

HERITAGE IMPACT STATEMENT

for

PROPOSED UPGRADING TO SHOPFRONT



Image (Google Streetscapes)

at the

ANZ BANK

59 The Corso, Manly

for
Lend Lease

June 2021 (Rev1)

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INTRODUCTION

This Heritage Impact Statement was prepared in support of a Development Application for proposed minor alterations and upgrading to the shopfront of the ANZ Bank at 59 The Corso, Manly.

The report was prepared by Bruce Dawbin of Dawbin Architects Pty Ltd, Architects and accredited Heritage Consultants for the applicant, Lend Lease on behalf of the client ANZ Bank Pty Ltd.

THE SURROUNDING LOCALITY.

Character

Late Victorian, Federation and interwar periods define the dominant character of the precinct. The traditional shopfronts to the Corso are two storey, however several developments in recent years are 3 storeys but maintain the original building and parapet heights.

DESCRIPTION OF THE BUILDING

The two storey ANZ Bank building is a modern glass, concrete and rendered infill building constructed on the site of a Georgian revival parapetted two storey building. The parapet with arched pediment maintains the height of the earlier building. A prominent sloping glass awing extends to the full width of the property and the shopfront comprises a sliding glass door entry.

HERITAGE LISTINGS AFFECTING THE SUBJECT PROPERTY

Northern Beaches Council - Manly Local Environmental Plan 2013 (LEP)

No 59 The Corso is not a heritage item, however the building is included as part of a group listing in the LEP, *Schedule 5: Environmental Heritage Item No 1 106, a Group of Commercial buildings, All Numbers, The Corso.*

The Corso is located within the Town Centre Conservation Area (HCA C2), a cohesive precinct of heritage and modern shopfronts and hotels dating from various periods.

Schedule 5 of the LEP also includes listings for many individual buildings in The Corso. No 59 is not located adjacent to any listed item, however a listed group, Nos 46 to 64 The Corso is located opposite.

*59 The Corso is located within
group heritage item
1 106
HCA(C2) is indicated by red
hatching
(Map, Manly LEP 2013)*



**DEVELOPMENT CONTROLS AFFECTING
HERITAGE ITEMS:*****Manly Local Environmental Plan 2013***

Part 3, Sections 18 – 25 include provisions for the conservation of heritage items, development in the vicinity of heritage items, conservation areas and conservation incentives

Manly Development Control Plan 2013

The DCP provides practical guidelines for appropriate development within The Corso, including conservation of existing heritage components and sympathetic infill development with the objective of maintaining the 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.

3.2.2.2 Alterations and additions to heritage items or conservation areas:

....., a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.

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:

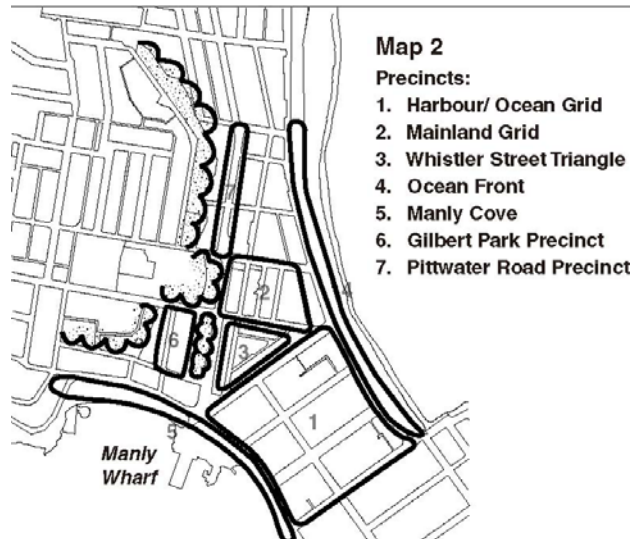
The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings. Despite varying levels of intactness and some less aesthetic 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.

Manly Town Centre: Urban Design Guidelines 2002

The primary objective of this document is to:

.....ensure development in the Manly Town Centre is of a high architectural and urban design standard....

Clause 2.1.3 includes provisions for Conservation Areas: *...new development must complement the existing built form of the adjoining buildings and their heritage fabric. This should be achieved not by mimicking them but by making modern buildings of good design that are sympathetic to the existing adjacent building.*



The Corso is located in Precinct 1 in Manly Town Centre



levations of original and present development of The Corso. Nos 43 -59, the ANZ site is the elevation at far right. (The Corso DCP 2005)

HERITAGE IMPACT STATEMENT

A Heritage Impact Statement is required in support of any development proposal affecting a heritage item or located within a Conservation Area.

