



60-64 The Corso, Manly **Minor internal & external alterations and** **additions**

Statement of Environmental Effects & **Heritage Impact Statement**

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Table of Contents

1. Introduction.....	3
2. Site Analysis	4
3. Description of the Development.....	7
4. Statutory Planning Framework.....	8
4.1. Manly Local Environmental Plan 2013.....	8
4.2. Manly Development Control Plan 2013.....	10
5. Heritage Impact Statement.....	11
6. Conclusion	12

1. Introduction

This report constitutes a Statement of Environmental Effects and accompanies a development application to the Northern Beaches Council seeking consent for minor internal and external alterations and additions to 60-64 The Corso, Manly.

The report will provide an overview of the site and its context, a detailed description of the proposed development, the planning framework and environmental assessment. Consideration is given to the following environmental planning instruments including:

- The Environmental Planning and Assessment Act, 1979 (as amended);
- The Environmental Planning and Assessment Regulation 2000;
- Manly Local Environmental Plan 2013;
- Manly Development Control Plan 2013.

This report has been prepared with reference to the following:

- DA001 – Location & Site Plan
- DA100 – Existing/Demolition Ground Floor Plan
- DA101 – Existing/Demolition First Floor Plan
- DA200 – Proposed Ground Floor Plan
- DA201 – Proposed First Floor Plan
- DA300 – Proposed Elevation – Rialto Lane

The purpose of this report is to:

- Describe the components of the proposal
- Discuss the potential environmental effects of the proposal
- Draw conclusions as to the significance of any impacts
- Seek approval from Northern Beaches Council

2. Site Analysis

The site is identified as Lots A & B DP304309 at 60-64 The Corso, Manly. The subject works will affect ground floor level and first floor level within the existing building located on the site.

The existing building comprises of a five-storey commercial and retail premises. The current use of the building is as follows:

- Ground floor: Retail units facing The Corso with bin storage and loading dock facing Rialto Lane.
- First to fourth floor: Office spaces accessed via Rialto Lane. A secondary access to first and second floor is accessed from The Corso.

The subject site is classified as a heritage item described as a 'group of commercial buildings' (item no I106) and located within the Town Centre Heritage Conservation Area (C2), in accordance with the Manly Local Environmental Plan 2013.

The building is located on the south-eastern side of The Corso, which contains a mixture of retail, restaurant and café, pubs and bars and commercial offices. It is located between South Steyne and Darley Road. The site is regular in shape with a frontage width of approximately 19.9 meters and a side boundary of approximately 47.5 meters. The site has rear lane pedestrian access to the building and access to waste storage and loading dock areas.

The Manly Town Centre is well serviced with public transport infrastructure including bus routes to the Sydney CBD and Northern Beaches in addition to ferry services further south-west at Manly Wharf.

