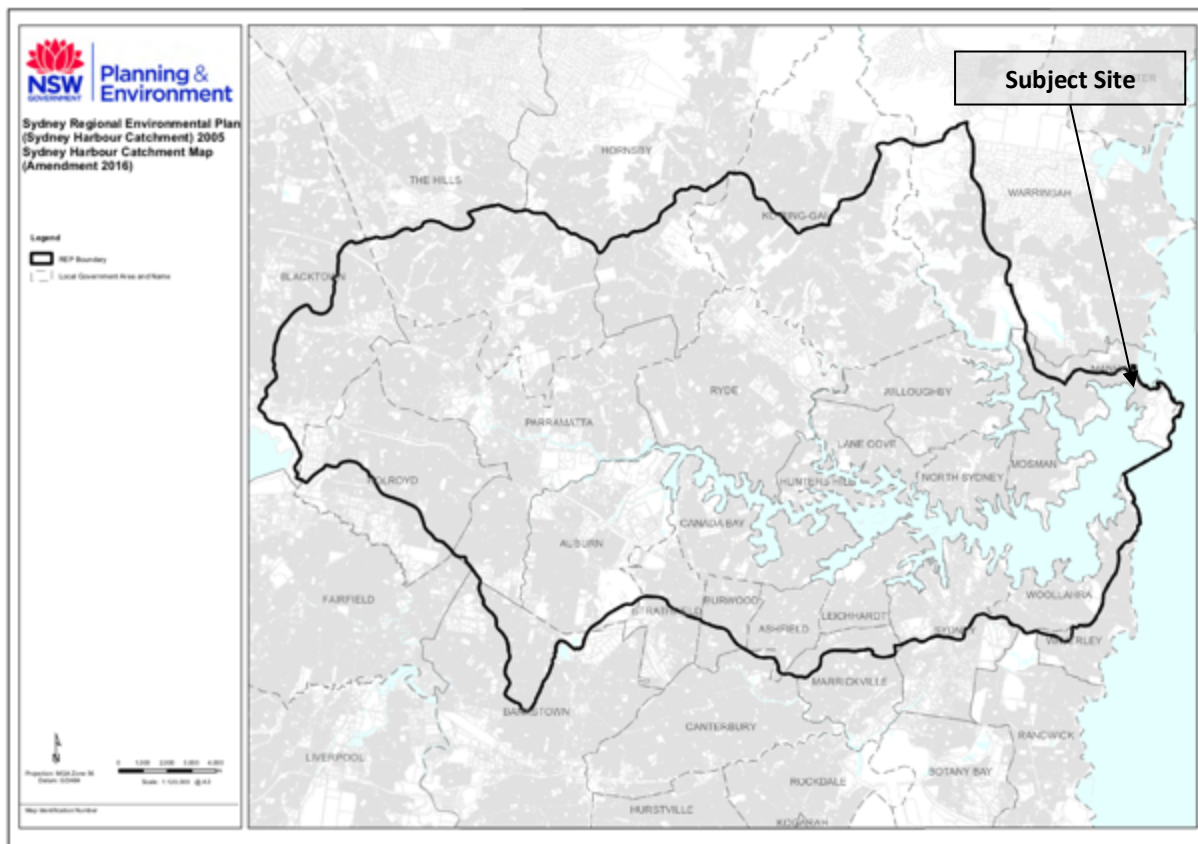


Figure 3. Sydney Harbour Catchment Map (Source: Land and Property Information, 2016)

### State Environmental Planning Policy (Coastal Management) 2018

The aim of *State Environmental Planning Policy (Coastal Management) 2018* (the Coastal SEPP) is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

The Coastal SEPP updates and consolidates into one integrated policy SEPP 14 (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection) and gives effect to the objectives of the *Coastal Management Act 2016* from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone.

The SEPP defines four (4) coastal management areas in the Act through detailed mapping and specifies assessment criteria that are tailored for each coastal management area. The Site is not identified under any of these management areas as indicated on the Coastal SEPP Mapping Tool and is outside the application of the SEPP (Figure 4).

