

# STATEMENT OF HERITAGE IMPACT

Proposed Development at

8-28 The Corso

MANLY



Job No. 10127

November 2023

**Heritage21**  
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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### **Acknowledgement of Country**

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

**Name of the heritage item:**

Row of Commercial Buildings (I106)Manly LEP 2013

**Address and location:**

8-28 The Corso, Manly NSW 2095

**Statement of heritage impact for:**

Commercial fit out works, signage and change of use pertaining to a commercial space at the subject site.

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Cover image: Subject site, from south-east looking to front façade.  
(Source: Heritage 21, November 2023)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
RI	Issued for DA lodgement.	22.11.2023	AA	EM	AA

## 1.0 INTRODUCTION

### 1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of AriiSmits architects and the owner of the property to accompany a development application pertaining to a listed heritage item. The application entails a change of use from retail to office spaces, installation of signage, and alterations to the tenancy to construct the fit-out for the proposed office spaces.

### 1.2 Site Identification

The subject site is located at 8-28 The Corso, Manly which falls within the boundaries of Northern Beaches Council Local Government Area (LGA) and it comprises SP86845. As depicted in Figure 1 below, the site is located on the south side of The Corso where the street curves and becomes the corner of Whistler Street. The subject site is a contemporary infill building featuring mixed-use retail tenancies and residential units. The building is book-ended by heritage listed commercial buildings and sits within a wider setting of other significant buildings and landscaping, all of which form part of the Manly Town Centre Conservation Area. The setting and topography of the site will be more fully described in Section 3.0 below.



**Figure 1.** Source image from SIX Maps, outlining the subject site. Aerial view of the site, which is highlighted in yellow (Source: NSW Spatial Services, “SIX Maps,” accessed 13 November 2023 <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

## 1.3 Heritage Context

### 1.3.1 Heritage Listings

The subject site **is listed** as an item of environmental heritage under Schedule 5 of the *Manly Local Environmental Plan 2013* ("MLEP"). The subject site **is not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), and/or the former Register of the National Estate.<sup>1</sup>

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Manly Local Environmental Plan 2013	Group of Commercial Buildings	The Corso, Manly	Local	I106



**Figure 2.** Detail from Heritage Maps HER\_003 and 004; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown. The Town Centre Conservation Area is cross hatched red (Source: NSW Legislation Online, <https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/manly-local-environmental-plan-2013>, annotated by Heritage 21).

<sup>1</sup> The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

### 1.3.2 Conservation Areas (“CA” or “HCA”)

As depicted in Figure 3 above, the subject site is located within the boundaries of the Manly Town Centre Conservation Area (“CA”), listed under Schedule 5 of the MLEP 2013. Section 5.1.2 of the Manly Development Control Plan 2013 directly references the significance of The Corso. The existing positive qualities of The Corso, comprising both the public domain and the characteristic historic buildings that collectively front The Corso contribute to the setting of the area. Although some more recent development and some maintenance practices on older buildings are unsympathetic to these qualities, the overall integrity of the structure – and hence the significance – of the street continues.

The subject site is a contemporary building dating from approximately 2012 and is not deemed to make a direct contribution to The Corso from a heritage perspective. The design of the building does sit well within its environs although is not of significance in its own right.

### 1.3.3 Heritage Items in the Vicinity

The significance of the Manly Town Centre has been recognised via environmental heritage listings in the MLEP 2013. All buildings in the Corso are listed as a group under I106. Other individual and groups of buildings with additional individual merit as well as various streetscape elements such as parks and monuments are also listed. These listings place a responsibility on Council, landowners and applicants to maintain the significance of the “greater whole” of the heritage items within The Corso and the Manly Town Centre Conservation Area. The subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the MLEP 2013. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
2 cast iron pedestals (former street lights)	The Corso (central reservation, between The Esplanade and Darley Road)	Local	I102
Monument—war memorial (cenotaph)	The Corso	Local	I103
Street trees	The Corso (from Whistler Street to Sydney Road)	Local	I104
Unnamed Triangular Park	The Corso and Belgrave Street (in front of Council Chambers)	Local	I105
Group of commercial buildings	All numbers, The Corso	Local	I106
Commercial building	36 The Corso	Local	I107
Group of commercial buildings	41–45 The Corso	Local	I108
Group of commercial buildings	46–64 The Corso	Local	I109
New Brighton Hotel	69–71 The Corso	Local	I110
Hotel Steyne	75 The Corso	Local	I111
Group of 4 commercial buildings	102–112 The Corso	Local	I112
St. Matthew's Church and Church Hall	44 The Corso	Local	I113
Cast iron letter box	Corner of The Corso and Whistler Street	Local	I114
St. Matthew's Anglican Rectory	Corner Darley Road and The Corso	Local	I118

## 1.4 Purpose

Due to the site being a listed item and, in a HCA Sections 5.10(4) and 5.10(5) of the MLEP 2013 require Northern Beaches Council to assess the potential heritage impact of non-exempt development, on the heritage significance of the abovementioned heritage item and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

## 1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

## 1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

## 2.0 HISTORICAL CONTEXT

### 2.1 General Historical Development

The following has been excerpted from information provided by the Office of Environment and Heritage.

