

HERITAGE IMPACT STATEMENT

for

PROPOSED ALTERATIONS TO SHOPFRONT and INTERNAL FITOUT



at the

NAB Manly
8 - 28 The Corso, Manly

for
Lend Lease

August 2021

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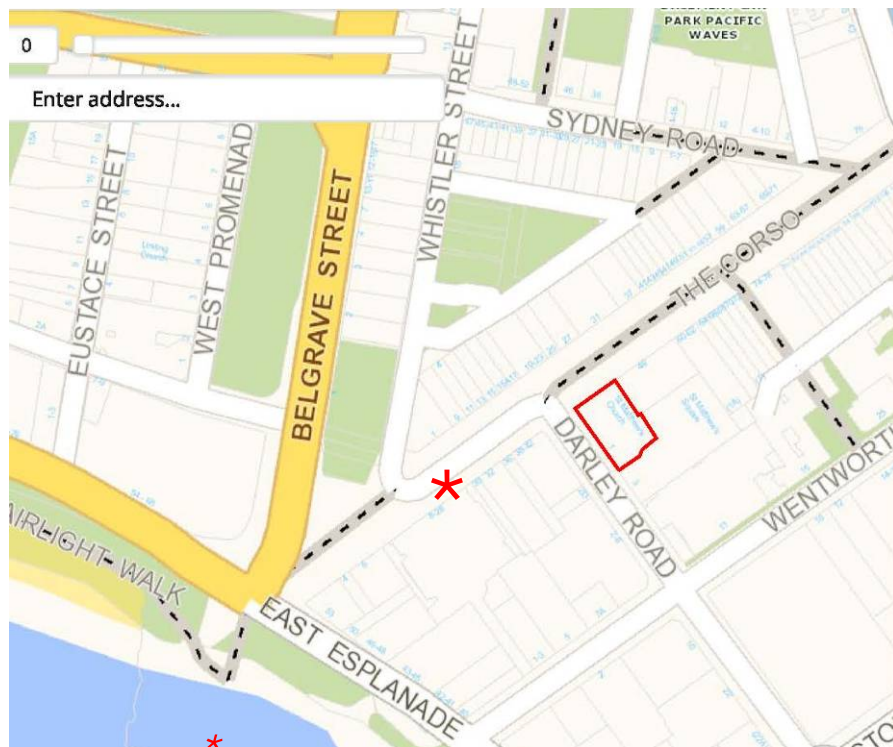
INTRODUCTION

This Heritage Impact Statement was prepared in support of a Development Application for proposed alterations and upgrading to the shopfront and internal fitout of the NAB Bank branch at 8 - 18 The Corso, Manly.

The report was prepared by Bruce Dawbin of Dawbin Architects Pty Ltd, Architects and accredited Heritage Consultants for the applicant, Lend Lease on behalf of the client, the National Australia Bank.

THE SITE

The subject site is a modern four storey apartment building, *The Corsoleil*. The ground floor shopfront includes the existing NAB bank branch. The upper levels comprise the apartment complex.



The subject site , 8 - 18 The Corso, Manly

HERITAGE LISTINGS AFFECTING THE SUBJECT PROPERTY

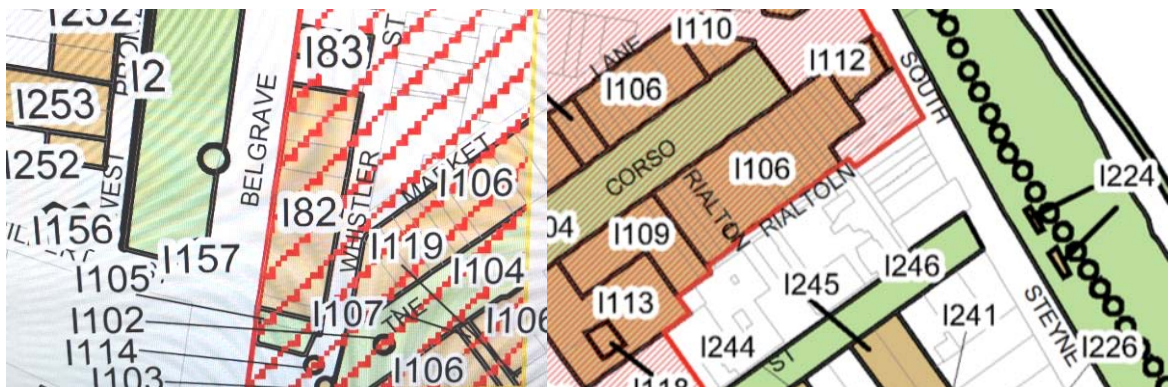
Northern Beaches Council - Manly Local Environmental Plan 2013 (LEP)

No 8- 18 The Corso is included as part of a group listing in the LEP, *Schedule 5: Environmental Heritage Item No I106, a Group of Commercial buildings, All Numbers, The Corso*. The listing applies to all buildings within The Corso as a *group*. The subject site, no 8 - 18 is a modern commercial building within this group but is NOT a heritage item..

The Corso is located within the Town Centre Conservation Area (HCA C2), a cohesive precinct of heritage and modern shopfronts and residential development dating from various periods, the most distinctive being the Federation and interwar periods.

Schedule 5 of the LEP also includes listings for street trees, monuments, parks and individual buildings in The Corso. There are no individually listed buildings located in the vicinity of the subject site, the nearest being no 36 which contains a unique surviving original Federation shopfront. The following listed streetscape elements are located adjacent to, or in the vicinity including:

- 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)
- Item I102 Former cast iron street lights



8-28 The Corso is located within Heritage Conservation Area, HCA(C2) indicated by red hatching, and heritage items indicated by listing numbers (Map, Manly LEP 2013)

DEVELOPMENT CONTROLS AFFECTING HERITAGE ITEMS

Manly Local Environmental Plan 2013

Part 5.10 Heritage Conservation

Includes general provisions for the conservation of heritage items, development consent, conservation areas and conservation incentives.