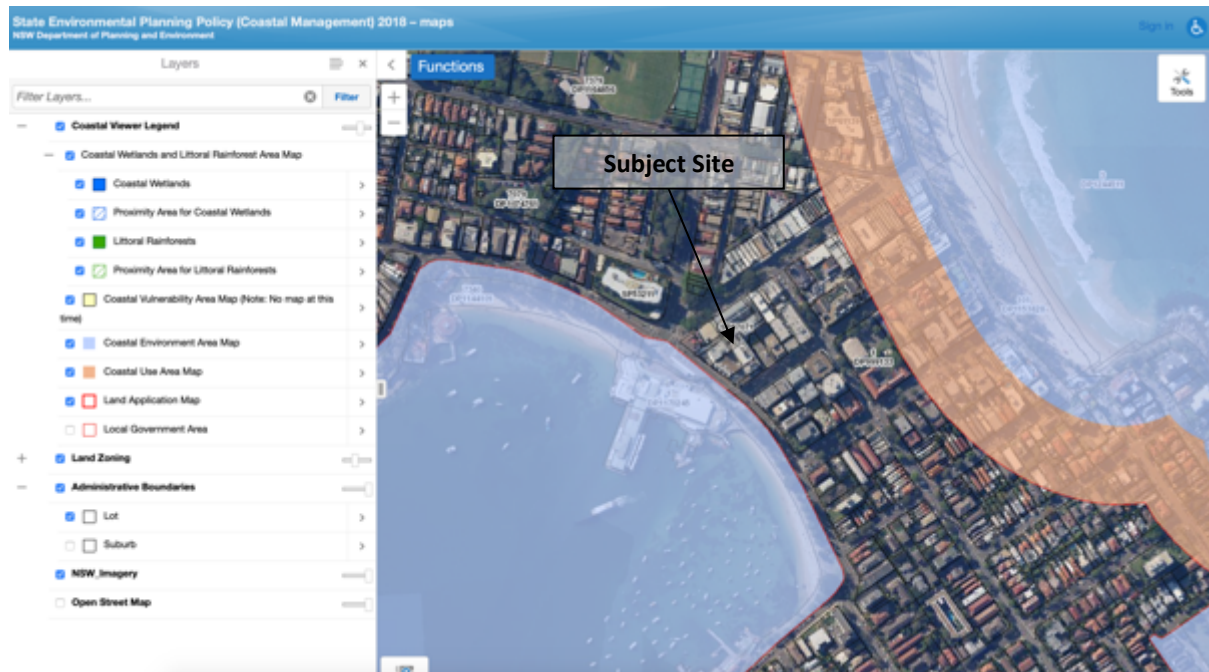


Figure 4. Extract from Coastal Viewer – Coastal Use Area Map (Source: NSW Government, 2020)

#### State Environmental Planning Policy 64 Advertising and Signage

The provisions of *State Environmental Planning Policy No. 64* (SEPP 64) apply to proposals that include signage that:

- (a) *under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) *is visible from any public place or public reserve,*

The proposal involves the erection of signage that will be visible from the public domain.

Pursuant to Clause 8 of SEPP 64, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) *that the signage is consistent with the aims/objectives of the Policy, and*
- (b) *that the signage satisfies the assessment criteria specified in Schedule 1 of the SEPP.*

These matters are addressed below.

#### Aims and Objectives of SEPP 64

SEPP 64 aims:

- (a) *to ensure that signage (including advertising):*
  - (i) *is compatible with the desired amenity and visual character of an area, and*
  - (ii) *provides effective communication in suitable locations, and*
  - (iii) *is of high quality design and finish, and*
- (b) *to regulate signage (but not content) under Part 4 of the Act, and*
- (c) *to provide time-limited consents for the display of certain advertisements, and*
- (d) *to regulate the display of advertisements in transport corridors, and*
- (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposed signage is considered to be compatible with the stated aims as it is compatible with the locality, including its relationship with adjoining items of heritage significance given the integrated nature of the design with the approved contemporary presentation of the Site and surrounding activities. The signage will also be of high quality finish, not create clutter and not present and safety issues for vehicles, pedestrians or cyclists.