*Due to the isolated geography of the area and to poor access, Manly remained reasonably undeveloped, with only a few isolated huts. Early development of the area was a direct result of access by ferry boat leading to the establishment of some of the first villa homes in the area. There was scant development in the area before 1840. In 1810, two grants for Crown land were made. Gilbert Baker was granted 30 acres of land south of the present-day Corso and extended to the current Ashburner Street. Richard Cheers was granted 100 acres of land to the south adjoining Baker's grant, from Ashburner Street to the Patrick's College land. D'Arcy Wentworth purchased both the Baker and Cheers grants prior to his death in the 1820s but the area remained relatively undeveloped up until the 1880s. In 1836, there were only 43 people living in the Manly district, 13 of them "government men".*

*To the north of the area now known as The Corso, John Thompson was granted 100 acres in 1842. Thompson's grant was purchased in the early 1850s by an enterprising gentleman named Henry Gilbert Smith. Smith made several purchases in the area including 20 acres at North Steyne. He then set about planning his grand scheme for the private village that was to become Manly. Smith had visions of a great Marine Retreat and health resort, inspired by the concerns of a health-conscious community that still laid blame for ill health on miasma rather than direct contact with bacteria.*

*In 1855, Smith built a pier in Manly Cove and began a ferry service between Sydney and Manly. Initially difficult to access by land, transport from Sydney by ferry was vital to the future development of Manly. Smith then set about developing one of the few private townships in New South Wales, one of the first suburbs to develop outside the walking boundary of Sydney. Smith's plan for Ellensville was centred around a grand thoroughfare which he named The Corso, after a famed street in Rome.*

*The Corso was initially a sandy track cleared by Smith in 1855 and ran on a diagonal between the ferry wharf at Manly Cove and the ocean beach to the east. It is likely to have followed an original Aboriginal pathway. Subdivision of the land north of The Corso occurred in 1858, resulting in the first development of Manly.*

*One of Smith's first sub-leases was to George Birch in 1856, for part of Lot 10 (on the Montpelier plan), on the site of the present-day Coles Store. Birch opened refreshment rooms. John Oatley took the other half of the allotment. In 1859 Lots 8 and 9 were leased to A W Smith, a prime site opposite the wharf but with the stipulation that no wines or spirits were to be sold from the premises. This later became the site of the Temperance Hotel. Despite these leases on The Corso, the rest of the area south of The Corso failed to develop until after the*

*expiry of Smith's lease of the land from the Wentworth Estate. New subdivisions followed the sale of land after 1877, much of it acquired by the Anglo Australian Investment Company.*

*In 1877 Manly was gazetted a Municipality.*

*The first ideas of beautification arose following local residents' appeals to Council to promote the area as a "resort". This resulted in the planting of trees along The Corso following Council seeking advice from experts at the Botanic Gardens.*

*A horse-drawn tram had started in Manly in 1903, running from the harbour wharf up The Corso and along the Steyne to Carlton Street before turning back towards Pittwater Road, then north to Manly Lagoon.*

*The 1920s and 1930s saw a proliferation of "flats", a new mode of dwelling for the suburban commuter. This is evidenced by the large number of new residential flat buildings and throughout Manly in the Interwar period, and the conversion of many larger houses into flats. Manly continued as a popular holiday destination through the twentieth Century, particularly for those from the country.*

*In 1988 The Corso was redesigned by well-known landscape architect Bruce McKenzie, including part-closure to vehicles.*

*On the northern corner of Belgrave Street (known previously as the East Promenade and then Pittwater Road) was the Post Office and Telegraph Office. This was later demolished, and a substantial two storey building was constructed for the Commonwealth Bank on the site in the 1930s. The Post Office had served as an agent for the bank for many years, as was common at the time. This site is now vacant and provides a visual corridor to the Congregational Church opposite.<sup>2</sup>*



Figure 3. Map of Ellensville, 1833 (Source: OEH)