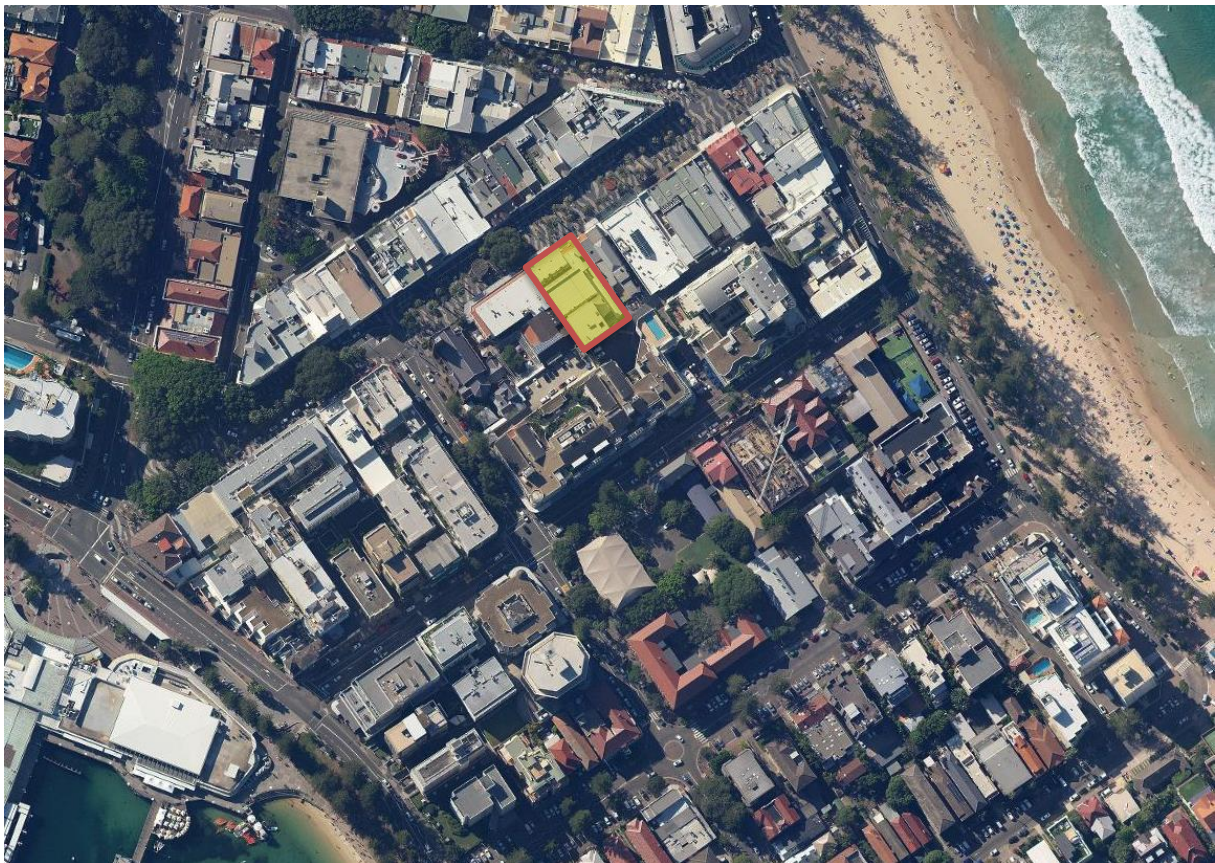


Figure 1: Site Location map (Source: Six Maps)



Figure 2: View of the site 60-64 The Corso, Manly



Figure 3: View of the site from Rialto Lane, Manly

3. Description of the Development

The Development Application is to provide further storage and a kitchenette at ground floor and to refurbish the existing office space at first floor with a window addition to provide natural light.

The details of the application are shown on the plans accompanying this submission: DA001, DA100, DA101, DA200, DA201 & DA300.

Specifically, the modifications involve:

GROUND FLOOR:

- Remove redundant lift located at the rear of the property to provide storage space
- Remove existing roller doors at ground floor and provide new lightweight partition walls and doors to provide a kitchenette and storage space

FIRST FLOOR:

- Remove redundant lift located at the rear of the property and walls to be demolished
- Internal lightweight walls to be demolished and fit-out to be removed
- Existing door leading to the amenities & lobby space to be removed to have an infill wall
- New passage to be created connecting the two spaces
- Refurbish existing office space
- Alter Rialto Lane façade by demolishing part of the wall to introduce a new window to provide natural light to the refurbished office space

SECOND FLOOR:

- No change

THIRD FLOOR:

- No change

FOURTH FLOOR:

- No change

Please note that there is an existing lift accessed via the lobby that services all floors of the building.

4. Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

4.1. Manly Local Environmental Plan 2013

The site is zoned B2 'Local Centre' under the provisions of the Manly Local Environmental Plan 2013.

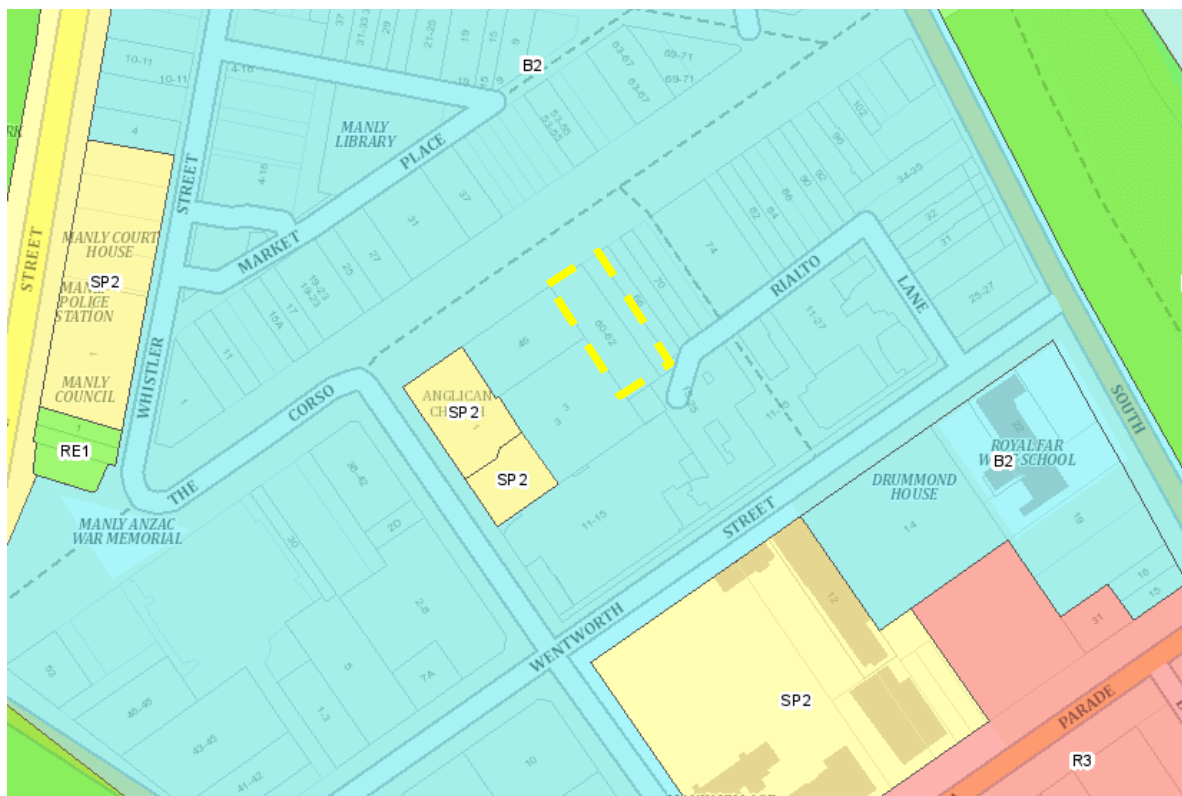


Figure 4: Location of the subject site marked in yellow (Source: NSW ePlanning Spatial Viewer)