For the proposed external upgrading, an assessment of potential impact is made in accordance with guidelines outlined by the *NSW Heritage Manual* produced by Heritage NSW.

DESCRIPTION OF THE PROPOSED WORK

The proposal for the current DA comprises external upgrading work to the facade and entry area of the building. The work includes new finishes at the ground floor shopfront, teak lining and new Digital Screen to the ATM bunker, render to wall panel and repainting. Building work includes replacement of the existing automatic sliding door with a concertina door, and associated interior fitout modifications. Signage upgrading will include a new sign to the fascia awning and new ANZ sign. The existing sign above the entry door will be replaced with new ANZ sign, and the ANZ logo in the parapet arch will be replaced with more subtle graphics.

HERITAGE IMPACT OF THE PROPOSAL

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

The Corso

As a new building No 59 has neutral impact on the heritage significance of The Corso.

Manly Town Centre and Heritage Conservation Area

The proposed upgrading will impose no additional impact on the streetscape than exists at present and will not detract from the character of the Town Centre precinct:

- The replacement of the automatic sliding entry doors with concertina doors will be essentially not visible from the street
- Repainting, new signage and new wall finishes will improve the presentation of the building to the street and will therefore have a positive impact on the Manly Town Centre and Heritage Conservation Area.

Impact on heritage items in the vicinity

The proposed work will have no impact on heritage items in the vicinity, including 46 – 64 The Corso, located opposite.

WHY WORK IS NECESSARY FOR ONGOING VIABILITY

The work is essential upgrading of exterior finishes in order to revitalise the visual presentation of the Bank in the streetscape. It is intended to project an updated image of the Bank through improved graphics, corporate colours and identity.

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

The façade of the building and the presentation of the building to the streetscape is improved and upgraded by the new work.

Specific measures include the following:

- Colours of external finishes and signage will be more discreet than existing. The dark band highlighting the ANZ logo to both the fascia sign and the above entry sign will be simplified by a continuous blue band to the full width.
- At street level, the ATM bunker will be lined with teak lining boards, providing a softer feature wall panelling than the existing blue shopfront glazing and coloured film.
- Rendered walls will match existing neutral colours.

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 or the Heritage Conservation Area .

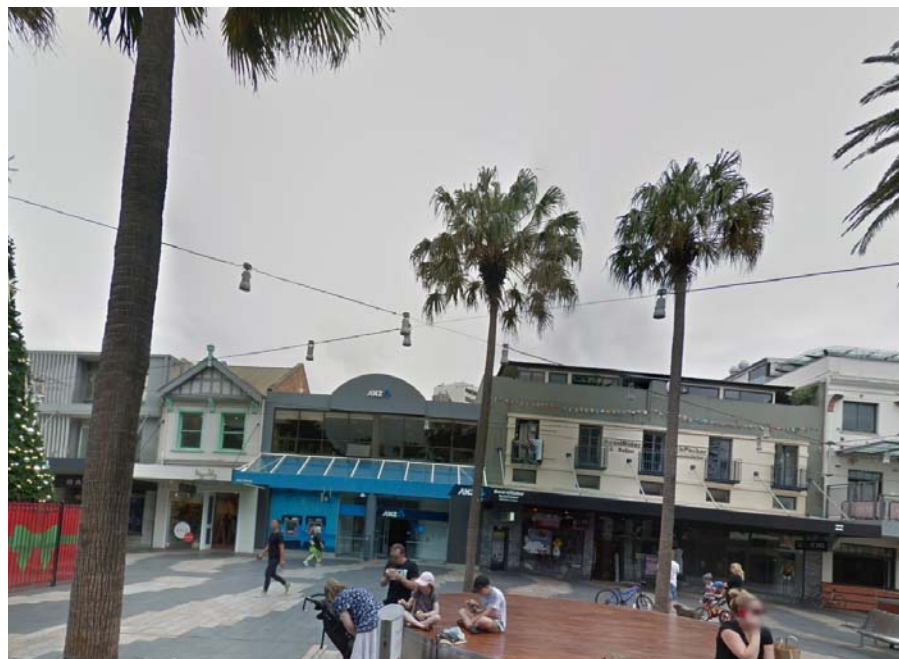
The proposal will have no additional impact on the significance of the streetscape of The Corso or the visual amenity of the Manly Town Centre.

Bruce Dawbin M.ICOMOS
Dawbin Architects
Architects and Heritage Consultants

30 June 2021



Existing shopfront



Existing exterior and streetscape (Google Streetscapes)



The Corso, a successful blend of old and new development