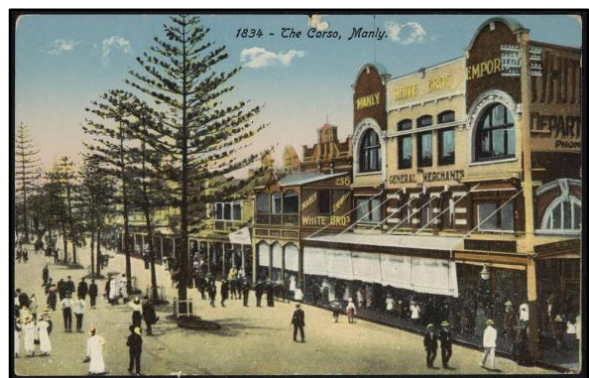


Figure 4. Postcard of The Corso 1834 (Source: National Museum of Australia/Trove)

<sup>2</sup> New South Wales Office of Environment and Heritage, 'Town Centre Conservation Area', <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020838>, retrieved 16 September 2019.

### 3.0 PHYSICAL EVIDENCE

#### 3.1 The Site and its Setting

The site is located at 8-28 The Corso, Manly. The suburb of Manly is located 17 kilometres north-east of the Sydney Central Business District.

The Corso is a broad pedestrian mall in Manly, with most of the street having no vehicular traffic. It connects the Manly ferry wharf in the south-west, to Manly Beach to the north-east, on the Pacific Ocean side of the Manly peninsula. The Corso runs parallel with Market Street to the north-west and intersects with Whistler Street to the south-west.

The site at 8-28 The Corso is a multi-storey modern apartment and commercial building. It has a rendered brick facade and was constructed circa 2012 by private investment firm Henroth. An awning overhangs between the ground floor and first floor of the building to provide cover and shade for pedestrians. The roof is flat with part of the fourth storey being visible though set back.

The site is situated among two storey terrace commercial buildings with retail outlets on the ground floor. The subject building is a contemporary mixed-use development featuring commercial tenancies at the ground floor level and residential apartment dwellings above.

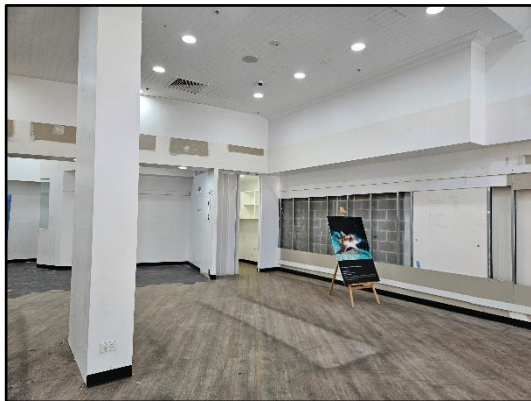
### 3.2 Images



**Figure 5.** View of the subject site taken looking south-west from the corner of The Corso and Whistler Street. Note the building is a contemporary structure.



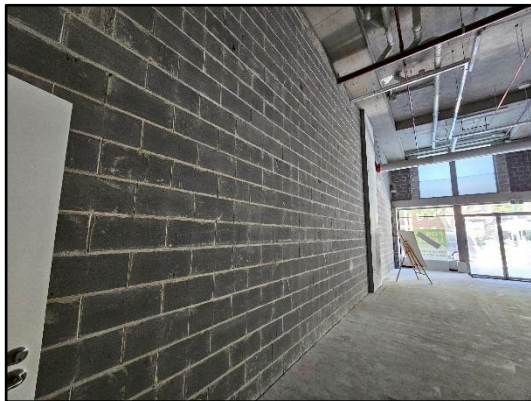
**Figure 6.** View south-west from the footpath looking towards the vacant tenancy pertaining to this application.



**Figure 7.** Internal view looking towards the rear.



**Figure 8.** View within the subject site looking south-west.



**Figure 9.** View looking north towards The Corso.



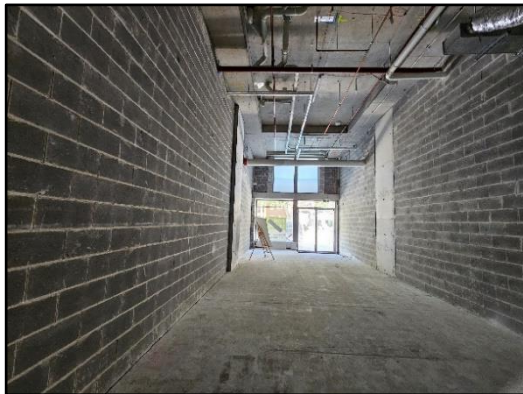
**Figure 10.** View north towards adjacent heritage items.



