

PRESTIGE TOWN PLANNING

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HERITAGE IMPACT STATEMENT

WHOLEGREEN BAKERY MANLY

INTERNAL FITOUT AND SIGNAGE

Unit 7/8-28 The Corso, Manly

Part Lot 3/SP87071

Development Application

29 April 2025

Prepared by Prestige Town Planning for submission to
Northern Beaches Council on behalf of Wholegreen Bakery Manly.

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1. INTRODUCTION

This Heritage Impact Statement has been prepared by Prestige Town Planning Pty Ltd to accompany the Section 4.15 application for an internal fit out and signage of the Site at Shop 7/ 8-28 The Corso Manly.

2. THE SITE AND CONTEXT

The subject site is legally known as Part Lot 3 SP87071 and is commonly referred to Shop 7/ 8-28 The Corso Manly. The property is situated on the southeastern side of The Corso adjacent to the War Memorial at the Southwestern end of the promenade (Refer to Figures 1 and 2 Below). The floor space is 46.5m².

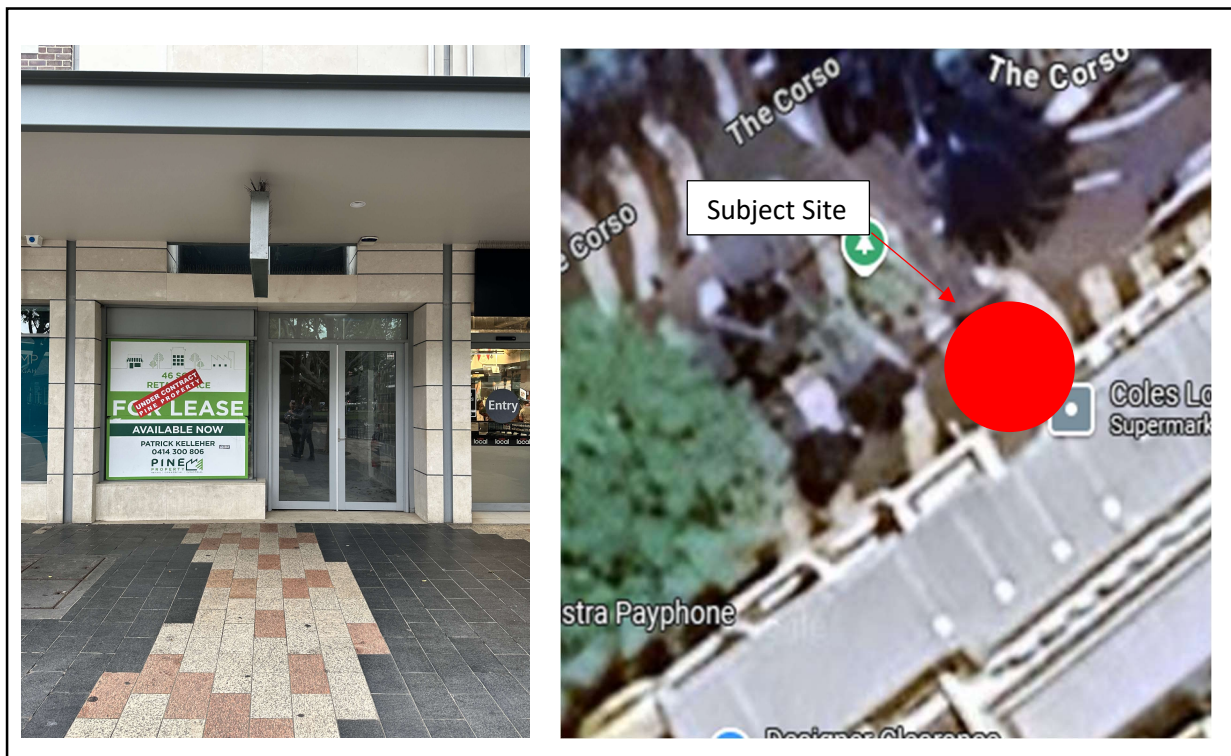


Figure 1: Shop Frontage *Source: Site Visit Image* **Figure 2:** Site Location

Source: Google Maps

The site features pedestrian access via the Corso at the Northwestern frontage to the Promenade at level grade. Adjoining to the southwest is the Coles Supermarket entrance, and to the Northeast are the offices of the Federal Parliamentary Member for Warringah. The site does not benefit from on-site parking.

The front façade features double doors and a large glass display window. Weather protection is provided by an existing awning, which is also fitted with a “standard style” under awning lightbox for future advertising. The site is located within a heritage conservation area and identified as a Heritage Site of local significance.

The allotment is currently vacant, however the last approved use was a Commercial Premises.

