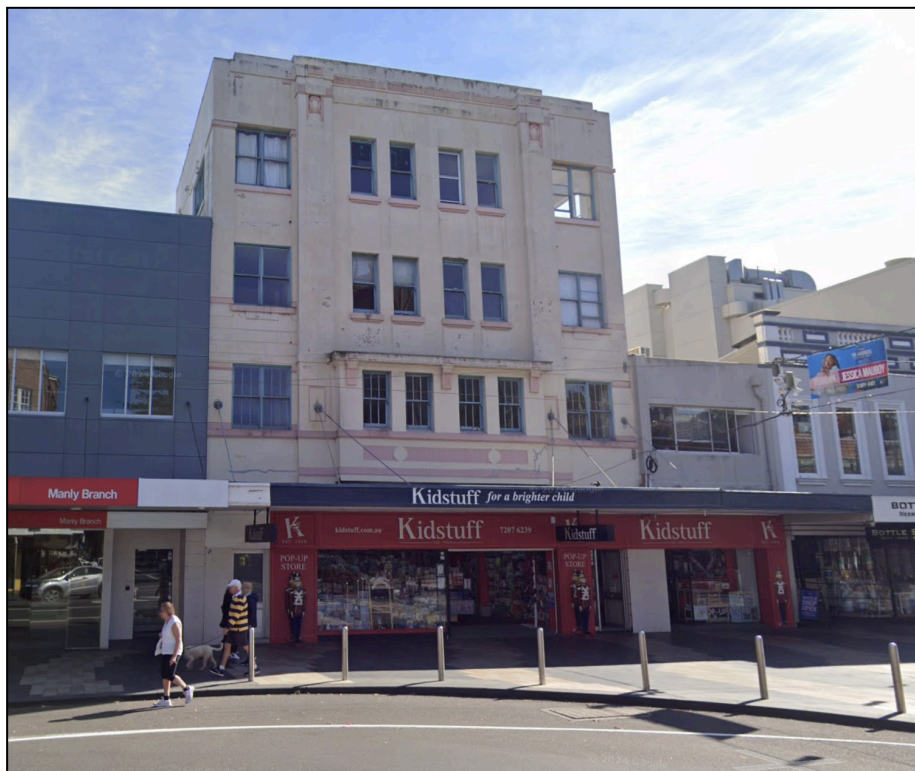




**Damian O'Toole
Town Planning &
Heritage Services**

Heritage Impact Statement for for Section 4.55(2) Modification Application

19-21 The Corso Manly NSW 2095



**Minor modifications to Development Consent DA2020/1711 for
*Alterations and additions to an existing shop top housing
development* by modifying the design minimally**

February 2025

Heritage Impact Statement prepared by:

Name: Damian O'Toole MPIA MRTPI
Qualifications: MA Town Planning
Grad Dip Heritage Conservation

Address: Studio 9, Level 5, 35 Buckingham Street, Surry Hills NSW 2010

In respect of the following s.4.55 (s) Modification Application:

Land to be developed: 19-21 The Corso Manly NSW 2095

Proposed development: Minor modifications to Development Consent
DA2020/1711 for *Alterations and additions to an
existing shop top housing development* by modifying the
design minimally.

Declaration: I declare that I have prepared this Statement and to the best of my
knowledge:

1. The Statement has been prepared in accordance with clause
4.12 of the EP & A Act and Clause 50 of the EP & A Regulations.
2. The Statement contains all available information that is relevant
to the environmental assessment of the development to which
this Statement relates, and
3. That the information contained in the Statement is neither false
nor misleading.

Signature:

A handwritten signature in black ink, appearing to read 'D O'Toole'.

Name: Damian O'Toole MPIA MRTPI

Date: Feb 2025

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1. Introduction and Overview

The following Heritage Impact Statement (HIS) has been prepared to accompany a Section 4.55 (2) modification application for minor modifications to Development Consent DA2020/1711 for *Alterations and additions to an existing shop top housing development* by modifying the design slightly, at the subject site at 19-21 The Corso Manly NSW 2095.

The site is listed as a heritage item (I106) under the LEP as part of the Group of commercial buildings, All numbers, The Corso. It is also located within the Town Centre Conservation Area (C2).