Manly Development Control Plan 2013

The DCP provides guidelines for appropriate development within The Corso, including conservation of existing heritage components and sympathetic infill development with the objective of maintaining the heritage values and visual quality of the precinct.

Specific guidelines relevant to the current proposal include:

Part 3.2 Heritage Considerations

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.

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

- 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.*
- b) *Proposed development in the vicinity of a heritage item or conservation area must ensure that:*
 - i) *it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;*
 - ii) *the heritage values or character of the locality are retained or enhanced;*
 - 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.*

5.1.2 Statement of Significance for The Corso

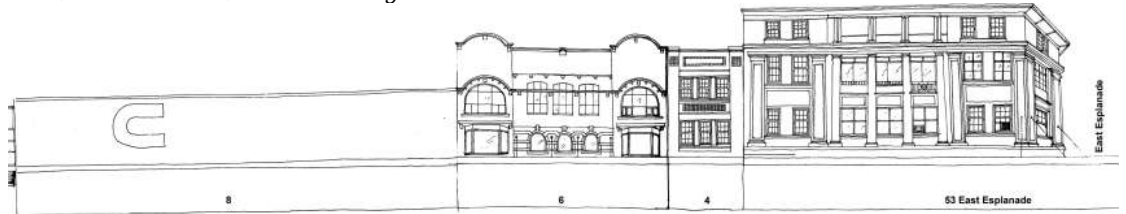
This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso:

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.

THE SUBJECT SITE, 8- 18 THE CORSO - in context



No 8, location of site, former buildings at left

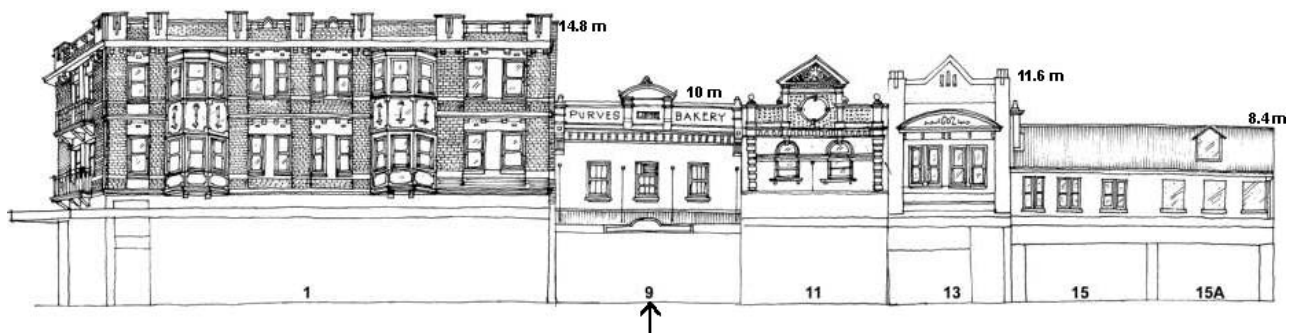


*Elevations of original and previous development of The Corso. The residential apartment building at 8 - 18 The Corso was constructed around 2010, on the site of a Coles supermarket, indicated at the left of the elevation above.
(The Corso DCP 2005)*



Present day 8 - 18 The Corso. The NAB branch is located in the ground floor shopfront. No 83 The Esplanade and 2 and 4 The Corso remain intact (right, distance)

1 - 15A The Corso, building group (opposite)



N

os 1- 15A The Corso survive as an intact group of commercial buildings retaining original heritage character, located directly opposite the subject site

Streetscape character of The Corso



The Corso, view to east, listed street trees adjacent to No 8 -18



Former Manly Council Chambers, corner The Corso and Whistler Street



War Memorial at the western gateway to The Corso

Building development in the vicinity of the subject site



Modern commercial development No 32 The Corso, near the intersection of Darley Road



NAB, shopfront, ATM area and public entry



View to east, NAB shopfront

DESCRIPTION OF THE PROPOSED WORK

The proposal for the current DA comprises demolition of the NAB fitout, the divesting of a section of the existing tenancy, and construction of a new NAB branch of reduced floor area.

Proposed work includes, in summary:

- Demolition of the existing bank fitout including floors, ceiling and signage
- Retention of the existing sliding entry doors
- Upgrade to finishes at the ground floor shopfront, retaining existing glazing and stone tiled base
- Installation of DMS Digital Screen to the new shopfront in the former ATM bunker
- New NAB/ATM under-awning sign
- Floating NAB star in shopfront
- New transome sign and black background above entry

HERITAGE IMPACT OF THE PROPOSAL

Heritage impact of the proposal was assessed for potential impact on The Corso, heritage items in the vicinity, and the character of the Manly Town Centre Conservation Area.

The Corso

No 8 - 18 The Corso 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)

WHY WORK IS NECESSARY FOR ONGOING VIABILITY

The work was required in response to a downsizing of business at this branch. The bank has occupied two tenancies to date, and with reduced staffing and increased on-line banking, the decision was taken to divest one of the tenancies and re-plan a new fitout into a single tenancy

MEASURES ADOPTED BY THE PROPOSAL TO MINIMISE IMPACT ON THE HERITAGE ITEM

Specific measures include the following:

Colours of external finishes and signage will be more discreet than existing and the reduced tenancy results in a considerable reduction in the size and visibility of the shopfront at street level.

CONCLUSION

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, The Corso streetscape or the Manly Town Centre Heritage Conservation Area .

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26 August 2021