3. PROPOSAL

The applicant seeks approval for the fit of the existing shopfront unit and signage, associated with a Gluten Free Bakery, being defined by Manly Local Environmental plan 2013 as a *“Commercial Premises”*

Referring to the plans, the internal fit out includes:

- An at grade level entry with inward opening doors,
- A small bench with Four (4) table seating for patrons,
- Ambient Glass and Refrigerated Glass Display together with a display refrigerator,
- Handwash station with paper towel and soap dispenser,
- Stainless steel prep bench with integrated sink, integrated bin cupboard below,
- A Glass Door Stainless steel pre bench with integrated sink,
- A cool room within the rear right hand corner of the shop,
- Storage and display cupboards to the rear of the serving counter.

The signage consists of:

- One (1) under awning Sign (Lightbox) being a replacement of the content of the existing signage, 1700mm wide x 600mm high x 160mm deep, (Not part of this application)
- One (1) Vinyl Letter Decal 1255mm above floor level on the inward opening front door to identify entry, 800mm wide x 200mm high,
- One (1) Vinyl Letter decal above the display area 2000mm wide x 30mm high.

4. HERITAGE SIGNIFICANCE

Clause 5.10 Heritage Conservation

The subject site is identified as being within proximity to the War Memorial Cenotaph (I103), The Street Trees between The Corso and Whistler Street (I104) and the building itself identified as I106. Additionally, the site is within the Conservation Area C2 being the “Town Centre Conservation Area”. (Refer to Figure 3 below)



Figure 3: Site location and Heritage Areas

Source: NSW Planning Portal

In response to the any Heritage Impacts we offer the following:

Councils Statement of significance: *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. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.*

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.

Manly Town Centre Heritage Conservation Area Statement of significance: 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 DA2020/1101 Page 1 of 3 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 Manly TCCA has a mixed character and comprises three key zones. The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low-rise commercial buildings.

The majority date to the late Nineteenth Century through to the 1930s and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however, the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers.

The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.

5. ASSESSMENT OF SIGNIFICANCE

5.1. Understanding Heritage Significance

Each place is unique and has its own combination of values. Therefore, before making decisions about the future of a heritage item, it is essential to understand its heritage values so that these will be retained when making future decisions about the place. The statement of heritage significance summarises an item's heritage values.

Pursuant to the Guidelines for preparing a statement of heritage impact 2023, Prestige Town Planning have drafted a Statement of Significance for the site, taking into consideration the NSW Heritage Council's significance assessment criteria.

5.2. Heritage Impact Assessment

Since the proposal involves fit out and works within a heritage conservation area, it is assessed in terms of Clause 5.10 Heritage Conservation of the Manly LEP 2013. With the proposed works pertaining only to only minor internal fit out and two (2) signs on the glazing, the subject proposal is not expected to have any adverse, permanent and/or negative impact on the heritage amenity of the local area, nor the adjacent heritage items in any way.

The proposal is rather considered to improve the current state and visual appearance of the building and would certainly help to conserve the heritage amenity thereof. The proposed works would not inhibit the continued conservation of the environmental heritage of the locality and would not alter and/or affect any heritage listed items of their amenity either.

The proposal is therefore not expected to have any adverse or negative impact on the established heritage conservation area in any way. The proposed works are considered to adequately comply with the relevant aims and objectives of the heritage amenity controls and would retain the building's contribution to the heritage fabric of the local conservation area.

6. CONCLUSION

In summary, the proposal represents an appropriate development for the site with a positive impact on the local area. The proposal as submitted could be supported on the following grounds:

- The subject proposal is minor in nature and pertains only to the appropriate upgrading and use of a contributory building.
- The subject proposal is considered acceptable in terms of *Environmental Planning and Assessment Act 1979*, *Manly Local Environmental Plan (LEP) 2013* and the *Manly Development Control Plan*

The proposed works will have negligible impact on the ongoing heritage conservation contribution. The proposal, being entirely internal, save two (2) small signs is considered to adequately comply with the relevant aims and objectives of the heritage amenity controls.

With no physical alterations proposed to the building structure and/or any important features such as roofing, brickwork, awnings there will be negligible adverse impact on the appearance of the nearby heritage building and would continue to respect the original characteristic of the built form and heritage conservation fabric of the surrounding area.

The proposal will have negligible impact on the ongoing heritage conservation of the building and is considered to adequately comply with the relevant aims and objectives of the heritage amenity controls. The works will not alter the building's contribution to the heritage fabric of the local conservation area in any way.

The subject proposal would in no way detract from the significance of the local heritage amenity. It has been assessed against the relevant principles and is found to be both appropriate and suited with good heritage practice.

Regards,



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