



STATEMENT OF ENVIRONMENTAL EFFECTS

31 the corso
manly nsw

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SECTION 1 | Introduction

This report has been prepared on behalf of the property owner/s of the subject site.

This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. The purpose of this document is to describe the existing characteristics of the site, describe the proposed development, review the applicable planning controls relating to the proposal and site, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15(1) of the Environmental Planning and Assessment Act 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any detriment to environmental amenity have been addressed in this report.

Section 1.1 | Development Application Summary

Site Address	31 The Corso, Manly
Legal Title Identifier	Lot 910 DP 875567
Local Government Area	Northern Beaches Council
Property Owner/s	<ol style="list-style-type: none"> 1. London Fashions Pty Ltd 2. Roth Charitable Foundation Pty Ltd 3. The Yarranabbe Foundation Pty Ltd
Proposed Development	Remove bank branch fitout, signage and internal floor alterations under make good arrangement.

Section 1.2 | Author

Jeremy Moy

Director | Planning Approvals ABN 21 108 969 624

Contact 02 9521 4310 or jeremy@planningapprovals.net.au

Dated | 12 March 2019

Section 1.3 | Executive Summary

The development proposal relates to alterations of a heritage listed building in The Corso.

The premises are presently occupied by Commonwealth Bank, who wish to decommission the branch and restore building fabric as required resulting from the removal of the branch fitout.

The works also involve the removal of Commonwealth Bank signage and the reinstatement of part of the first floor to close off an internal staircase between the ground floor and first floor.

The proposal also seeks to paint the external paneling in Commonwealth Bank yellow to black to neutralise the appearance of the shopfront to The Corso.

The future use of the building is not known and will be subject to subsequent development applications made by the future occupants.

There are no exceptions to the principal development standards and no variations sought to the development controls.

We recommend the development application for development consent subject to appropriate consent conditions.

SECTION 2 | The Development Site

Section 2.1 | Locality

Manly is a beachside suburb within the Local Government Area of Northern Beaches Council.

The site is located in the heart of Manly's commercial core, centred around The Corso.

The Corso is an open plaza comprising of two storey buildings occupied by shops, restaurants, pubs and hotels, professional service businesses and other retail uses.

Section 2.2 | Site Description

The subject site is located on the Northern side of The Corso, approximately at the centre of plaza.

General public access is via pedestrian access from The Corso frontage. The subject site has a rear service lane (Market Place) which contains emergency exits and storage area access.

The building is a two storey building presently occupied by Commonwealth Bank of Australia.

Section 2.2.1 | Existing Use

The existing use of the premises is a bank branch (Commercial Premises).

Section 2.2.2 | Bushfire Prone Land

The site is not considered Bushfire Prone Land as per Rural Fire Service maps.

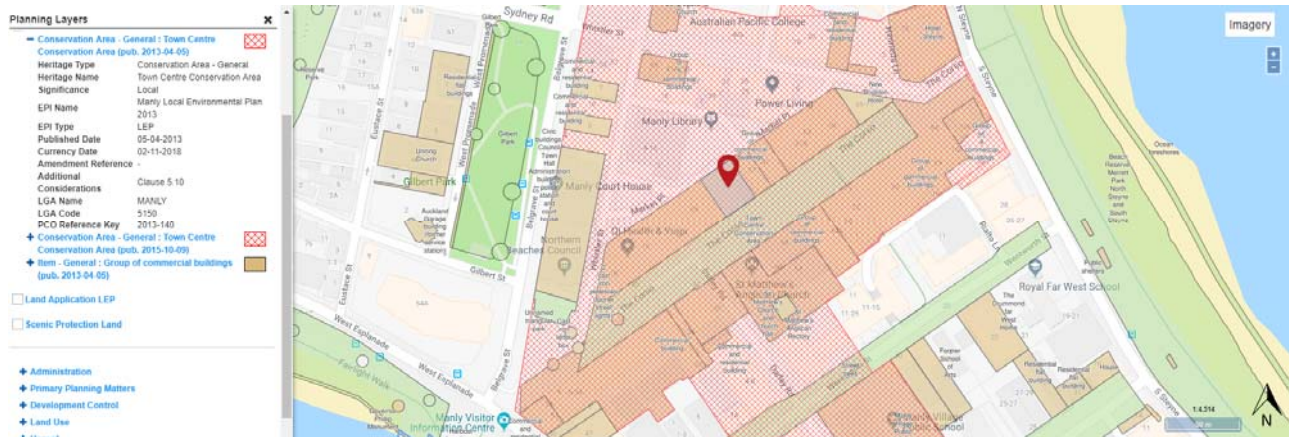
Section 2.2.3 | Flood Liable Land

The site is not considered Flood Liable Land.

Section 2.2.4 | Heritage

The site is within a heritage listed group of buildings, comprising of all addresses along The Corso between East Esplanade to South Steyne.

The subject site is within the Manly Town Centre Conservation Area.



Heritage impacts are discussed in the LEP section below.

