

HERITAGE IMPACT STATEMENT

for

PROPOSED ALTERATIONS TO SHOPFRONT and INTERNAL FITOUT



at

8 - 28 The Corso, Manly

for

HENROTH Group

November 2023

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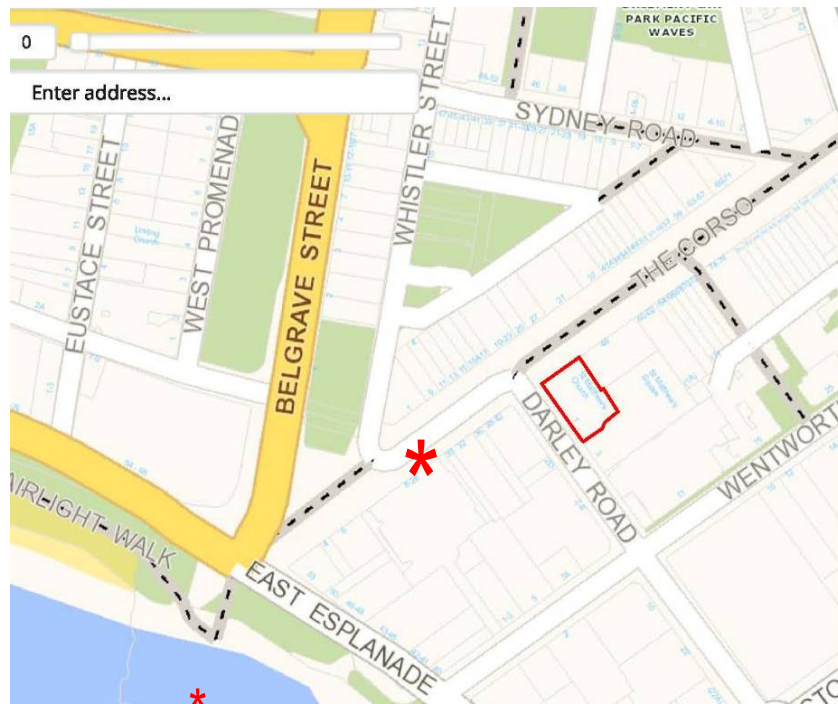
INTRODUCTION

This Heritage Impact Statement was prepared in support of a Development Application for minor external and internal alterations at 8 - 18 The Corso, Manly.

The report was prepared by Bruce Dawbin of Dawbin Architects Pty Ltd, Architects and accredited Heritage Consultants for the applicant, Henroth Group.

THE SITE

The subject site is a modern four storey apartment building, *The Corsoleil*. The ground floor shopfront includes the existing NAB bank branch. The upper levels comprise residential apartments.



The subject site , 8 - 18 The Corso, Manly

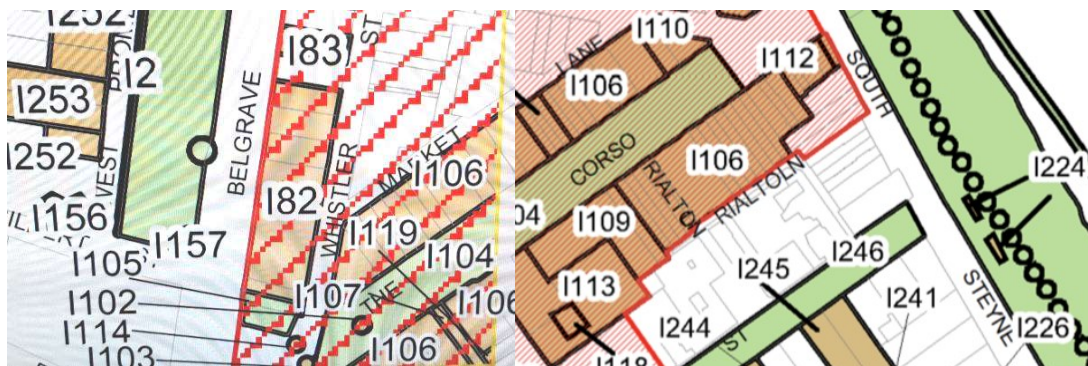
HERITAGE LISTINGS AFFECTING THE SUBJECT PROPERTY**Northern Beaches Council - Manly Local Environmental Plan 2013 (LEP)**

No 8- 18 The Corso is included as part of a group listing in the LEP, **Schedule 5: Environmental Heritage Item No I106**, a **Group of Commercial buildings, All Numbers, The Corso**. The listing applies to all buildings within The Corso as a **group**. The subject site, no 8 - 18 is a modern commercial building within this group but is NOT a heritage item..

The Corso is located within the Town Centre Conservation Area (HCA C2), a cohesive precinct of heritage and modern shopfronts and residential development dating from various periods, the most significant being the Federation and interwar periods.

Schedule 5 of the LEP also includes listings for street trees, monuments, parks and individual buildings in The Corso. There are no individually listed buildings located in the vicinity of the subject site, the nearest being no 36 which contains a unique surviving original Federation shopfront. The following listed streetscape elements are located adjacent to, or in the vicinity including:

- Item I105 Triangular park adjacent to the old Manly Council Chambers
- Item I103 War memorial (cenotaph)
- Item I104 Street trees The Corso (Whistler St- Sydney Rd)
- Item I102 Former cast iron street lights



8-28 The Corso is located within Heritage Conservation Area, HCA(C2) indicated by red hatching, and heritage items indicated by listing numbers (Map, Manly LEP 2013)

DEVELOPMENT CONTROLS AFFECTING HERITAGE ITEMS

Development controls for Northern Beaches Council located in the former Manly Local Government Area are included in the Manly LEP 2013 and Manly DCP 2013, as follows:

Manly Local Environmental Plan 2013**Part 5.10 Heritage Conservation**

Includes general provisions for the conservation of heritage items, development consent, conservation areas and conservation incentives.