The proposed modifications are minor and seek:

- Removal of the residential entry from The Corso and expand the commercial space at this level.
- Install bi-fold entry doors to Market Lane for a new cafe/food use (fitout to be subject of separate application) in lieu of the previous office space here. These works will activate the facade and provide visual interest to this thoroughfare.
- New ramps for level access.
- Minor internal alterations.
- New Air Conditioning units to roof level.

The works will have minimal and reasonable heritage impacts.

Council requires the submission of a HIS for the proposed works to ascertain if they will have any adverse heritage impacts upon the significance of the site. This HIS considers the proposal against the relevant heritage planning objectives and controls contained within the Manly Local Environment Plan (LEP) 2013 and the Manly Development Control Plan (DCP) 2013.

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the NSW Heritage Office and *The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Heritage 2013* (the Burra Charter).

For this report, desktop historical research has been undertaken, including resources available on Trove (to access State and local resources) as well as images under ownership of the State Library.

The format of this report follows the standard for the preparation of Heritage Assessments set out by the Department of Planning and Environment dated 2023.

2. Authorship

This report has been prepared by Damian O'Toole. Damian has a Masters Degree in Town Planning and a Post Graduate Diploma in Heritage Conservation obtained from the University of Sydney.

3. Physical evidence

A physical description can be found in Section 4 below.

4. The Subject Site and Surrounding Area

4.1. The Subject Site

The site is described as SP 12989 and is known as No. 19-23 The Corso, Manly. It is situated on the northern side of The Corso opposite its intersection with Darley Road.

The site also has frontage to Market Place to the rear (north). The subject application relates to part Lot 1, Lots 2-13 and part of the common property within SP 12989.

The subject site is generally rectangular in shape and has an area of 523.9m². It has a frontage to The Corso of 16.835m, a frontage to Market Place of 16.76m and a depth of 31.2m. The site is generally level.

The site is occupied by a four storey older style shop top housing building with ground floor retail (No. 19-21) and a two storey retail/commercial building (No. 23). It contains retail, office and storage space at the Ground Floor. The retail space has its primary frontage to The Corso with access also available from Market Place to the rear.

No. 19-21 contains 8 units at the First and Second Floors (4 x 1 bedroom units and 4 x 2 bedroom units) and 2 x 2 bedroom units and shared laundry at the Third Floor sited over the southern part of the building. The remainder of the Third Floor is an open roof terrace surrounded by a balustrade to Market Place. Access to the residential units is available from both The Corso and Market Place.

The subject site is located in Manly Town Centre on The Corso, the main pedestrianised shopping strip in the centre with Manly Beach at its eastern end and Manly Wharf to the west.

Development in The Corso generally comprises 2-3 storey retail/commercial development with some taller buildings such as the subject building at 19-21 The Corso.

Market Place to the rear of the site has traditionally provided a service function for premises with their primary frontage to The Corso. To the east of the site it is a shared way (closed to traffic between 8am-5am daily) and there are a number of retail and food and drink premises opening onto the street along its length.

To the east, the site adjoins the Ivanhoe Hotel at 25-31 The Corso (of which No. 23 now forms a part). The Hotel is a 2-3 storey building containing a number of bar areas, dining facilities, gaming facilities and a bottle shop.

To the west, the site adjoins No. 17 The Corso, a two storey retail/commercial building occupied by St George Bank at the ground floor.

To the north of the site, on the northern side of Market Place, is the Council-operated Whistler Street car park (see Plan 1), a multi storey (6 level) car park which is open to the public between 6.30am and midnight Monday-Thursday and 24 hours Friday-Sunday. It contains 311 car spaces. Adjoining to the east of the car park is Manly Library.

The site is located within Manly Town Centre in proximity to a range of shops and services and within walking distance of Manly Beach and public transport facilities (ferry and bus) providing links to the Sydney CBD and the northern beaches.

The site is listed as a heritage item (I106) under the LEP as part of the Group of commercial buildings, All numbers, The Corso. It is also located within the Town Centre Conservation Area (C2) and is in the vicinity of a number of listed heritage items, including:

- I104 – Street trees, The Corso (from Whistler Street to Sydney Road);
- I107 – Commercial building, 36 The Corso;
- I108 – Group of commercial buildings, 41-45 The Corso; and
- I113 – St Matthew's Church and church hall, 44 The Corso.