The signage will not have any significant impact on any transport corridor, defined under the SEPP as:

- (a) *land comprising a railway corridor,*
- (b) *land comprising a road corridor,*
- (c) *land zoned industrial under an environmental planning instrument and owned, occupied or managed by the RTA or RailCorp.*

For the purpose of this definition, road corridor is further defined as:

- (a) *land comprising a classified road or a road known as the Sydney Harbour Tunnel, the Eastern Distributor, the M2 Motorway, the M4 Motorway, the M5 Motorway, the M7 Motorway, the Cross City Tunnel or the Lane Cove Tunnel, and associated road use land that is adjacent to such a road,*
- (b) *land zoned for road purposes under an environmental planning instrument,*
- (c) *land identified as a road corridor in an approval of a project by the Minister for Planning under Part 3A of the Act.*

#### Assessment Criteria

Part 2 of SEPP 64 provides that a consent authority must consider the matters in Schedule 1 of the SEPP prior to granting consent to development involving signage. The assessment criteria under Schedule 1 of the SEPP are addressed in **Table 1**.

**Table 1 – SEPP 64 Assessment Criteria**

<b>Criteria</b>	<b>Proposal Compliance</b>
<b>1 Character of the area</b>	
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	Yes, the proposal will be undertaken within a locality that is characterised by various land uses including, retail and commercial activities adjacent to heritage items. The proposal has been designed to maintain primary architectural features and management of signage areas.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	Yes, the proposal considers the previous signage approvals in place for the Site, including consistency to avoid the creation of unsightly outcomes resulting from clutter and signage that is not integrated into the overall design of the premises. Consideration is also given to the heritage within the locality.
<b>2 Special areas</b>	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The site is located near to historically significant item and while heritage listed, has no historic fabric. As such, the design has been created in a manner that complements the contemporary nature of the building, the economic role of the town centre as well as the existing signage presentation. Most of the signage replaces existing signage without a nett increase in signage quantity, or replaces other elements like ATMs so as to not appear inconsistent with the established look and presentation of the Site.
<b>3 Views and vistas</b>	
<i>Does the proposal obscure or compromise important views?</i>	No, the building on which the proposed signage will be positioned to obscure any important views.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	No, the proposed signage will be of a size and design similar to that of existing signage in the locality. Furthermore, the signage will not be dominant on the skyline given the position of the signage located on the façade on the building, below the roof level.

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<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes, the signage will not obstruct viewing towards any other signage.
<b>4 Streetscape, setting or landscape</b>	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes, the signage is appropriate for the setting provided on the site and the location of the site adjacent to existing retail and commercial development and has been designed to be sympathetic to the heritage qualities of the locality.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The signage is integrated with the approved development without becoming visually dominant.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Rationalisation of the signage will be achieved as indicated by the elevations provided.
<i>Does the proposal screen unsightliness?</i>	No, the signage is not used as a visual screen or filter.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	No, the signage will not be dominant on the skyline. It will be located below the roof level.
<i>Does the proposal require ongoing vegetation management?</i>	No.
<b>5 Site and building</b>	
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	Yes, the signage is of suitable scale and design for its intended purpose and allows the main building elements to remain dominant. No major architectural features will be affected.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes, the design and position integrate with the building structure and heritage context.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes, the signage will be logically positioned to avoid clutter, enable the architectural character to be prominent, and will contribute to the contemporary function of the building.
<b>6 Associated devices and logos with advertisements and advertising structures</b>	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	The signage includes the NAB logo and devices. No third-party advertising is proposed.
<b>7 Illumination</b>	
<i>Would illumination result in unacceptable glare?</i>	The proposal is not expected to result in unacceptable glare.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	No impact on the safety of pedestrians, vehicles or aircraft is to result from any intended illumination.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	The site is suitably oriented away from sensitive receptors.
<i>Is the illumination subject to a curfew?</i>	No curfew will apply.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	Intensity of illumination can be adjusted where required.
<b>8 Safety</b>	
<i>Would the proposal reduce the safety for any public road?</i>	The sign will not be positioned to cause any hazard for any road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The sign is not considered to reduce safety for pedestrians or bicyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The sign will not cause disruption of any sightlines from public areas.



