

## HERITAGE IMPACT STATEMENT

Development Application for Bookstore and Licensed Small Bar including internal alterations at 11 The Corso Manly.

### Introduction

This Heritage Impact Statement supports a Development Application (DA) for a bookstore and licensed small bar premises including internal alterations at 11 The Corso Manly, being lot 1 in deposited plan 216273.



Location of site

Source: NSW Six Maps 2019

The site at 11 The Corso Manly is listed in Schedule 5 Environmental Heritage Part 1 "Heritage Items" of the Manly Local Environmental Plan 2013 (LEP 2013) pursuant to Item I106.

#### Manly Local Environmental Plan 2013 [NSW]

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Manly	Unnamed triangular park	The Corso and Belgrave Street (in front of Council Chambers)	Lot 2317, DP 1121139; Lot 1, DP 1121113	Local	I105
Manly	Group of commercial buildings	All numbers, The Corso		Local	I106
Manly	Commercial building	36 The Corso	Lot 36, DP 854439	Local	I107
Manly	Group of commercial buildings	41–45 The Corso	Lots 7–9, DP 26171	Local	I108

The Site is also located in the Manly Town Centre Conservation Area.

Clause 5.10(5) of the LEP 2013 requires the Council to make a heritage assessment of 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. The objectives of clause 5.10 of the 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.*



## Site

The subject premises is located on the ground floor of the building 11 The Corso Manly between Whistler Street and Darley Road. The site is rectangular in shape and is occupied by a two storey heritage item at the front of the site and modern three storey building to the rear.



Photo 1 - Shopfront



Photo 2 - Shopfront

## **Manly Town Centre Heritage Conservation Area**

Clause 5.1.2(a) of the Manly DCP 2013 provides the following statement of Heritage Significance for 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 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.*

*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.*

## **Heritage Significance**

The NSW Office of Environment & Heritage provides the following description of 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**

The NSW Office of Environment & Heritage notes the following:

*Facades above the ground floor level are generally intact, however there are a number of modern, obtrusive buildings. The Corso is closed to traffic north-east of Darley Street. Many of the traditional planting's of palms and fig trees survive.*

#### **Summary of Significance of the Property**

The property at 11 The Corso Manly contains a simple Anglo-Dutch Federation style shop, which has historical associations with the early phase development of the area.<sup>1</sup> The external form of the front of the property has been significantly altered below the awning level. The rear of the property has also been altered with the redevelopment of the laundromat and addition of two residential apartments above the commercial use on the ground floor to the rear. The interior has been altered substantially at ground level.

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<sup>1</sup> Graham Brooks and Associates - 11 The Corso Manly August 2009

## **Proposed Development**

The proposed works are shown in the drawing by Design Studio 407 and includes:

- Removal of lightweight existing internal partition
- Construction of drinks service area including bar, associated fridges, storage and basin
- Construction of store room and cool room
- Construction of wall with double door
- Installation of sanitary facilities
- Installation of shelving

The proposed minor internal works will not have any adverse impact on the conservation value of The Corso and are considered acceptable pursuant to 5.1.2 of the DCP 2013 as follows:

- There are no proposed changes to the façade or shopfront as part of this development application
- The proposal does not affect the parapets being read against the sky
- Floor levels will be retained
- The proposed development is at street level and will encourage activity day and night
- Views will not be altered as all work is internal
- No new plant or equipment will be installed (other than as necessary for cool room)
- External building colour to be maintained in accordance with overall presentation of The Corso

## **Assessment of possible heritage impact of the proposal**

The site is a local heritage item pursuant to Schedule 5 of the LEP 2013. The proposed development involves an internal fitout including partition walls, installation of a drinks service area, sanitary facilities, storage and shelving. The continuation of the existing commercial use is appropriate and a valuable use of the tenancy.

11 The Corso is in the vicinity of two locally listed heritage items, being the War Memorial and the building at 36 The Corso. It is considered that the proposed development application will not have a negative impact on these items due to the fact that the current shopfront and façade of the property will remain unaltered.

The proposed development will not detract from any surrounding heritage items, all works will be reversible, and there will be no alteration to the building structurally or the façade of the building.

## **Conclusion**

The impact of the proposed development on the significance of the Conservation Area is considered acceptable and will generate a positive outcome. The proposal will comply with the objectives established by Council for the Heritage Management of The Corso Conservation Area.

The proposal includes internal fitout works to the existing building that is listed as a local heritage item. The proposed works are required for the specific use in the accompanying Development Application and will enhance the buildings contribution to The Corso and activity thereon.

**N.C. COOMBES & CO SOLICITORS**

**Date: 30 December 2019**