Figure 1: Aerial view of the subject site.

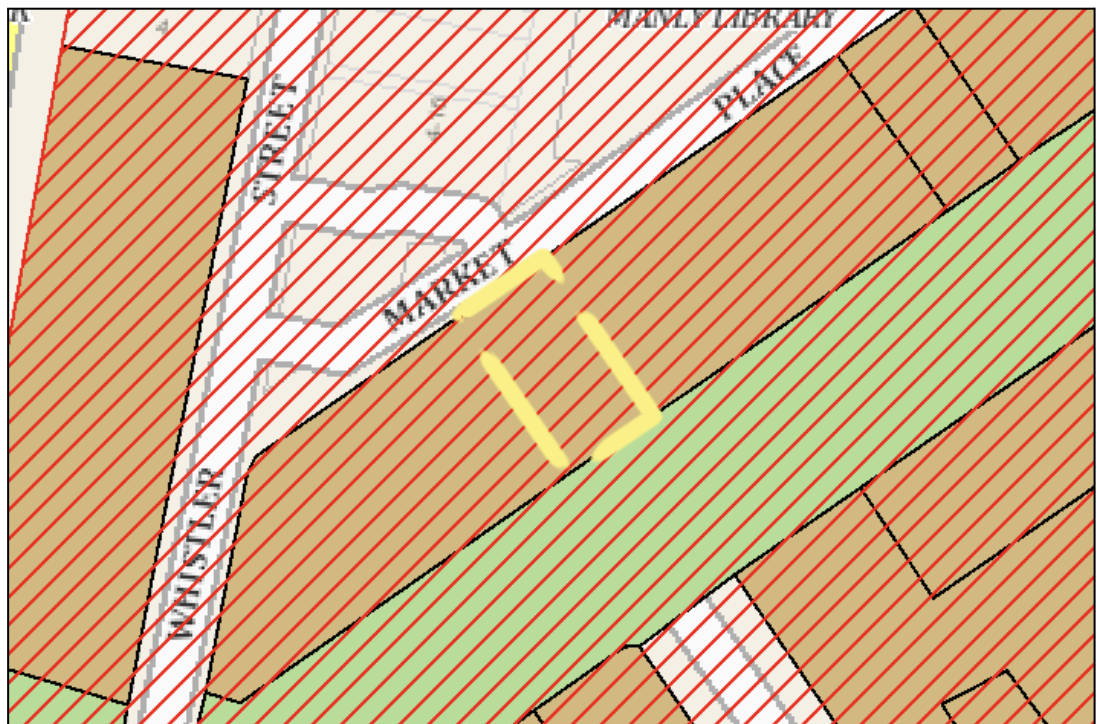


Figure 2: Heritage map identifying the subject site is listed as a heritage item (I106) under the LEP as part of the Group of commercial buildings, All numbers, The Corso. It is also located within the Town Centre Conservation Area (C2).

5. Site Photographs



Figure 3: Front facade.



Figure 4: Close up of front facade.



Figure 5: Rear of the site.



Figure 6: Rear of the site.

6. Heritage Summary

The subject site is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106 and defined across both Heritage Maps 3 and 5 attached to the Manly LEP 2013.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.



Figure 7: Manly Parish Map.

7. Statement of Significance

7.1 Statement of Significance

The subject site is listed as a heritage item under Part 1 of Schedule 5 of the Manly LEP 2013 known as the 'Group of commercial buildings' incorporating all numbers in The Corso (item no. I106) as shown in the heritage map in Figure 3 above.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The following sections provide the Statements of Significance of the subject site and the HCA available on the state heritage inventory (SHI) database managed by Heritage NSW.

Subject Site

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.

Town Centre

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

8. Proposed Works

The proposed modifications are minor and seek:

- Removal of the residential entry from The Corso and expand the commercial space at this level.
- Install bi-fold entry doors to Market Lane for a new cafe/food use (fitout to be subject of separate application) in lieu of the previous office space here. These works will activate the facade and provide visual interest to this thoroughfare.
- New ramps for level access.
- Minor internal alterations.
- New Air Conditioning units to roof level.

The works will improve the functionality of the ground floor uses (retail and food and drink) and will improve access to the site.