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### Advertisements

Part 3 of SEPP 64 outlines a number of additional matters to be considered for certain signs. This Part is not applicable to the proposal.

Based on the above, the proposal is considered consistent with the provisions of SEPP 64.

## 4.2 Manly Local Environmental Plan 2013

Manly Local Environment Plan 2013 (MLEP 2013) applies to the subject site. The provisions of MLEP 2013 as they relate to the proposed development are considered below:

### Zoning and Permissibility

Under the provisions outlined in MLEP2013 the site is zoned as B2 Local Centre (**Figure 5**). The objectives of the B2 Local Centre zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.

The works are ancillary to the use of the Site as NAB, which is permitted with consent in the B2 zone under the definition of 'business premises', as follows:

**business premises** means a building or place at or on which—

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
  - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

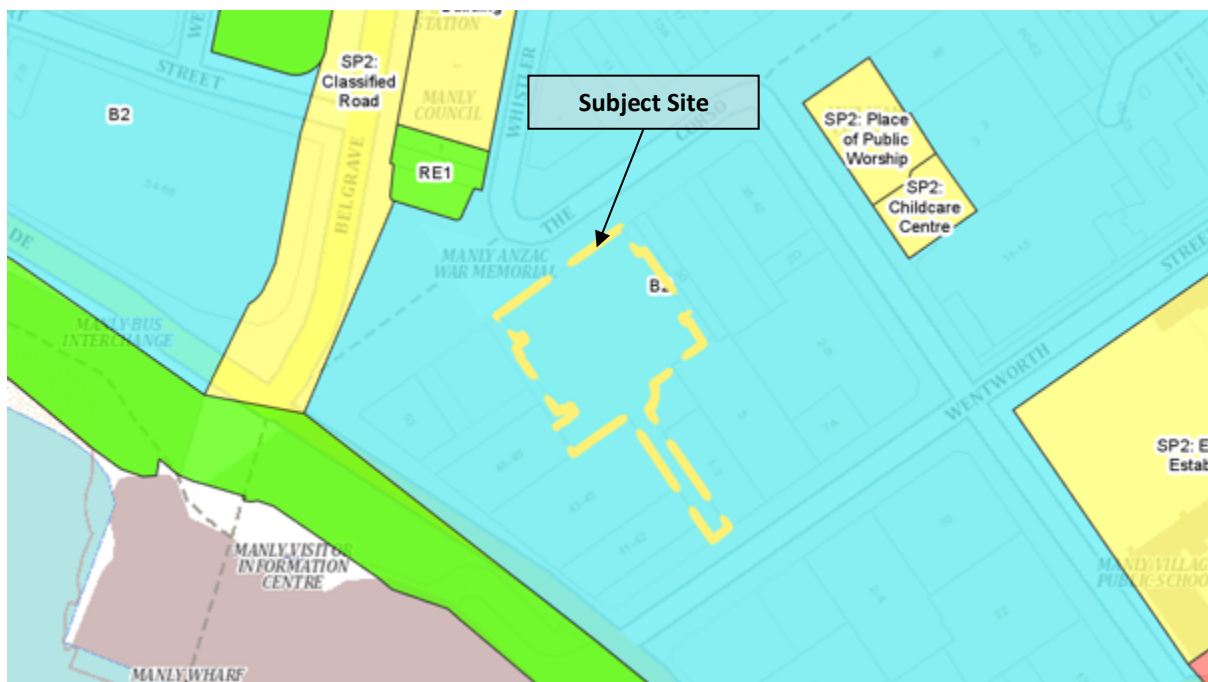


Figure 5. Manly Local Environmental Plan 2013 Zoning Map (Source: NSW Planning Portal, 2021)

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### Height of Buildings

The proposal will not result in a change to the overall height of the building.