Section 2.2.5 | Services

The availability of services to the site are as follows:

- Reticulated water supply – available (Sydney Water Corporation)
- Reticulated sewerage drainage – available (Sydney Water Corporation)
- Electricity – available
- Communications – available (Telstra)

Section 2.3 | Easements and Restrictions

The site is not burdened by the easements or restrictions (as per title search)

Section 2.4 | Site Photography



Image – Aerial view of the subject site (courtesy of Northern Beaches Council mapping)

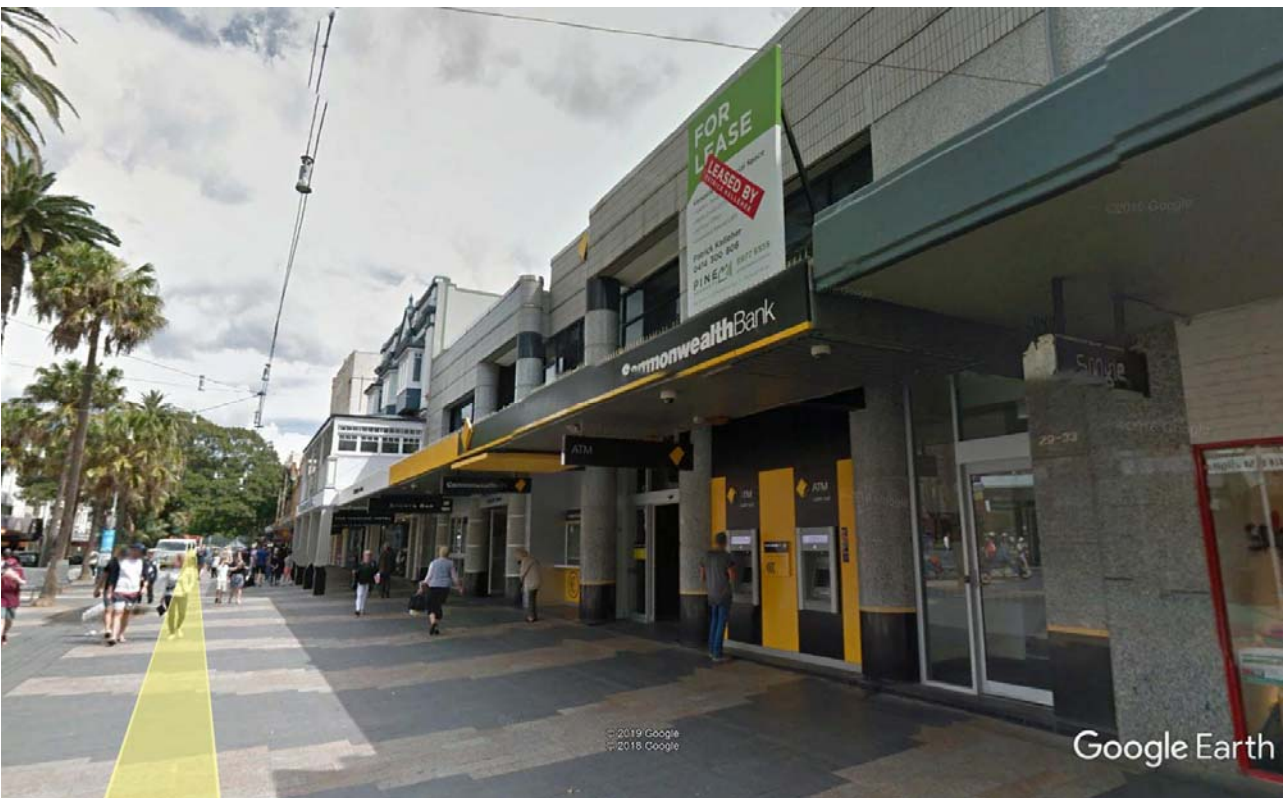


Image – View of the subject site from The Corso



Image – View of the subject site from The Corso

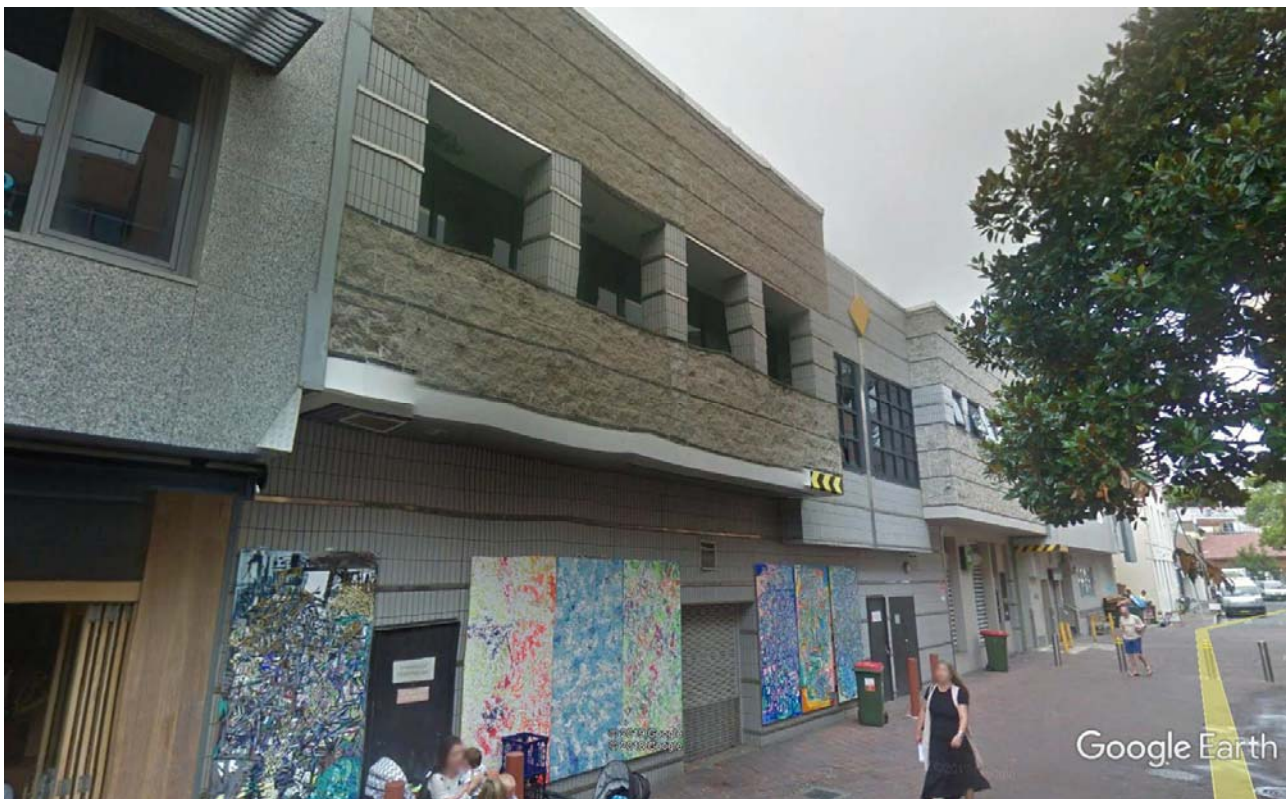


Image – View of the subject site from Market Place (rear lane frontage)