Manly Development Control Plan 2013

The DCP provides guidelines for appropriate development within The Corso, including

conservation of existing heritage components and sympathetic infill development with the objective of maintaining heritage values and visual quality of the precinct.

Specific guidelines relevant to the current proposal include:

Part 3.2 Heritage Considerations

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.

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;*
 - 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.*

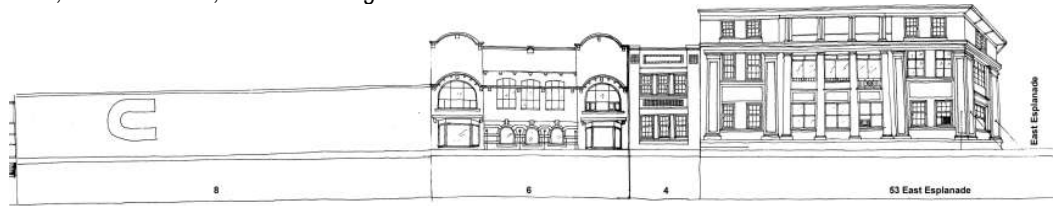
5.1.2 Statement of Significance for The Corso

This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of 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 SUBJECT SITE, 8- 18 THE CORSO - in context

No 8, location of site, former buildings at left



Elevations of original and previous development of The Corso. The residential apartment building at 8 - 18 The Corso was constructed around 2012, on the site of a Coles supermarket, indicated at the left of the elevation above.
(The Corso DCP 2005)



Present day 8 - 18 The Corso. The NAB branch is located in the ground floor shopfront. The subject site is located in the ground floor to the west of the NAB

1 - 15A The Corso, building group (opposite)



Nos 1- 15A The Corso survive as an intact group of commercial buildings retaining original heritage character, and are located directly opposite the subject site

Streetscape character of The Corso



The Corso, view to east, listed street trees adjacent to No 8 -18



Former Manly Council Chambers, corner The Corso and Whistler Street



War Memorial at the western gateway to The Corso

Building development in the vicinity of the subject site



Modern commercial development in The Corso, near the intersection of Darley Road



NAB, shopfront and public entry, eastern end of 8-18 The Corso

DESCRIPTION OF THE PROPOSED WORK

The proposed tenancy will comprise Shops 4, 5 and 6 and part-Shop 7 (consolidated area) for occupancy by a commercial tenant. A smaller shop/premises in Shop 7 will be available for separate lease.

The current DA comprises the following scope of works:

- Construction of two new walls to create the tenancy
- Install double swing doors within existing glass shop front, matching doors in the adjoining shops. The doors will reinstate previous double swing doors to this window opening.
- New sliding doors for new entry, replacing existing double door to Shop 7. .
- Demolition of two block work walls, removing approx. 65 sqm of topping slab and relocating a rear fire exit door.
- New levelling topping and timber flooring to approx. 60% of the area.



View to east, existing shopfront



Shops 4-7, subject site



View to west, existing shopfronts (Shops 4-7) to right of NAB



Shop 4, interior



Shops 5, 6, 7 interior

HERITAGE IMPACT OF THE PROPOSAL

The proposal was assessed for potential impact on heritage values of The Corso, heritage items in the vicinity, and the character of the Manly Town Centre Conservation Area.

The Corso

No 8 - 18 The Corso is a large modern residential and commercial development, and is prominent at the western end of The Corso pedestrian precinct. The building replaced a former Coles supermarket in 2012. The new building is sympathetic with the heritage character of The Corso and impacts of the massing of the facade are mitigated by the well-articulated facade treatment of the balconies and window openings.

The proposed alterations to the shopfront are minor in extent and only the door openings are visible externally. The sliding door to Shop 5 will have no additional impact and the new swing doors replacing the window to Shop 7 will reinstate a former double door frame.

The proposed internal work including demolition and construction of internal walls, new floor topping, relocation of rear fire exit door, and timber floor finishes will not be visible externally. There will be no additional impact from any component of the proposed work on the heritage significance of The Corso.

Manly Town Centre and Heritage Conservation Area

The proposed work will have no additional impact on the streetscape than exists at present and will not detract from the character of the Town Centre precinct or the Heritage Conservation Area.

Impact on heritage items in the vicinity

The proposed work will have no impact on heritage items in the vicinity, including

- 1- 15A The Corso, group of buildings located opposite
- Item I105 Triangular Park adjacent to the old Manly Council Chambers
- Item I103 War memorial (cenotaph)
- Item I104 Street trees The Corso (Whistler St- Sydney Rd)

WHY WORK IS NECESSARY FOR ONGOING VIABILITY

The work was required to enable consolidation of existing Shops 4, 5, and 6 into one tenancy and a separate tenancy in Shop 7.

MEASURES ADOPTED BY THE PROPOSAL TO MINIMISE IMPACT ON THE HERITAGE ITEM

None of the shopfront alterations or interior fitout will be visible from the street frontage or The Corso.

CONCLUSION

The proposed work is consistent with the aims and objectives of the Manly LEP 2013 and the guidelines of The Manly DCP 2013. The work is minor in extent, it is reversible, and has no impact on heritage items in the vicinity, The Corso streetscape or the Manly Town Centre Heritage Conservation Area .

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20 November 2023