### Floor Space Ratio

The floor space ratio of the site will not be affected by the proposed development.

### Architectural Roof Features

No roof features are proposed.

### Heritage Conservation

The Site is heritage listed as part of the listing that applies to all properties fronting The Corso under the LEP (I106). The Corso is also individually listed as a landscape item under the LEP (I104). The Site is also located within the Manly Town Centre Heritage Conservation Area under the LEP. The listings are indicated in **Figure 6**.

A Heritage Impact Statement has been prepared in support of the proposal and concludes that the development will have no adverse effect on the heritage conservation status of the Manly Town Centre or any individual listings for the Site or The Corso.

Given the Site is not considered to have an individual fabric of significance, the HIS focuses on the potential for impact on The Corso, heritage items in the vicinity, and the character of the Manly Town Centre:

#### The Corso

[The Site] is a large modern residential and commercial development, and is prominent at the western end of The Corso pedestrian precinct. The building replaces a former Coles supermarket. The new building is sympathetic with the heritage character of The Corso and impacts of the massing of the facade are mitigated by the well articulated facade treatment of the balconies and window openings.

The proposed downsizing of the NAB Branch and consequent alterations to the shopfront, are minor in extent and are sensitively conceived with reduced area at street level compared to the existing. There will be no additional impact on the heritage significance of The Corso.

#### Manly Town Centre and Heritage Conservation Area

The proposed work will have reduced impact on the streetscape than exists at present and will not detract from the character of the Town Centre precinct or the Heritage Conservation Area.

#### Impact on heritage items in the vicinity

The proposed work will have no impact on heritage items in the vicinity, including

- |   |  |
|---|--|
| 1- 15A The Corso, group of buildings located opposite |  |
| Item I105   | Triangular Park adjacent to the old Manly Council Chambers |
| Item I103   | War memorial (cenotaph)                                    |
| Item I104   | Street trees The Corso (Whistler St- Sydney Rd)            |