**Figure 11.** Signage infrastructure at the site.



**Figure 12.** View towards the main entrance of the tenancy.



**Figure 13.** This tenancy also pertains to this application. The masonry wall left of frame is proposed for demolition.



**Figure 14.** View looking west within the former Priceline store towards the rear.



**Figure 15.** View of the heritage context directly opposite the subject site.



**Figure 16.** View of the historic Manly Town Hall and heritage listed trees located across from the subject site.

## 4.0 HERITAGE SIGNIFICANCE

### 4.1 Established Significance

In order to assess the impact of the proposed works on the heritage significance of the subject site (I106), the Manly Town Centre Conservation Area (C2) and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places.

#### 4.1.1 The Subject Site (Item I106)

The following Statement of Significance is available for the site on the State Heritage Inventory:

*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.<sup>3</sup>*

The following Statement of Heritage Significance has been retrieved from the Manly DCP 2013 (Section 5.1.2) and illustrates the reasoning behind the listing under the Manly LEP 2013 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*

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<sup>3</sup> NSW Office of Environment and Heritage, 'State Heritage Inventory', Group of 4 Commercial Buildings, Search for NSW Heritage, n.d., <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020053>.

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.

#### 4.1.2 The Manly Town Centre Heritage Conservation Area

The following Statement of Significance is available for the heritage conservation area on the State Heritage Inventory:

*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.<sup>4</sup>*

## 5.0 WORKS PROPOSED

### 5.1 Proposal Description

The proposed development would include:

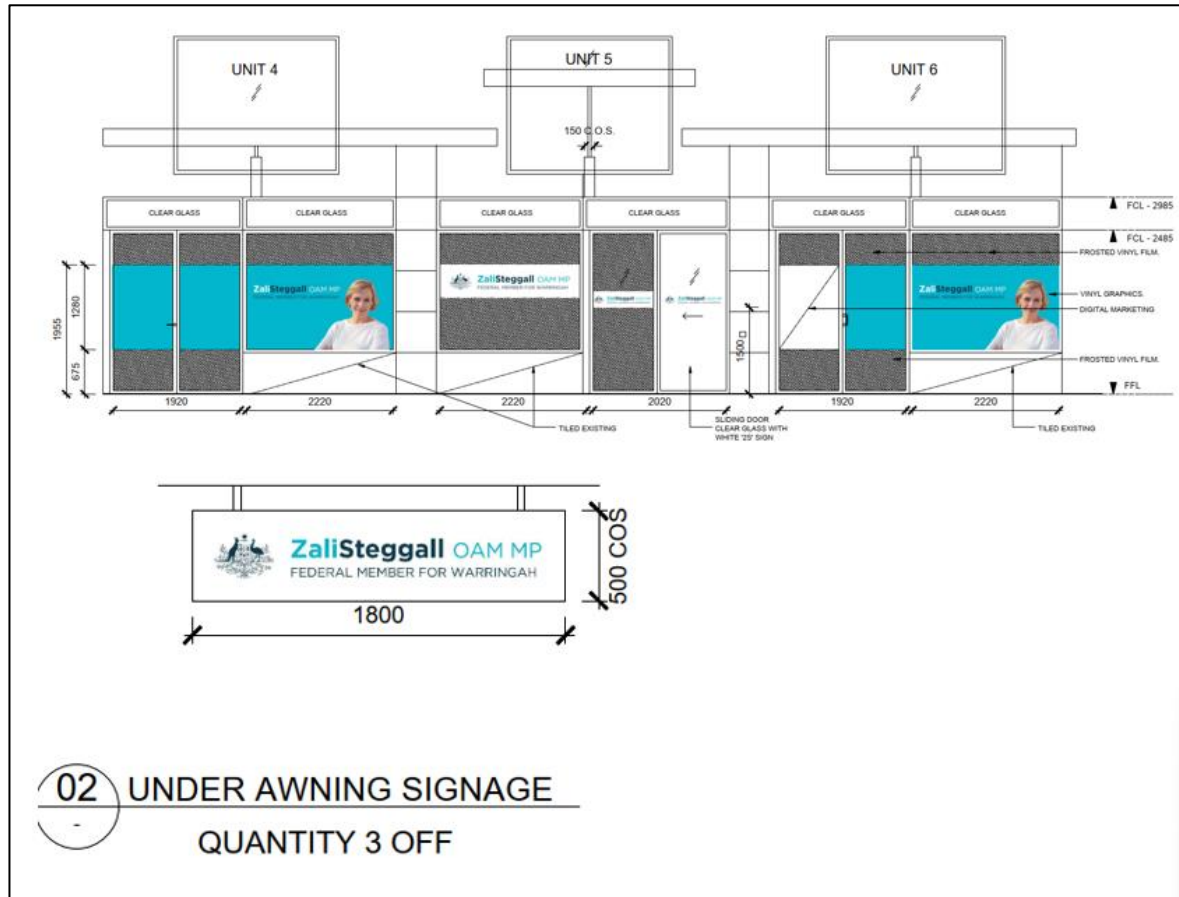
- Demolition of the existing partition wall between the spaces captured in figures 9 and 13;
- The installation of partitions for the office spaces within the tenancy;
- Installation of bathrooms and kitchen areas;
- Installation of mechanical ventilation services and other related services pertaining to the functionality of the space;
- Installation of new double doors for access into the proposed "Shop 7" space and partition walls to create the proposed shop area.