The removal of minor areas of fabric will have no adverse heritage impact. The works affect areas of secondary importance. The interpretation of the site is unaffected.

9. Assessment of Heritage Impact

9.1 Discussion of Heritage Impact:

The proposed works are minor and comprise minor alterations which will enhance the retail functions at the site. The widening of the main retail space in lieu of the existing residential entry has no adverse bearing to the site. The activation of the rear laneway is a significant townscape enhancement. Other minor works will improve access and the functionality of the ground floor.

The following is noted in terms of the new development:

- There are no significant works proposed to the exterior. The principal form of the building is not materially altered.
- The works generally concern service and secondary areas of significance. The rear building form is currently detracting.
- The proposed works largely affect contemporary fabric and will improve amenity and flow of the space, by opening up spaces and improving internal access.
- The proposed works are designed to improve the functionality of the historic use of the building.

10.1 Manly Local Environmental Plan (LEP) 2013

Relevant provisions of the LEP 2013 and the proposed works compliance are considered below.

5.10 Heritage Conservation		
(1) Objectives The objectives of this clause are as follows: Objectives The objectives of this clause 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, and (d) to conserve Aboriginal objects	The proposed works seek to conserve the environmental heritage of Manly. The proposed works will enhance the appearance and functionality of the site. Views from the public domain will be enhanced. N/A N/A	Complies.

and Aboriginal places of heritage significance.		
<p>(2) Requirement for consent Development consent is required for any of the following:</p> <p>(a) 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):</p> <p>(i) a heritage item,</p> <p>(b) 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, exposed, moved, damaged or destroyed.</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area.</p>	<p>The subject site is listed as a heritage item under Part 1 of Schedule 5 of the Manly LEP 2013 known as the 'Group of commercial buildings' incorporating all numbers in The Corso (item no. I106) as shown in the heritage map in Figure 3 above.</p> <p>In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.</p> <p>Development consent is required for the proposed works as they have the potential to affect the significance of the subject site.</p>	Complies.
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This report has found that the proposed works will have a neutral impact on the subject site.</p> <p>Views and interpretation of the building will be enhanced at the rear and maintained to the main street frontage.</p> <p>The proposed works to the interior are in areas of contemporary fabric and low significance.</p>	Complies.
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any</p>	<p>This report is the heritage management document required by Council to ascertain the heritage</p>	Complies.

development: (a) on land on which a heritage item is located. Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	impact of the proposed works.	
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10.2 Manly Development Control Plan (DCP) 2013

The Manly Development Control Plan 2013 (DCP 2013) contains more specific planning controls than contained within the LEP 2013. Relevant provisions of the DCP 2013 and the proposed works compliance are considered below.

3.2 Heritage considerations		
Provisions 3.2.1 Consideration of heritage significance 3.2.1.1 Development in the vicinity of heritage items, or conservation areas 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; and 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	The proposed modification works are minor and will have no effect on heritage assets identified as being in the vicinity. The works have no adverse bearing to the subject site. The appearance to the rear lane is enhanced and the functionality of this area is improved.	Complies.

respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.		
3.2.2. Alterations or Additions to Heritage Items or Conservation Areas a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.	The works are consistent with these requirements. The works are minor and have no significant or unreasonable impact.	Complies.
3.2.2.2 Retaining significant features and landscape setting Alterations or additions to heritage items or buildings within a conservation area must: b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place; f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be	No original or significant detailing will be affected by the proposed works. No significant fabric will be removed. As discussed above, the proposed works will concern an area previously subject to contemporary refurbishment and 'low significance'. Existing contemporary openings will be modified only internally. New openings are appropriate to the	Complies. Complies. Complies.

of a size, proportion and type of window that is compatible with the building's architectural style/period.	townscape requirements.	
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11. Conclusions and Recommendations

The proposed modification works are minor and are considered to be a sympathetic effort to improve functionality and provide contemporary refurbishment. whilst also respecting the heritage significance of the area.

The proposed works will have a **neutral** heritage impact for the following reasons:

- The overall form is retained.
- Fabric affected is of secondary importance and in areas of lesser significance.
- The activation of the rear lane is an enhancement.
- The works occur to the interior and will not be visible from the public domain.