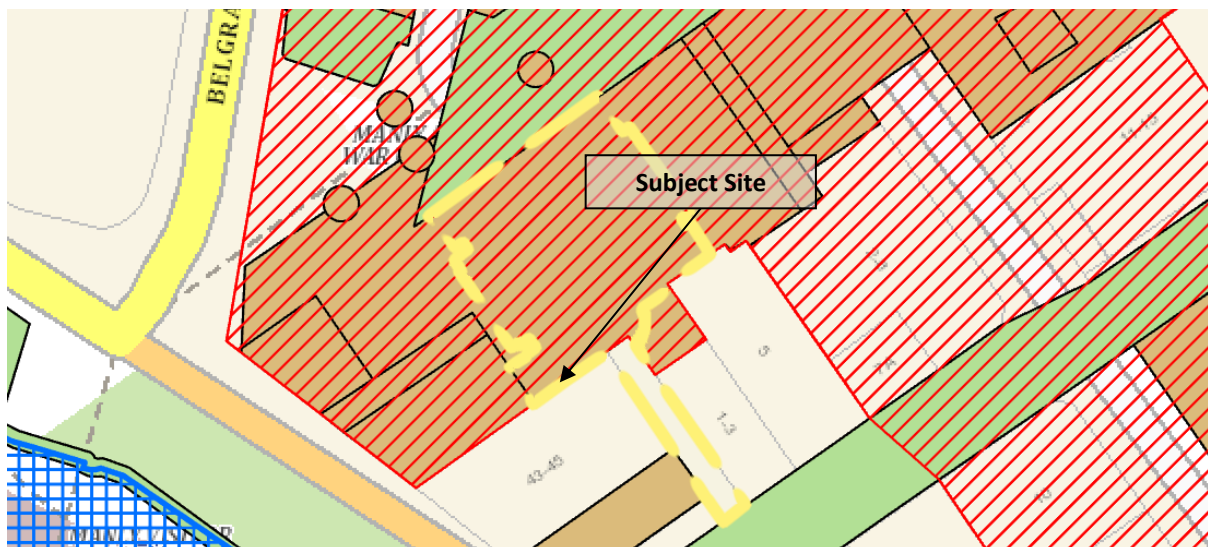


Figure 6. Manly Local Environmental Plan 2013 Heritage Map (Source: NSW Planning Portal, 2021)

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### Acid Sulfate Soils

The site has potential for Class 4 acid sulfate soils; however, there will be no excavation or disturbance of soil by the proposal. An acid sulfate soils management plan is not required.

### Earthworks

No earthworks are proposed.

### Flood Planning

The site is located within a medium risk flood precinct. The works relate only to an existing building without the need for any change of use, floor levels or any other matters with potential to alter or be affected by flooding.

### Stormwater Management

The proposal does not alter any existing stormwater requirements for the Site.

### Terrestrial Biodiversity

No terrestrial biodiversity exists on or near the site.

### Riparian Land and Watercourses

No riparian area or watercourse exists on or near the site.

### Wetlands

No wetland exists on or near the site.

### Landslide Risk

The site is not at risk of landslide risk.

### Foreshore Scenic Protection Area

The site is located within the Foreshore Scenic Protection Area as outlined in *Manly Local Environment Plan 2013*. No works that have the potential to significantly impact upon the visual amenity of the area or the access to the foreshore area will occur.

### Limited Development on Foreshore Area

No development is to occur on any foreshore area.

### Active Street Frontage

The proposal maintains an active street frontage to The Corso.

### Design Excellence

The proposal involves minor external changes that is consistent with the design excellence provisions as follows:

- (a) There is no change to the overall form, bulk, massing and modulation that is likely to overshadow public open spaces, and
- (b) The design provides an upgrade to the existing NAB presentation to The Corso with high quality and contemporary finishes that protect and enhance the streetscape and quality of the public realm, and
- (c) No works will occur within the public domain, and
- (d) No impact will occur to the ease of movement and circulation of pedestrian, cycle, vehicular and service access, and
- (e) Casual surveillance and social activity in public places, streets, laneways and plazas will be encouraged by the active frontage and use, and
- (f) The development is sympathetic to its historic setting, and
- (g) No change to the natural topography or vegetation, escarpments or other significant natural features is to occur, and
- (h) No views or vistas are to be adversely affected, and
- (i) the development uses high standards of design, materials and detailing appropriate to the building type and location, and

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- (j) The development does not relate to any works that affect, or are affected by, environmental factors such as wind, reflectivity and permeability of surfaces, and
- (k) All services are to be retained and are available to the development.

### Gross Floor Area in Zone B2

The proposal satisfies the objective of clause 6.16 of the MLEP 2013 and complies with all the requirements under this clause.

## 4.3 The Provisions of any Draft Environmental Planning Instruments

### Draft State Environmental Planning Policy (Environment) 2017

The Proposed Environment SEPP will repeal and replace:

- *State Environmental Planning Policy No. 19—Bushland in Urban Areas*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
- *State Environmental Planning Policy No. 50—Canal Estate Development*
- *Greater Metropolitan Regional Environmental Plan No. 2—Georges River Catchment*
- *Sydney Regional Environmental Plan No. 20—Hawkesbury-Nepean River (No.2-1997)*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Willandra Lakes Regional Environmental Plan No. 1—World Heritage Property.*

The activity remains consistent with the approach and intent of this policy and is not affected by any of the changes proposed under this draft instrument.

### Explanation of Intended Effect – Proposed new Remediation of Land SEPP and the Draft Planning Guidelines

A new land remediation SEPP is being proposed to:

- provide a state-wide planning framework for the remediation of land
- maintain the objectives and reinforce those aspects of the existing framework that have worked well
- require planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land
- clearly list the remediation works that require development consent
- introduce certification and operational requirements for remediation works that can be undertaken without development consent.