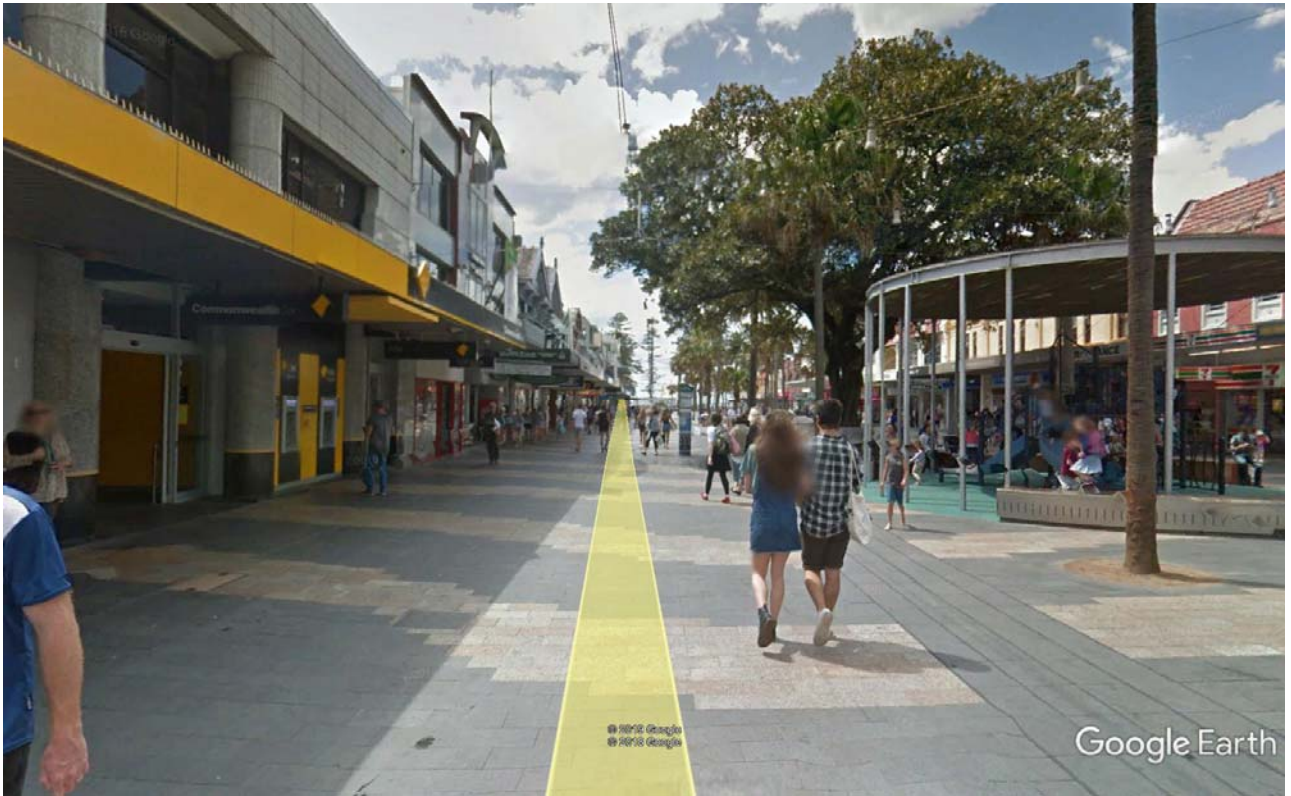


Image – View of The Corso facing East



Image – View of The Corso facing West

SECTION 3 | Proposed Development

The works to be carried out arise due to a make good arrangement between the tenant (Commonwealth Bank) and the building owners, as the bank branch will be closing at the end of the lease.

Section 3.1 | Demolition

- Removal of internal ATMs, safes and non fixed furniture
- Demolition of internal staircase between ground and first floors
- Removal of external access ATMs at shop front
- Removal of external signage

Section 3.2 | Restoration Works

- Fill in stair void
- Repair bathroom tiles and fixtures as required
- Make good internal wall and ceiling linings as required
- Make good carpet and floor coverings as required
- Fill in shopfront façade for ATM removal and make good
- Paint external yellow ACM panels black
- Make good external awning after signage removal as required.

Section 3.4 | Proposed Use

The premises will be vacated and future use will be subject to future development application by others.

Section 3.5 | Hours of Operation

Subject to future development application by others.

Section 3.6 | Number of Staff

Subject to future development application by others.

Section 3.7 | Car Parking

Subject to future development application by others.

SECTION 4 | Evaluation

Evaluation Criteria prescribed under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 is considered in this section of the Statement of Environmental Effects.

Section 4.1 | State Environmental Planning Policies

The SEPPs relevant to this proposal and considered are:

- SEPP No 64 – Advertising and Signage

Section 4.1.1 | SEPP No 64 – Advertising and Signage

State Environmental Planning Policy No. 64 – Advertising and Signage was considered, however, no signage is proposed and the application relates to removal of existing signage with the making good of external building fabric as necessary.

Section 4.2 | Local Environmental Plans

The following Local Environmental Plans are applicable to the subject site:

- Manly Local Environmental Plan 2013

Section 4.2.1 | Manly Local Environmental Plan 2013

The relevant clauses of the LEP are considered as follows:

Clause 2.3 | Zone objectives and Land Use Table

The site is zoned **B2 Local Centre**

Commercial Premises is a permissible land use subject to development consent within a B2 zone.

The objectives of the B2 zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.*

The objectives of the zone are met in the following ways:

1. The vacation of the commercial premises, along with restorative works, will set up future use and occupation of the building.
2. Future use of the building is not known and would need to be applied for by others, being a future tenant.
3. The proposed works will not impact public transport, public activities or other land uses in nearby development.

Clause 5.10 | Heritage Conservation

“...

- (5) The consent authority may, before granting consent to any development:
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses 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 building at site is a heritage item as described under Item I106 of Manly LEP 2013. The subject site is within the Town Centre Conservation Area under the LEP. Therefore, subclauses a, b and c require the consent authority to consider whether a heritage management document is required prior to determining the application.

Statement of Heritage Impact

Courtesy of NSW Office of Environment & Heritage website:

Site Identification

The subject site is 31 The Corso, Manly which is within the group of buildings identified under Item I106 namely, The Corso (East Esplanade – South Steyne).

Physical Description

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 principal 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.

Physical Condition and/or Archaeological Potential

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 plantings of palms and have fig trees survived. The original planting of The Corso emphasised the directional nature of the street - the informality of recent planting is unsympathetic.

History

The first land grant at Manly was thirty acres to Gilbert Baker in 1810. The northern boundary of Baker's grant became the alignment of The Corso and the southern (parallel) boundary became that of Ashburner Street. In 1842, a 100 acre grant was made to John Thompson (Deputy Surveyor General) for land immediately to the north and west of Baker's grant. In 1852 Henry Gilbert Smith bought the Thompson grant and began laying out a township. In 1854 Smith began the ferry service to Circular Quay and Manly's development began. In 1856 Gilbert cleared and named The Corso and in 1877 Moreton Bay Figs were planted in The Corso.

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. Its role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.

Recommended Management

Encourage restoration of shopfronts, based on historical photos, encourage replacement of obtrusive modern buildings with more appropriate building forms.

Impact of proposed development

The Commonwealth Bank of Australia presently occupy a substantial part of the building located at 31 The Corso, Manly. As a result of that occupation, the shop front and internal layout has been altered to suit the commercial operations of the bank.

