

HERITAGE IMPACT STATEMENT

SECTION 4.55 (1A) MODIFICATION APPLICATION TO MODIFY DEVELOPMENT CONSENT NO. DA2018/1927 APPROVED FOR THE FIT OUT AND USE OF THE PREMISES AS A NEW COMMONWEALTH BANK PREMISES AT 60-64 THE CORSO MANLY (LOTS A AND B DP 304309)

MARCH 2019

Introduction and Description of Proposal

This Heritage Impact Statement supports a Modification Application for a new Commonwealth Bank premises including internal alterations, new shopfront and business identification signage at 60-64 The Corso, Manly (refer to **Figure 1**).



Figure 1: Site Map
Source: NSW Six Maps 2018

Heritage Listing

The site at 60-64 The Corso is listed in Schedule 5 Part 1 "Heritage Items" of the Manly Local Environmental Plan 2013 (LEP 2013) as per **Table 1** and **Figure 2**.

Table 1: LEP 2013 Heritage Listing

Locality	Item name	Address	Property description	Significance	Item no
Manly	Group of commercial buildings	46-64 The Corso	Lot Y, DP 162102; Lots A and B, DP 304309	Local	I109
Manly	Group of commercial buildings	All numbers, The Corso		Local	I106

The site is also located in the Manly Town Centre Conservation Area as shown in **Figure 2**.

Clause 5.10(5) requires Council to make an assessment on the effect that the proposed development will have on the heritage significance of the heritage item. The objectives of Clause 5.10 of LEP 2013 are as follows:

- (a) "to conserve the environmental heritage of Manly,
 (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 (c) to conserve archaeological sites,
 (d) to conserve Aboriginal objects and Aboriginal places of heritage significance."

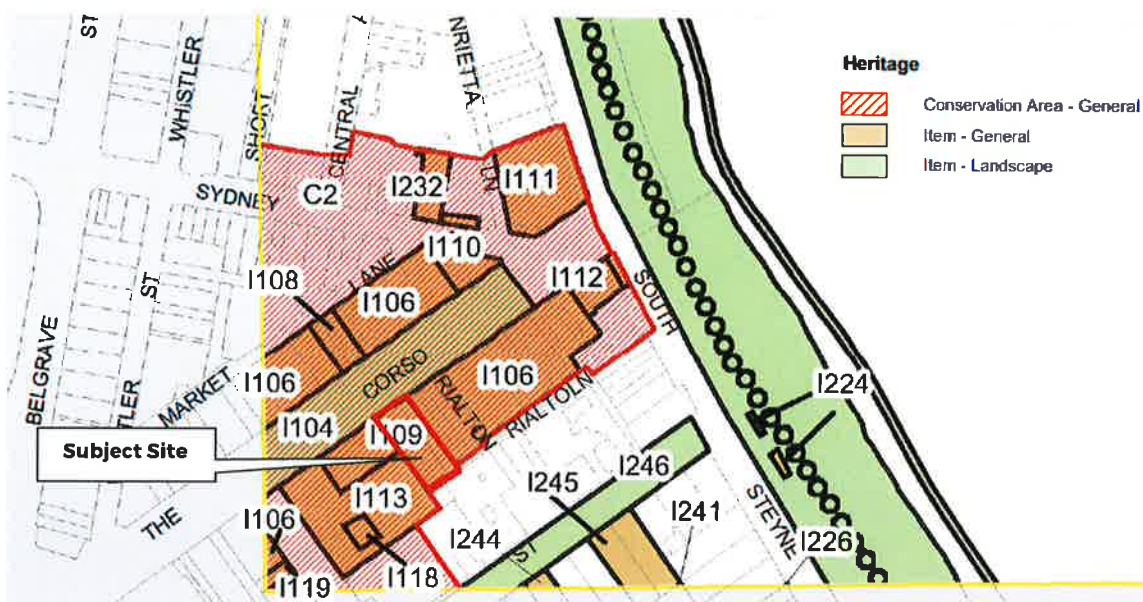


Figure 2: Heritage Map
 Source: LEP 2012

Site Description

The subject tenancy is located on the ground floor on The Corso between Rialto Lane and Darley Road (refer to **Figure 1**). The site is regular in shape and is occupied by a two storey heritage item at the front of the site and modern multi storey building to the rear.