It is also proposed that it will transfer the requirements to consider contamination when rezoning land to a direction under Section 9.1 of the EPA Act.

These changes are unlikely to affect the proposed development.

### Explanation of Intended Effect - Proposed Design and Place SEPP 2021

The proposed Design and Place SEPP will seek to establish principles for the design and assessment of places in urban and regional NSW. The proposed SEPP will:

- establish matters for consideration and application requirements that collectively respond to each of the principles
- provide a single point of reference for design-related considerations and performance criteria in the planning system
- define scales of development – precincts and significant development, and all other development
- introduce a robust and consistent design process through requirements for design skills, design evaluation and review, and design excellence
- integrate a design-led, place-based approach, which includes embedding the draft *Connecting with Country* Framework

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- be supported by existing, revised and new guidance, including a revised Apartment Design Guide (ADG), a new Urban Design Guide (UDG), and revisions to the Building Sustainability Index (BASIX)
- repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP)
- consolidate design and place requirements in other SEPPs in the future.

The proposed new Design and Place SEPP will be drafted and exhibited in late 2021 for further comment but is unlikely to have any relevance to the proposed development.

### 4.4 Manly Development Control Plan

Manly Development Control Plan (MDCP) supports the objectives of *Manly Local Environmental Plan 2013*, providing more specific controls to protect and enhance the public domain and to contribute to the prosperity and character of Manly. The relevant controls are considered as follows:

#### Part 3 – General Principles of Development

##### Streetscapes and Townscapes

The development will have no adverse impact on the street or townscape. The external works will retain the existing building height, floor space, and setbacks.

The new works will provide new high quality materials to improve the existing built form and presentation to the streetscape. The façade of the building and the presentation of the building to the streetscape is improved and upgraded by the new work. Specific measures include the following:

- Colours of external finishes and signage will be more discreet than existing. The dark band highlighting the NAB logo to the transoms will be simplified.
- The removal of the ATM and solid bunker wall with glazing and a DMS sign will offer a softer feature than the existing arrangement.
- The new finishes will match existing materials and finishes.

No change to the proportions of any openings or main architectural design elements are proposed with the exception of the partial removal of part of the hob wall along the frontage of Shop 4 (the divested tenancy) which requires its own independent entry after being excised from the NAB.

#### Heritage Considerations

As outlined above, a Heritage Impact Statement has been prepared in support of the proposal and concludes that the development will have no adverse effect on the heritage conservation status of the Manly Town Centre or any individual listings for the Site or The Corso.

The HIS concludes that the work is minor in extent, it is reversible, and has no impact on heritage items in the vicinity or the Heritage Conservation Area, and the proposal will have no additional impact on the significance of the streetscape of The Corso or the visual amenity of the Manly Town Centre.

#### Landscaping

No landscaping will be undertaken as part of this development.

#### Amenity

##### Noise

No acoustic impacts are expected from the development.

##### Views

No views are to be impacted given the works are contained to locations of existing development of a similar nature.

##### Overshadowing

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No overshadowing or solar restriction is to be created by the proposal.

### Privacy and Security

No overlooking of adjoining properties will occur.

Security will be provided through access prevention, casual surveillance, secure storage areas, and staff control.

### Other Nuisance

No cooking or other activities that have the potential for odours or fumes are to be undertaken.

## **Sustainability**

The proposal does not require any significant building works or changes to any building efficiency, greenhouse gas emissions, climate control or other sustainability measures.

Fittings, fixtures and appliances are energy and/or water efficient where possible.

## **Accessibility**

No changes are proposed to the existing accessibility arrangements.

## **Stormwater Management**

The existing stormwater management will not be altered.

## **Mechanical Plant Equipment**

No change to the existing mechanical plant is required.