The bank wishes to decommission the branch at the expiry of the lease term. The process of decommissioning involves the removal of advertising material specific to the bank, Automatic Teller Machines, non fixed furniture and restoration of a stair void which presently contains an internal staircase used by the bank for access between ground and first floors.

Consequentially, removal and demolition of certain items will be of a nature where make good works will be necessary to make way for future occupants.

The works required to restore the commercial premises are considered minor in nature aimed at returning the building to a neutrality prior to the bank's occupation.

In our opinion, the impact on the heritage significance of The Corso and the Conservation Area as a result of proposed works is not significant and not intrusive.

Clause 6.9 | Foreshore Scenic Protection Area

“..

(3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:*

- (a) *impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
- (b) *measures to protect and improve scenic qualities of the coastline,*
- (c) *suitability of development given its type, location and design and its relationship with and impact on the foreshore,*
- (d) *measures to reduce the potential for conflict between land-based and water-based coastal activities.”*

According to Council maps, the subject site is within the Foreshore Scenic Protection Area.

The proposed works are limited to restoring external building fabric (shopfront) as a rectification of ATM removal and signage removal. The rectification works will involve removing the Commonwealth Bank yellow to a painted black surface, allowing for a neutral, recessive appearance to The Corso public view. The works do not involve any

increase or enlargement of the building structure itself and will not result in impacts on views, scenic qualities of the coastline, overshadowing, suitability of the building to the locality or cause conflict between land based and water based coastal activities.

Clause 6.11 | Active Street Frontages

“..

(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.

(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:

- (a) entrances and lobbies (including as part of mixed use development),
- (b) access for fire services,
- (c) vehicular access.

(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.”

According to Council maps, the subject site is on land identified as “Active Street Frontages”.

The proposed development does not seek a change of use, rather, a cessation of current use.

The physical works does not involve the erection of a building. Furthermore, the works do not reduce the active street frontage beyond what presently exists.

Overall, the development proposal does not seek an exception to principal development standards under the LEP.

Section 4.3 | Development Control Plans

The following Development Control Plans are applicable to the subject site and proposed works:

1. Manly Development Control Plan 2013 (Amendment 11)
 - Part 3 General Principles of Development
 - Part 4 Development Controls and Development Types
 - Part 5 Special Character Areas and Sites
 - Schedule 6 – The Corso: Site Specific Controls

Section 4.3.1 | DCP Compliance Table

Manly Development Control Plan 2013:

PROVISIONS	PROPOSED	COMPLIANCE
Part 3 General Principles of Development		
3.1 Streetscapes and Townscapes		
<p>3.1.3 Townscape (Local and Neighbourhood Centres)</p> <p>The subject premises is within and existing built structure with minor external alterations being proposed. The alterations, namely, involve the restoration of the shopfront in response to the future removal of ATMs and the removal of the bank's signage. The building envelope is to remain intact.</p>		
<p>3.2 Heritage Considerations</p> <p>The subject site is within a heritage listed building (within The Corso) and is also within a Heritage Conservation Area. The proposed alterations are restorative in nature to allow the Commonwealth Bank to move out of the premises and leave it in such a condition to allow for future tenants to take occupation. Future occupants may need to apply for a development application in respect to any future alterations and signage.</p>		

PROVISIONS	PROPOSED	COMPLIANCE
Part 4 – Development Controls and Development Types		
4.4 Other Development (all LEP Zones)		
4.4.2 Alterations and Additions		
<p>(a) This paragraph defines alterations and additions in respect of how much of the building is to be demolished. If alterations and additions involve demolition of more than half of the building then the development will be assessed as new work and the controls of this plan will apply to the whole building i.e. to both existing and new development.</p>	<p>The extent of alterations proposed are minor and not considered “new works”. The alterations relate to restoring the premises to a state prior to the Commonwealth Bank’s occupation.</p>	<p>Yes</p>
<p>(b) In paragraph a) above, the extent of demolition is calculated as a proportion of the existing external fabric being demolished including the surface area of the walls, the roof measured in plan form and the area of the lowest habitable floor.</p>	<p>The proposed works would not constitute a demolition.</p>	<p>N/A</p>
<p>4.4.3 Signage</p> <p>All signage relating to Commonwealth Bank is to be removed and underlying building fabric to be made good.</p>		

PROVISIONS	PROPOSED	COMPLIANCE
Part 5 – Special Character Precincts, Areas and Sites		
5.1 Manly Town Centre Heritage Conservation Area and The Corso		
5.1.1 General Character		
<p>(a) Manly Town Centre has a cohesive character resulting from a 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. Developments which contradict these features have not been sufficient to remove this character.</p>	<p>The proposed works do not involve additions, enlargement or reduction of the building envelope and does not alter the character of the building other than the shopfront appearance back to a neutral state.</p>	<p>Yes</p>
<p>(b) This unified form of development still allows a diverse range of architectural styles. Further, civic buildings such as the Council Chambers and St. Matthews Church have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual</p>	<p>The proposed works do not involve increasing bulk and scale of the existing built form.</p>	<p>Yes</p>