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<sup>4</sup> NSW Office of Environment and Heritage, 'State Heritage Inventory', Town Centre Conservation Area, Search for NSW Heritage, n.d., <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>.

## 5.2 Drawings

Our assessment of the proposal is based on the following drawing set provided by the interiors architectural firm ArieSmits and received by Heritage 21 for assessment on 8 November 2023. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.



**Figure 17.** The proposed signage and graphic design of the shopfront is reproduced above

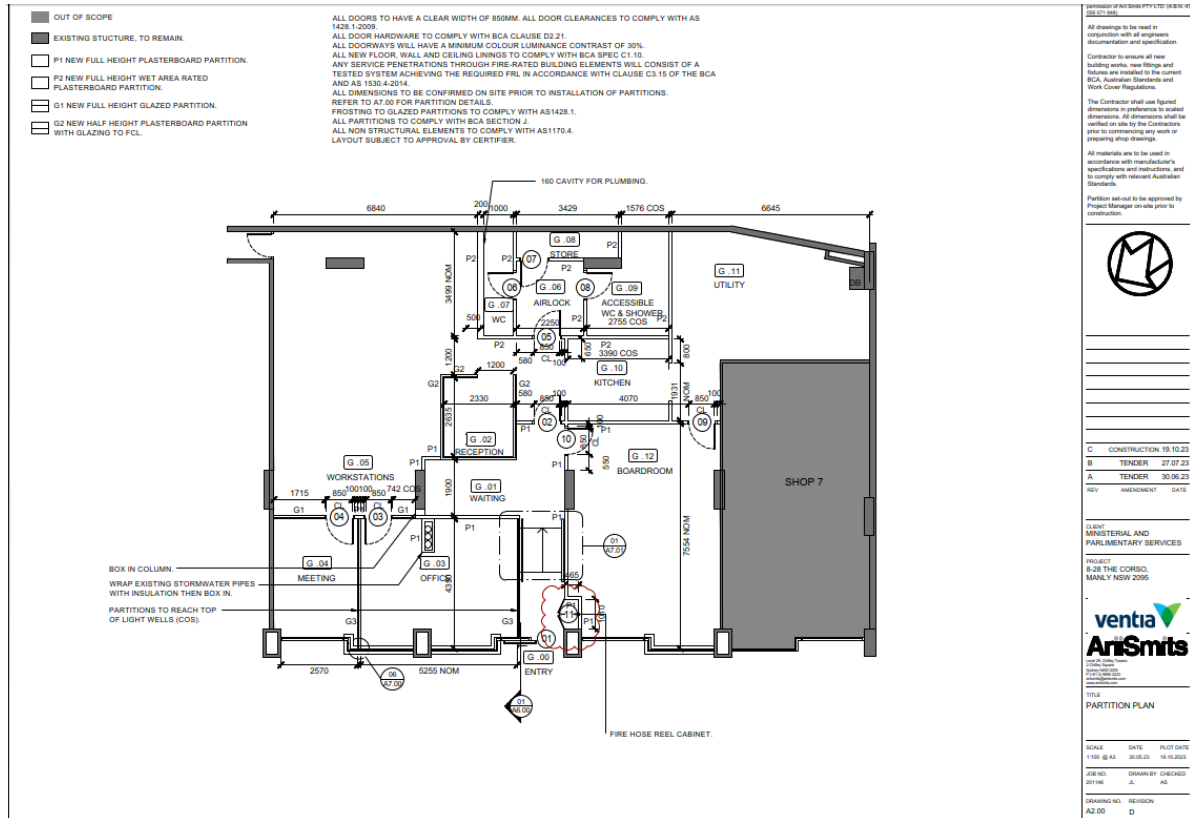


Figure 18. Proposed Partition Plan showing the intended layout of interior spaces within the tenancies.