## **Part 4 – Development Controls and Development Types**

### Development in Business Centres

No major construction is proposed on site. There is no alteration to floor space ratio, height of the building, setbacks or car parking. The proposed use is consistent with the objectives for the Manly Town Centre and is permissible with consent.

## **Part 5 – Special Character Areas and Sites**

### Manly Town Centre Heritage Conservation Area and The Corso Heritage Item

The HIS considers the statement of significance for the Town Centre as well as The Corso and concludes:

#### **The Corso**

[The Site] is a large modern residential and commercial development, and is prominent at the western end of The Corso pedestrian precinct. The building replaces a former Coles supermarket. The new building is sympathetic with the heritage character of The Corso and impacts of the massing of the facade are mitigated by the well articulated facade treatment of the balconies and window openings.

The proposed downsizing of the NAB Branch and consequent alterations to the shopfront, are minor in extent and are sensitively conceived with reduced area at street level compared to the existing. There will be no additional impact on the heritage significance of The Corso.

#### **Manly Town Centre and Heritage Conservation Area**

The proposed work will have reduced impact on the streetscape than exists at present and will not detract from the character of the Town Centre precinct or the Heritage Conservation Area.

#### **Impact on heritage items in the vicinity**

The proposed work will have no impact on heritage items in the vicinity.

## Environmentally Sensitive Lands

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The site is not located on environmentally sensitive lands.

### Road Widening and Realignment

The development will not encroach on land required for road widening and will also have no impact on riparian land or watercourses.

## **4.5 The Likely Impacts of the Development**

### **Context and Setting**

The subject site is located in Manly, at 8-28 The Corso - a locality that is characterised by tourist stalls, cafes, restaurants, small bar/pubs and other retail premises many of which have late trading hours and liquor sales.

The proposal consistent and compatible with surrounding development and contribute to the variety and economic viability of the Manly Town Centre without significant impact.

The proposal will have no adverse impact on the streetscape or on any heritage qualities of the locality. Instead, the proposal will revitalise the visual presentation of the Bank in the streetscape. It is intended to project an updated image of the Bank through improved graphics, corporate colours and identity as well as the reduction in the tenancy size which will open Shop 4 to future active uses.

### **Access and Car parking**

The proposed works will not adversely impact current access to the building. The buildings existing entrance provisions will be complemented as a result of this proposal through the provision of a new separate entry for Shop 4 which is to be vacated by NAB.

No alteration car parking is required or proposed as no increase to gross floor area is to result or a change of use.

### **Heritage**

The proposed work is consistent with the aims and objectives of the Manly LEP 2013 and the guidelines of The Manly DCP 2013. The work is minor in extent, it is reversible, and has no impact on heritage items in the vicinity or the Heritage Conservation Area.

The proposal will have no additional impact on the significance of the streetscape of The Corso or the visual amenity of the Manly Town Centre.

### **Social, Environmental and Economic Impacts**

An objective of the Local Centre zone is to encourage local employment, provide a range of retail, business, entertainment and community uses. This proposed development is consistent with the objectives of this zone.

### **Construction**

The proposal is capable of satisfying the requirements of the BCA.

## **4.6 The Suitability of the Site for the Development**

The site is zoned, and utilised, for the purpose of a commercial activity. The proposal is consistent with this zone and the sites surrounding context and is therefore suitable for the development.

## **4.7 Any Submissions made in Accordance with the Act**

No submissions are apparent at the time of writing.

## **4.8 The Public Interest**



The proposed development will have no adverse impact on the public interest.

## **5. Conclusion**

The proposed shopfront alterations, internal refurbishment, and signage for NAB at Shops 1-4, 8-28 The Corso, Manly is permissible with consent.

The design has been developed to address the building design, site heritage listing, and heritage conservation area/character of the locality.

No significant adverse environmental, economic or social impacts have been identified as likely to arise from the proposed development which has been favourably assessed against the relevant provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

It is therefore requested that Council grant development consent to the proposal, subject to appropriate conditions.