Surrounding the site are multiple heritage items as shown in **Figure 2**.



Photo 1: Shopfront

Heritage Significance

The Office of Environment and Heritage notes the following about Item I109, 46-64 The Corso:

"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."

The Office of Environment and Heritage notes the following about Item I106 all numbers, The Corso:

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

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

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mallings" 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."

Condition of the Heritage Item:

All heritage fabric has been removed from the ground floor commercial shopfronts and the interiors of the tenancies as a result of previous development applications.

The Office of Environment and Heritage notes the following about the site:

"Group of two two-storey terraced buildings with retail outlets at ground floor. No's. 46-58 The Corso: 1928 texture brick complex of six terraced shops with tiled roof. Significant elements include terra-cotta horizontal band at cornice level, fine margin glazing bars to first floor windows, decorative metal wall fixing plates (for suspended awning) and rainwater heads with date of construction. No's 60-64 The Corso: c.1890 simple rendered brick two storey terrace of three shops with rectangular rendered ornament to parapet. The group provides a strong horizontal emphasis to the streetscape."

The Office of Environment and Heritage notes the following about the buildings on The Corso generally:

"Facades above the ground floor level are generally intact, however there are a number of modern, obtrusive buildings."

Manly Town Centre Conservation Area

DCP 2013 contains the following statement of significance 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."

The proposed minor works will not have an adverse impact on the conservation value of The Corso and are considered acceptable in regard to Section 5.1.2 of DCP 2013 as follows:

- The original façade details have been removed previously and no significant shopfront or internal fabric is proposed to be removed;
- Original floor levels will be generally retained in relation to the shopfront openings;
- The parapet of the original building will not be impacted and will continue to be interpreted against the sky by pedestrians in The Corso;
- Views will not be impacted as a result of the proposal which is mostly internal;
- No alteration to the existing awning is proposed;
- The proposed use as a Commonwealth Bank encourages high levels of activity during the day and the ATM is available 24 hours seven days;
- The proposed shopfront maintains the existing modern shopfront design, due to the ATMs and other design requirements of Commonwealth Bank reinstatement of the original shopfront is not possible; and
- No new plant is proposed.

The site specific controls for 60-64 The Corso held in Schedule 6 of DCP 2013 suggests that improvement of the appearance of the signage and fascia should be undertaken. The application proposes to rejuvenate the shopfront and remove all signage with a new signage strategy proposed.

Assessment of Potential Heritage Impact of the Proposal

The site is a local heritage item pursuant to Schedule 5 of LEP 2012. The proposed development involves internal fitout including partition walls, a new shopfront and business identification signage. The continuation of the existing commercial use is an appropriate and positive use of the tenancy.

We have reviewed the architectural drawings prepared by A & P Parkes Constructions and make the following assessment of the heritage impact of the proposed development:

- All proposed works are reversible and will not detrimentally affect the tenancy;
- No change is proposed to the existing form of the building, which is retained;
- No change is proposed to the existing building façade above awning level;
- The new works are minimised to limit physical impacts on the building;
- The tenancy will be capable of being returned to its current condition should the use cease;
- Buildings throughout the Manly Town Centre Conservation Area have been similarly altered; and
- The proposed development will not detract from any surrounding heritage items.

Conclusion

The proposal comprises internal fitout works, new shopfront and business identification signage to the existing building listed as a local heritage item. The proposed works are required to cater for the specific requirements of the new tenant, Commonwealth Bank.

All original fabric has been removed from the ground floor and all proposed works are capable of being removed to return the tenancy to its current condition if required. Surrounding heritage items have been similarly altered and a material impact will not result to any surrounding heritage item or the Manly Town Centre Conservation Area.

On this basis the proposed development will not pose a detrimental heritage impact.

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