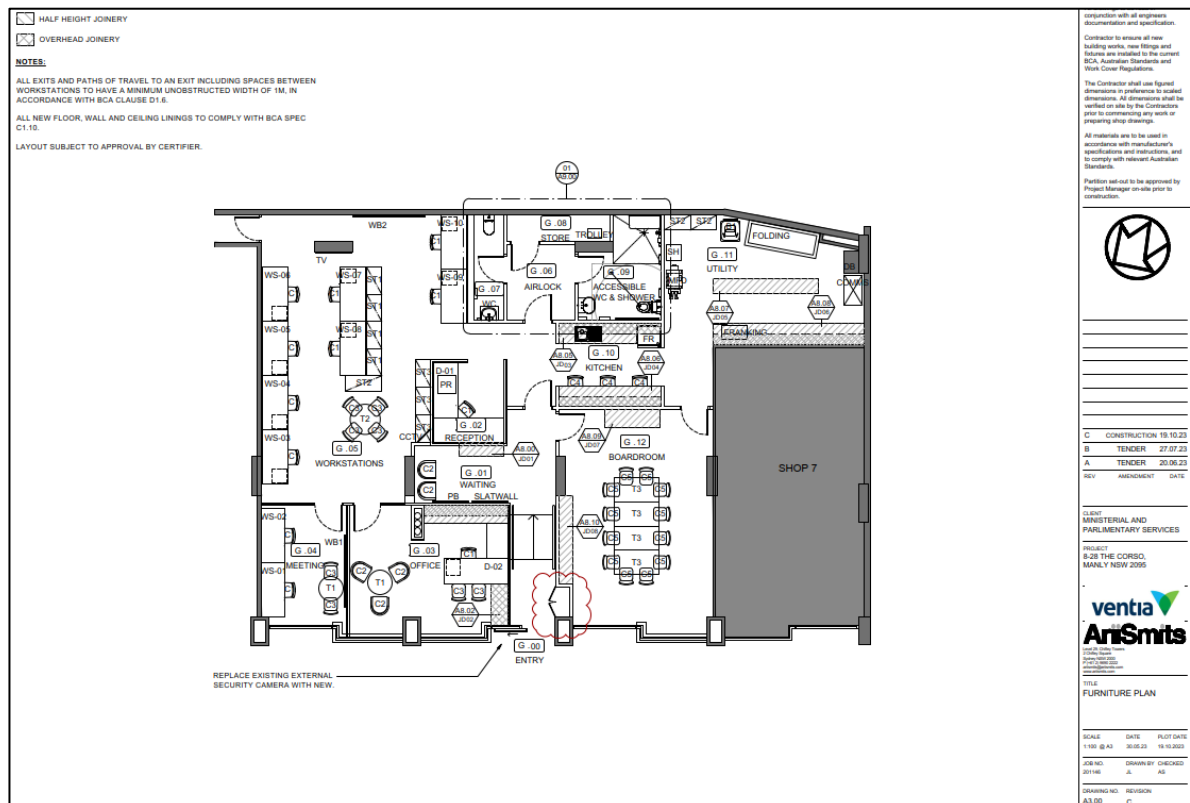


Figure 19. The floorplan above shows the entire desired fit-out which is proposed to the tenancies.

## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 Manly Local Environmental Plan 2013

The statutory heritage conservation requirements contained in Section 5.10 of the *Manly Local Environmental Plan 2013* ("MLEP") are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (2) *Requirement for consent*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

#### 6.1.2 Manly Development Control Plan 2013

Our assessment of heritage impact also considers the heritage-related sections of the Manly Development Control Plan ("MDCP") 2013 that are pertinent to the subject site and proposed development. These include:

### 3.0 General Principles of Development

#### 3.1 Streetscapes and Townscapes

#### 3.2 Heritage Considerations

##### 3.2.1 Consideration of Heritage Significance

##### 3.2.2 Alterations and Additions to Heritage Items

### 4.0 Development Controls and Development Types

#### 4.2.5 Manly Town Centre and Surrounds

#### 4.4 Other Development (all LEP Zones)

##### 4.4.3 Signage

### 5.0 Special Character Areas and Sites

#### 5.1 Manly Town Centre Conservation Area and the Corso

### 6.1.3 NSW Department of Planning and Environment Guidelines.

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>5</sup> Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

#### ***Partial demolition of a heritage item (including internal elements)***

- *Is the partial demolition essential for the heritage item to function?*
- *If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?*
- *Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?*
- *Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?*
- *Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.*