<p>importance. The Town Centre has been identified as a Conservation Area for these reasons.</p>		
<p>(c) The Town Centre Urban Design Guidelines provide more detailed analysis of Manly Town Centre from an urban design point of view and provides more detailed guidelines for certain precincts and areas within the Town Centre. These precincts include:</p> <ul style="list-style-type: none"> i) Harbour/ Ocean Grid (including The Corso, Rialto Lane, Wentworth Street, Victoria Street, Ashburner Street & Darley Road); ii) Mainland Grid (including Sydney Road, Belgrave Street, Raglan Street, Whistler Street, North Short Street & Central Avenue); iii) Whistler Street Triangle (Whistler Street (south) Market Lane); iv) Oceanfront (North + South Steyne); v) Manly Cove (East + West Esplanade); vi) Gilbert Park Precinct (Gilbert Street); and vii) Pittwater Road Precinct. 	<p>The subject site is within The Corso precinct which is considered below.</p>	<p>Refer below</p>
<p>5.1.1.1 Statement of Significance for Manly Town Centre Conservation Area</p>		
<p>The Manly Town Centre Conservation Area 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</p>	<p>The proposed works which relate to removal of bank branch fitout including their Automatic Teller Machines and corporate signage, with internal restorations, will not adversely impact the streetscape of the Conservation Area.</p>	<p>Yes</p>

<p>designer and developer of the Manly Town Centre Conservation Area as it is today. The physical elements of the Manly Town Centre Conservation Area 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.</p> <p>The beautiful natural setting of the Manly Town Centre Conservation Area has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the Manly Town Centre Conservation Area 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 Manly Town Centre Conservation Area and assist with providing an interpretation of the Manly Town Centre Conservation Area as it has changed over time.</p> <p>The Manly Town Centre Conservation Area 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.</p>		
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5.1.2 The Corso		
<p>(a) <u>Statement of Heritage Significance for The Corso</u> 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.</p> <p>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.</p> <p>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</p>	<p>The proposed works are minor in nature and will not have a significant adverse impact on the functioning of The Corso in terms of its role in the Manly Town Centre. The proposed works seek to restore the shopfront to allow for future commercial or retail tenancies to take up occupation with a neutral canvas which may be subject to future development application in relation to change of use and signage.</p>	<p>Yes</p>

<p>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.</p> <p>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 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.</p>		
<p>(b) <u>The Corso Guidelines</u> Paragraphs 5.1.2.1 to 5.1.2.19 below set out important matters in relation to maintaining the above mentioned significance under paragraphs following:</p> <ul style="list-style-type: none"> • 5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped; • 5.1.2.2 Internal changes are important; • 5.1.2.3 Significance is more than the depth of a façade: thus new development is to be to the rear; • 5.1.2.4 Parapets to be read against the sky; 	<p>Refer to responses to each paragraph below.</p>	<p>Refer below.</p>

- 5.1.2.5 Critical views to be kept open;
- 5.1.2.6 New buildings to maintain and express the existing narrow fronted subdivision pattern;
- 5.1.2.7 New buildings, where permitted, to have vertical and generally flat but finely detailed facades;
- 5.1.2.8 Windows and balconies open to the street;
- 5.1.2.9 Building heights determined by site-specific as well as numeric requirements;
- 5.1.2.10 Existing arcades to be maintained;
- 5.1.2.11 Footpath Awnings;
- 5.1.2.12 Street Level Uses to encourage activity;
- 5.1.2.13 Shop-fronts are to be reinstated;
- 5.1.2.14 New buildings to have a clear contemporary design idiom;
- 5.1.2.15 External building colours are important to the overall presentation of The Corso;
- 5.1.2.16 New residential development constrained with noise abatement measures;
- 5.1.2.17 External details for plant, exhausts, ducts etc. to be part of the overall building structure.
- 5.1.2.18 The impact of new development on rear lane-ways and on adjacent development is important
- 5.1.2.19 Site specific controls

All of the attributes outlined above comprise the essential qualities of the street and need to be retained. Specifically, these following paragraphs seek to:

- i) establish criteria for new development; and
- ii) reverse unsympathetic development via either replacement buildings or the reinstatement and repair of earlier fabric and detailing.

<p>5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped The development proposal involves minor alteration of a building which is to be conserved.</p>		
<p>5.1.2.2 Internal changes are important</p>		
<p>a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will advise on the significance of any internal fabric.</p>	<p>The proposed internal works relate to removal of furniture and internal signage. The works also provide for the reinstatement of an internal floor where a stairwell and void allow access between the ground and first floors. The works also seek to repair and make good internal walls, bathroom elements, floor coverings and ceilings.</p>	<p>Yes</p>
<p>b) Where internal alterations are proposed:</p> <ul style="list-style-type: none"> 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; ii) floor levels are to be maintained adjacent to first floor windows and other openings; and iii) architectural organisation of interiors must relate to the building facade. 	<p>The internal alterations will effectively restore the internal layout close to that prior to the Commonwealth Bank's occupation. The alterations will also allow for a separation of ground and first floor tenancies which presently internally connected via a staircase.</p>	<p>Yes</p>
<p>5.1.2.3 Significance is more than the depth of a façade: thus new development is to be to the rear. The proposed works does not involve additions or increase to the floor area or footprint of the building.</p>		

5.1.2.4 Parapets to be read against the sky

The proposed works do not involve any alteration or inclusion of a parapet.

