

Demolition (if any) is permissible pursuant to *Clause 2.7 of the LEP 2013* and consent for minor demolition is also sought as part of this application.

### Relevant LEP clauses/development standards

Note: Only relevant clauses are commented upon

CL. Standard/Control	Complies	Comment
<b>PART 4 PRINCIPAL DEVELOPMENT STANDARDS</b>		
<b>Clause 2.7 Demolition</b>	<b>Yes</b>	Demolition of noted structures within the tenancy on site being sought pursuant to this clause.
<b>Clause 4.1 Minimum Subdivision Lot size</b>	<b>N/A</b>	No subdivision proposed.
<b>Clause 4.3 Height of buildings 10 metres</b>	<b>No change</b>	The proposal does not seek to increase the height of the building. There will be no new structures in breach of any existent height control on site.
<b>Clause 4.4 Floor Space Ratio 2.5 : 1</b>	<b>Merit</b>	There will be no alteration to the existing floor area of the tenancy or building, nor is there any conversion of areas which would result in an increase of available floor area in the building.
<b>Clause 4.6 Exceptions to Development Standards</b>	<b>N/A</b>	No variation request to a development standard is requested or required.

### PART 5 MISCELLANEOUS PROVISIONS

<b>Clause 5.10 Heritage conservation</b>	<b>Yes</b>	The building at site is a heritage item as described under Item I106 of Manly LEP 2013.  The subject site is within the Town Centre Conservation Area under the LEP. Therefore, subclauses a, b and c require the consent authority to consider whether a heritage management document is required prior to determining the application.
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### Statement of Heritage Impact

The following details are provided from the NSW Office of Environment & Heritage website:

#### **Site Identification**

*The subject site is 31 The Corso, Manly which is within the group of buildings identified under Item I106 namely, The Corso (East Esplanade – South Steyne).*

#### **Physical Description**

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*The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.*

*It has a cohesive character resulting from generally low scale of development on its principal streets, construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.*

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

#### **Physical Condition and/or Archaeological Potential**

*Facades above the ground floor level are generally intact, however there are a number of modern, obtrusive buildings. The Corso is closed to traffic north-east of Darley Street. Many of the traditional plantings of palms and have fig trees survived. The original planting of The Corso emphasised the directional nature of the street - the informality of recent planting is unsympathetic.*

#### **History**

*The first land grant at Manly was thirty acres to Gilbert Baker in 1810. The northern boundary of Baker's grant became the alignment of The Corso and the southern (parallel) boundary became that of Ashburner Street. In 1842, a 100 acre grant was made to John Thompson (Deputy Surveyor General) for land immediately to the north and west of Baker's grant. In 1852 Henry Gilbert Smith bought the Thompson grant and began laying out a township. In 1854 Smith began the ferry service to Circular Quay and Manly's development began. In 1856 Gilbert cleared and named The Corso and in 1877 Moreton Bay Figs were planted in The Corso.*

#### **Statement of Significance**

*The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. Its role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.*

#### **Recommended Management**

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*Encourage restoration of shopfronts, based on historical photos, encourage replacement of obtrusive modern buildings with more appropriate building forms.*

### **Impact of proposed development**

Historical tenants of the ground floor of The Corso side has been Commonwealth Bank and a period of occupancy by a Woolworths Metro both which occupied a substantial part of the building located at 31 The Corso, Manly. As a result of that occupations, the shop front and internal layout was altered to suit the commercial operations of the tenants. It is submitted that the majority of the impact to the building occurred from their occupation and commercial fitout of the building.

The subject fitout and use of the building is minor in terms of potential impact with no façade changes proposed beyond implementation of the signage strategy. In terms of The Corso side of the building, these works will be negligible.

In our opinion, the impact on the heritage significance of The Corso and the Conservation Area as a result of proposed works and use is not significant and not intrusive.

## **PART 6 ADDITIONAL LOCAL PROVISIONS**

### **Clause 6.9 Foreshore Scenic Protection Yes Area**

The subject site is within the Foreshore Scenic Protection Area.

The works do not involve any increase or enlargement of the building structure itself and will not result in impacts on views, scenic qualities of the coastline, overshadowing, suitability of the building to the locality or cause conflict between land based and water based coastal activities.

### **Clause 6.11 Active Street Frontages Yes**

The subject site is on land identified as "Active Street Frontages".

The physical works does not involve the erection of a building. Furthermore, the works do not reduce the active street frontage beyond what presently exists.

## **5.4 Section 4.15 (1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS.**

There are no draft instruments noted to raise any concern in this regard.