#### ***New services and service upgrades***

- *Are any of the existing services of significance? In what way are they affected by the proposed works?*
- *How have the impacts of the installation of new services on heritage significance been minimised?*
- *Are any known or potential archaeological deposits affected by the proposed new services?*
- *Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?*

#### ***New signage***

- *How has the impact of the new signage on the significance of the heritage item been minimised?*
- *Have alternative signage forms been considered (e.g. free-standing)? Why were these alternatives rejected?*
- *Is the signage in accordance with required local planning provisions?*
- *Will the signage visually dominate or obscure the heritage item or streetscape of a heritage area?*
- *Can the signage be externally illuminated rather than internally illuminated?*

<sup>5</sup> Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

## 6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Manly Town Centre Conservation Area and heritage items within the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1).

### 6.2.1 Impact Assessment Against the MLEP 2013

The statutory heritage conservation requirements contained in Section 5.10 of the Manly LEP 2013 are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
<b>(1) Objectives</b>	<p>The proposed alteration and commercial fit out of the subject site would not, in the opinion of Heritage 21, engender a negative impact on the heritage significance of the subject site, The Manly Town Conservation Area, or heritage items within the vicinity of the site.</p> <p>The proposed commercial fit out and signage would be in keeping with previous commercial fit outs and signage of the subject site. It would not conflict with the street character of The Corso, nor would it interfere or be considered intrusive on the heritage significance of the Manly Town Centre Heritage Conservation Area including fabric or setting.</p> <p>As such, it is the opinion of Heritage 21, that proposed development would engender a neutral impact on the heritage significance of the heritage item, the heritage items in vicinity, and the Manly Town Centre Heritage Conservation Area.</p>
<b>(2) Requirement for consent</b>	This Development Application is lodged to Northern Beaches Council to gain consent for the works proposed alteration to a heritage item and its impact on the heritage items vicinity listed under Schedule 5 of the Manly LEP 2013.
<b>(4) Effect of proposed development on heritage significance</b>	This Statement of Heritage Impact accompanies the Development Application in order to enable the Northern Beaches Council, as the consent authority, to ascertain the extent to which the proposed commercial fit out would impact the heritage item and the heritage items located in the vicinity of the site.
<b>(5) Heritage assessment</b>	

## 6.2.2 Impact Assessment Against the MDCP 2013

3.0 GENERAL PRINCIPLES OF DEVELOPMENT	
3.2 Heritage Considerations	
Objectives	Assessment
<p><i>Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:</i></p> <ul style="list-style-type: none"> <li><i>significant fabric, setting, relics and view associated with heritage items and conservation areas;</i></li> <li><i>the foreshore, including its setting and associated views; and</i></li> <li><i>potential archaeological sites, places of Aboriginal significance and places of natural significance.</i></li> </ul> <p><i>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.</i></p> <p><i>Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.</i></p> <p><i>Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.</i></p>	<p>The subject site was the previous location of the Manly Priceline Pharmacy commercial retail space. The proposed internal fit out, changes to the external signage and change of use to an office to be used by the Local Member of Parliament is considered to be in keeping with the heritage significance of the Manly Town Centre Conservation Area as an important public pedestrian space.</p> <p>We believe the proposed internal fit out and change of use to an office is considered to be appropriate in form and design. The former pharmacy space would be adapted to suit the function of the change of use; the proposed alterations are reversible; and do not detract from the significance of the item external façade remains unaltered.</p> <p>In our opinion, the proposed signage is in keeping with the other commercial stores and offices in the general vicinity.</p>

**3.2.1 Consideration of Heritage Significance****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; 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 respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.*

*c) The impact on the setting of a heritage item or conservation area is to be minimized by:*

*ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*

*iii) protecting (where possible) and allowing the interpretation of any archaeological features; and*  
*iv) retaining and respecting significant views to and from the heritage item.*

The proposed office fit-out is in the vicinity of several items of heritage significance. The fit-out works are located within the ground floor space of a contemporary building and will not pose an adverse impact to any vicinity items. The works to the fit out are minor in nature and would not be readily interpretable from adjacent items.

The proposed signage on the underside of the awning is also reversible. The proposed signage is in keeping with the other commercial stores and offices in the general vicinity.

We believe the setting of the heritage item and surrounding landscaping would not be affected by this proposal.

It is beyond the scope of this report to comment on archaeological features.

**3.2.2 Alterations or Additions to Heritage Items or Conservation Areas****3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance**

*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 subject site was the previous location of the Manly Priceline Pharmacy commercial retail space. In our opinion, the proposed internal fit out, changes to the external signage and change of use to an office is considered to be in keeping with the heritage significance of the Manly Town Centre Conservation Area as an important public pedestrian space.