5.1.2.5 Critical Views to be Kept Open

The proposed works will not impact any views.

5.1.2.6 New buildings to maintain and express the existing narrow fronted subdivision pattern

The proposed works relate to alterations to an existing building.

5.1.2.7 New buildings, where permitted, to have vertical and generally flat but finely detailed facades

The proposed works do not relate to a new building.

5.1.2.8 Windows and balconies open to the street

The proposed works do not involve alterations or additions of balconies or windows.

5.1.2.9 Building heights determined by site-specific requirements in addition to the established numerical requirements

The proposed works do not alter the existing height of the building.

5.1.2.10 Blank

<p>5.1.2.11 Footpath Awnings The proposed works do not involve alteration or works to awnings.</p>		
<p>5.1.2.12 Street Level Uses to Encourage Activity The proposed works will set up the premises for a future occupancy, however, details of future use are not known. The application relates to vacating and making good the premises.</p>		
<p>5.1.2.13 Shop-fronts are to be Reinstated</p>		
<p>a) Where shop-fronts have been removed and replaced with shuttered openings, the reinstatement of shop-fronts is supported for aesthetic and historic reasons. New Shuttered openings will not be permitted.</p>	<p>The shopfront has been altered to facilitate bank ATMs. The works will involve restoring the shopfront to facilitate the removal of bank equipment and machinery. The Commonwealth Bank corporate colour (yellow panels) will be painted black to neutralise the appearance of the premises to The Corso.</p>	<p>Yes</p>
<p>b) New shop-fronts should comprise a ‘frame’ established by masonry ends read as vertical continuations of the façade above, and by a solid horizontal plinth between the ground and the window sill. The design of the space within this frame can reflect the use of the premises, and utilise contemporary design. See Figure 51 - Shop-fronts within a masonry frame. See over page.</p>	<p>The existing masonry vertical elements and columns will be retained.</p>	<p>Yes</p>