An extract of the B2 'Local Centre' zoning from the Manly Local Environmental Plan 2013 specifies the following:

1. Objectives of zone

- 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.

2. Permitted without consent

Home-based child care; Home occupations

3. Permitted with consent

Amusement centres; Boarding houses; Boat sheds; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water recycling facilities; Water supply systems

4. Prohibited

Pond-based aquaculture Water treatment facilities; Any other development not specified in item 2 or 3

The proposal involves alterations and additions to the existing premises being retail and commercial spaces as defined within the Manly Local Environmental Plan 2013. The proposed works will provide better amenity to the users of the premises. No change of use is being proposed.

Clause 4.3: Height of Buildings

The proposal does not increase the overall height of the existing development.

Clause 4.4: Floor Space Ratio

The proposal development does not amend the Floor Space Ratio of the building.

Clause 5.10: Heritage Conservation



Figure 5: Extract of Manly Heritage Map. Location of the subject site marked in yellow (Source: NSW ePlanning Spatial Viewer)

The subject site is classified as a heritage item described as a 'group of commercial buildings' (item no. I106), 'group of commercial buildings' (item no. I109), and is located within the Town Centre Heritage Conservation Area (Conservation area: C2).

Consent is required in relation to clause 5.10 (2(a)) which states:

demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- i) a heritage item*
- ii) An Aboriginal object*
- iii) A building, work, relic or tree within a heritage conservation area*

Clause 5.10 (2(b)) states that:

Altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item

The proposal involves minor internal alterations and minor exterior changes to the rear façade at Rialto Lane, not at The Corso.

All heritage fabric has been removed from the interior of the ground floor. The contribution of the subject site to the listed group of buildings comes only from The Corso façade above awning level. The proposal will not remove or affect any heritage fabric.

As such, there is no impact on The Corso streetscape heritage and the proposal will continue to comply with the objectives of Clause 5.10: Heritage Conservation.

4.2. Manly Development Control Plan 2013

The relevant assessment criteria are applicable to the development in accordance with the Manly Development Control Plan 2013:

Clause 3: General Principles of Development

Clause 3.2: Heritage Considerations

The proposal involves minor internal alterations and exterior changes to the rear façade at Rialto Lane, not the Corso. As such, the proposed works do not detract from or significantly alter the significance of the subject heritage item or the surrounding conservation area. The proposal is to undertake internal alterations and introduce a new window at the Rialto Lane façade. Rialto Lane façade has no remaining heritage fabric or character.

The proposed alterations and additions to the heritage item are considered to be acceptable in this instance.

Clause 3.6: Accessibility

The proposed works have been designed and will be fitted out to ensure all works are in accordance with the BCA and relevant Australian Standards.

Notwithstanding the above, the existing premises have access to amenities at both ground and first floors.

Clause 4 Development Controls and Development Types:

Clause 4.2.4: Car Parking

Currently, there is no off-street parking available on site and none is proposed.

The subject site is suitably located within proximity to public transport infrastructure including a number bus routes to the Sydney CBD and Northern Beaches in addition to ferry services further south-west at Manly Wharf. Additionally, there are four (4) public car parks available within the Manly Town Centre which offer up to two (2) hours of free parking.

5. Heritage Impact Statement

60-64 The Corso is classified as a heritage item described as a 'group of commercial buildings' (item no. I106), 'group of commercial buildings' (item no. I109) and is located within the Town Centre Heritage Conservation Area (Conservation area: C2).

The extensive modifications that have been carried out on this building over the last 15 years have been the subject of detailed Heritage Reports.

All heritage fabric has been removed from the interior of the ground floor and the shopfronts are not original. The contribution of 60-64 The Corso to the listed group of buildings comes only from the façade above awning level.

This proposal will not remove, alter, or affect any heritage fabric.

6. Conclusion

This proposal will improve the usage of the existing ground floor and first floor areas by providing better amenity to both.

The proposed alterations and additions are small in scale and scope and will not adversely or detrimentally impact on the heritage value of the building or the significance of the heritage conservation area in general. The changes aim to improve the functionality and layout of the premises.

The proposal complies with the development standards of the relevant LEP and the performance criteria laid down in the various DCP's as detailed above.

Accordingly, the proposal for minor alterations and additions at 60-64 The Corso, Manly is acceptable from an environmental, social, and planning perspectives and approval should be granted by Northern Beaches Council.