We believe the proposed internal fit out is considered to be appropriate in form and design. Further, the proposed development does not alter any significant fabric.

The proposed signage is also reversible. The proposed signage is in keeping with the other commercial stores in the general vicinity.

**4.0 DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES****4.4.3 Signage****4.4.3.2 Signage on Heritage listed items and in Conservation Area**

*b) Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas.*

*c) ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones.*

In our opinion, the proposed signs would be similar in size and scale to those of the retail outlets in the surrounding area of The Corso. The proposed signage is also reversible. Previous signs have existed on the underside of the awning and the proposal would utilize similar fittings to fix the signage to the underside. The proposed signage would not detract from the heritage significance of the site and surrounding heritage context.

5.0 SPECIAL CHARACTER AREAS AND SITES	
5.1 Manly Town Centre Conservation Area and the Corso	
5.1.2 The Corso	
<p><b>5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped</b></p> <p><i>b) Existing street facades, including all original detailing, are particularly important and are to be maintained. This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed</i></p> <p><b>5.1.2.2 Internal changes are important</b></p> <p><i>b) Where internal alterations are proposed:</i></p> <p><i>i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade</i></p> <p><i>iii) architectural organisation of interiors must relate to the building façade</i></p>	<p>The cultural significance of The Corso and the subject site is to be conserved. Alterations to the building consist of an internal fitout to convert the store from a retail store to a parliamentarian's office. Notably, the proposed development does not alter the external façade facing the pedestrian throughfare.</p> <p>The proposed signs would be similar in size and scale to those of the retail outlets in the surrounding area of The Corso. The proposed signage on the front façade of the heritage item would also be reversible.</p>

### 6.2.3 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.3, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
<b>Partial demolition of a heritage item (including internal elements)</b>	
<i>Is the partial demolition essential for the heritage item to function?</i>	The demolition of the former tenancy's shop fit-out has already taken place. The building is a contemporary structure, and this work does not impact historic fabric of significance. The removal of materials previously at the site is necessary to enable the fit-out of the proposed office.
<b>New services and service upgrades</b>	
<i>Are any of the existing services of significance? In what way are they affected by the proposed works?</i>	The proposed work would include the installation of new services and fit-out required for the commercial use as an office space. Service upgrades include new service lines and ducting systems suitable for office spaces. We believe these are typical commercial upgrades that would have a minimal effect on the site and HCA.

Question	Assessment
<i>How have the impacts of the installation of new services on heritage significance been minimised?</i>	The building is a contemporary structure. An impact to historic materials of significance does not pertain to this proposal. This section does not apply.
<i>Are any known or potential archaeological deposits affected by the proposed new services?</i>	N/A
<i>Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?</i>	N/A
<b>New signage</b>	
<i>How has the impact of the new signage on the significance of the heritage item been minimised?</i>	<p>In Heritage 21's opinion, the proposed signs would be similar in size and scale to those of the retail outlets in the surrounding area of The Corso. The proposed signage on the front façade of the heritage item would also be reversible.</p> <p>Previous signs have existed on the underside of the awning and the proposed signage would utilize similar fittings to fix the signage to the underside. The proposed signage will not detract from the heritage significance of the site and surrounding heritage context.</p>
<b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b>	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	The works simply propose an office fit-out to replace the previous pharmacy fit-out at the subject site. The proposal pertains to a contemporary building and is not deemed to detract from the significance of the item and surrounding heritage context.
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	The proposal would not affect views.
<i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i>	There is no impact posed to the significance of the Conservation Area.

## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.<sup>6</sup>

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance.

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Manly Town Centre Conservation Area and heritage items in the vicinity:

- The proposed development would not alter the contemporary, yet heritage sympathetic external façade of the subject site visible from The Corso.
- The proposal would complement and contribute to the amenity and mixed use of The Corso as a historic pedestrian retail strip.
- The proposed development would replace a currently unused retail space.
- The proposed signage will replace existing signage and is in proportion of the subject site and surrounding commercial businesses.

#### 7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance.

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Manly Town Centre Conservation Area and heritage items in the vicinity. The neutral and positive impacts of the proposal have been addressed above in Section 7.1.1.

### 7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a neutral impact on the heritage significance of the subject site, the Manly Town Centre Conservation Area and the heritage items in the vicinity. We therefore recommend that Northern Beaches Council view the application favourably on heritage grounds.

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<sup>6</sup> Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

## 8.0 SOURCES

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