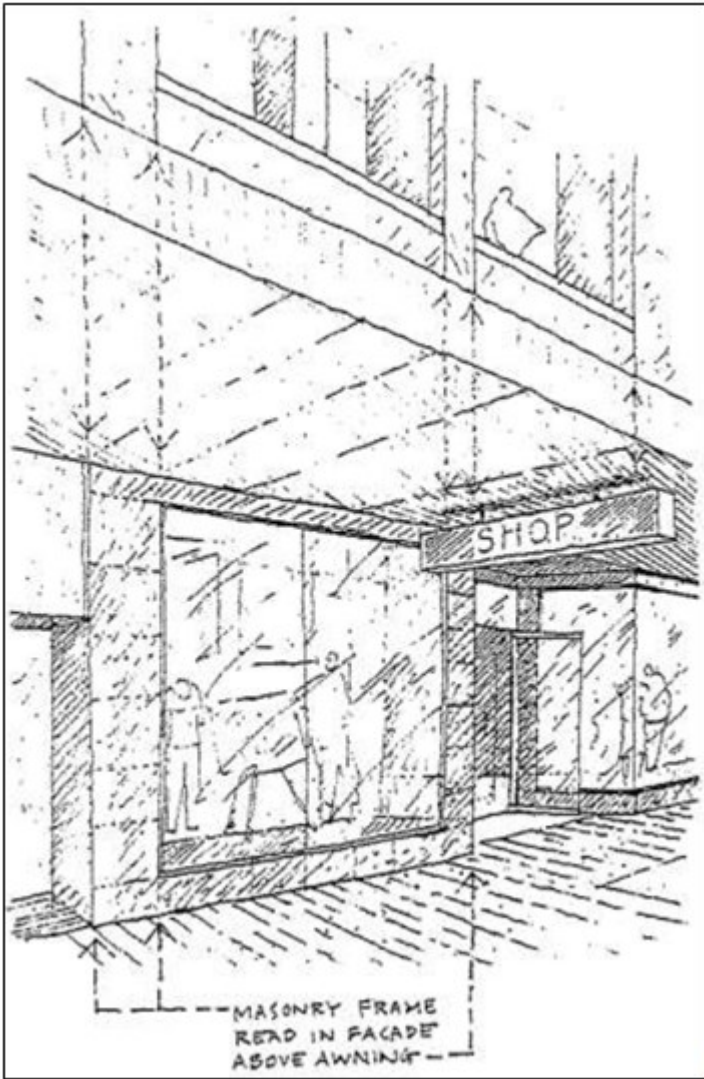


Figure 51 – Shopfronts within a masonry frame

<p>c) Where internal retail space extends over more than one external building frontage, the width of shop-fronts should reflect the external building design rather than the internal configuration.</p>	<p>The internal space does not extend over more than one external building frontage.</p>	<p>N/A</p>
<p>5.1.2.16 New residential development to be constrained and to incorporate noise abatement measures The development does not relate to residential development.</p>		
<p>5.1.2.17 External details for plant, exhausts, ducts and other services as part of the overall building structure The proposed works does not involve external plant or services, or their alteration.</p>		
<p>5.1.2.18 The impact of new development on rear lane-ways and on adjacent development is important The proposed development does not impact the rear laneway to Market Place.</p>		
<p>5.1.2.19 Site specific controls</p>		
<p>The Corso as a whole comes alive through many individual considerations and actions.</p> <p><i>Note: Schedule 6 lists specific comments on how each property in The Corso might be conserved or, where relevant, redeveloped to continue to add to the distinct and significant character of the street. Schedule 6 includes advice as to which properties may be replaced through demolition and small-scaled actions to improve the presentation of each building.</i></p>	<p>Refer to the section below in relation to Schedule 6 which investigates The Corso related matters.</p>	<p>Refer below</p>

5.1.2.14 New buildings to have a clear contemporary design idiom The development proposal does not involve a new building.		
5.1.2.15 External building colours are important to the overall presentation of The Corso		
a) Colours and tones are to pick out, rather than conceal, architectural details.	The proposed works relating to colour of the external façade panels involve painting over the Commonwealth Bank yellow to black, to neutralise the appearance of the façade.	Yes
b) Colour schemes need to demonstrate an appropriate balance between the contemporary function of each building and a consistent presentation of the street as a whole. To assist, Council encourages a choice between: i) a colour scheme that is historically correct to the age and style of the building; or ii) an alternative colour scheme that complements the desired character and traditional colour schemes of the wider Conservation Area.	The proposed painting of external ACM panels to black will offer a neutral building presentation to The Corso.	Yes

PROVISIONS	PROPOSED	COMPLIANCE
<p>Schedule 6 - The Corso: Site Specific Controls</p>		
<p>The following table lists specific comments on how each property in The Corso might be conserved or, where relevant, redeveloped to continue to add to the distinct and significant character of the street.</p> <p><u>31 The Corso – Commonwealth Bank</u></p> <ul style="list-style-type: none"> • Redevelopment may be considered. • New development or alterations to the existing building should articulate the earlier subdivision pattern – or even re-subdivide the property. 	<p>Redevelopment is not proposed.</p> <p>The proposed alterations will include the reinstatement of part of the first floor to separate present internal access from the ground floor via a staircase. In so doing, multiple tenancies can be re-established.</p>	<p>Yes</p>

