

20 August 2024

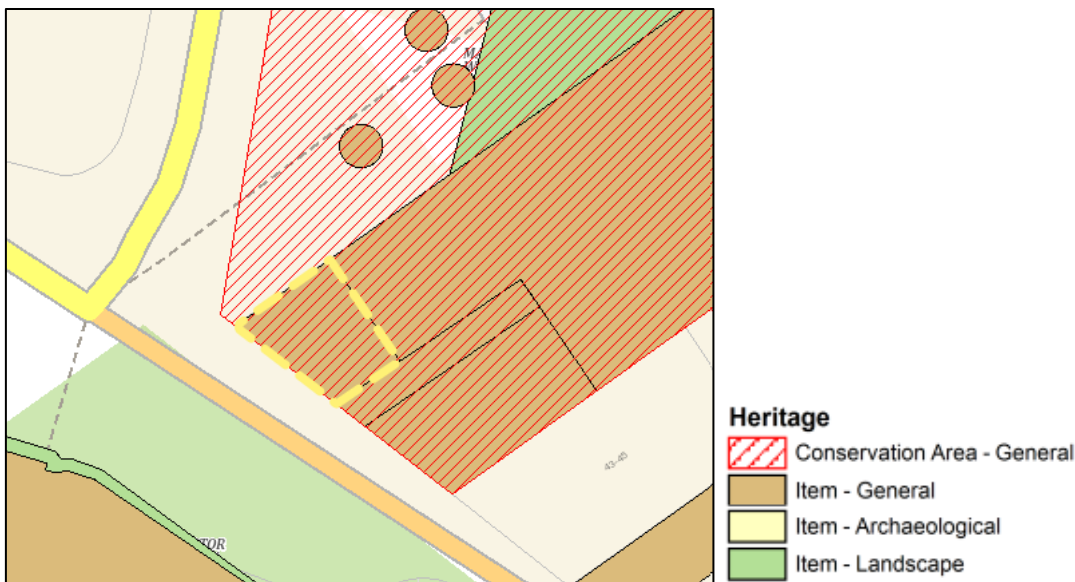
Heritage Impact Statement

This letter has been prepared to support a development application for a change of use from a food and drink premises to an office premises and associated internal fit out for 20 and 21 / 53 East Esplanade, Manly, being Lots 20 and 21 in Strata Plan 49343.

It is noted that there are no proposed external works with the internal works relating to vacant premises previously used as a food and drinks premises within Lot 21 and office premises within Lot 20. It is noted that the premises have little to no heritage values internally, therefore the proposal will have no impact on the heritage values of the building.

Manly Local Environmental Plan 2013

5.10 Heritage conservation



Note—

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) 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,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Comment:

Complies - the site is located within the Town Centre Conservation Area and the building is identified as an item of heritage significance. The proposed change of use and associated internal fit out is consistent with



the objective of this clause as it will not result in an adverse impact on the environmental heritage of Manly. The proposed development involves minor internal alterations to the first-floor commercial tenancy, which will not result in an adverse impact on the original heritage fabric of the listed building.

Based on the above, it is my professional opinion that the proposal meets the objectives of Clause 5.10.

State Heritage Inventory

Statement of Significance

Of local significance, this item is associated with the development of Manly and the growth of leisured middle class. Significant as a well known 'refreshment room' on the corner, associated with Manly's tourism. This building is an important element in the streetscape and contributes to the overall significance of The Corso. The building is a good example of a relatively intact Inter-War Beaux Arts style commercial/residential building.

Description

Four storey commercial/residential building on prominent corner site in Inter-War Beaux Arts style displaying monumental scale often used with prestige buildings. Features include terracotta hipped roof, strong classical cornice and giant order, partially recessed façade behind colonnade and attic storey. Shopfront now altered and some sections of the upper levels infilled. Interior not inspected. Good exterior condition. Ground floor shop fronts altered. Recessed balconies to first and second floors enclosed and only 1 original wrought iron balustrade survives.

Based on the above and noting previous approvals and fit outs of Lots 20 and 21, it can only be assumed that no original heritage elements remain. The proposal is for minor fit out works which will complement the building with no external changes.

The proposal as submitted meets the relevant provisions of heritage and Council can be satisfied there will be no impact to the heritage elements of the building.

Kind Regards

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