Section 4.3.2 | DCP Variations

The proposed development does not seek any variations to controls.

Section 4.4 | Likely Impacts of the Proposed Development

Likely impacts of the proposed development are considered in respect to Natural & Built Environments and Social & Economic in the Locality below.

Section 4.4.1 | Impacts on Natural and Built Environments

The subject site is located within The Corso, Manly. The proposal does not involve any tree works or alterations to surrounding landscaped areas, therefore, will have no adverse impacts on the natural environment at site or within the locality.

The proposed works are considered minor and restorative in nature. The works will not impact the building envelope, height, bulk or scale of the existing built structure. The external works will restore the premises to prior of its use as a bank branch for future use by others.

The proposed development will have no adverse impact on the built environment.

For the above reasons, the proposed development will have a low to no impact on the natural and built environments.

Section 4.4.2 | Social and Economic Impacts in the Locality

The proposed works will set up the premises for a future use. That future use may be the subject of a development application by others and the nature or the future use of the building is not known to us at this stage.

Section 4.5 | Suitability of the Site for the Development

Access to services:

The site has full and present access to electricity, water supply, sewerage and telephone communications, allowing for transition to a future approved use.

Hazards:

No known hazards have been identified at the site.

Section 4.6 | Submissions

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy.

Should objections be received it is common practice for Council to enable or allow mediation in order to resolve any issues. Our firm is very responsive to genuine concerns of nearby property owners and is willing to work with all concerned parties to work through a sensible solution to enable progress but not at the unreasonable expense of neighbouring properties.

Section 4.7 | The Public Interest

The proposed development is in the public interest as it will allow restoration of a heritage building and will allow for an orderly appearance until a future use and occupation occurs.

Public interest shall also be considered when assessing any submissions made in relation to the proposal.

SECTION 5 | Conclusion

The proposed development is permissible with consent and is compliant with development standards under relevant SEPPs and LEPs. It is also generally consistent with the planning objectives under the LEP, subject to development consent by the consent authority.

Compliance has been demonstrated with relevant controls as outlined in development controls for Manly Development Control Plan.

The proposed works will allow the Commonwealth Bank to vacate the premises and leave it in a condition that is orderly until the next tenant takes occupation.

The application has been assessed against Section 4.15 of the Act and it is considered that the relevant requirements are satisfied.

We recommend development consent be granted, subject to appropriate conditions of consent.