

30 July 2024

SLR Ref No.: Statement of Heritage Impact - 32 The Corso, Manly.docx

Attention: General Manager

Northern Beaches Council

PO Box 82

Manly NSW 1655

SLR Project No.: 640.031415.00001

**RE: Statement of Heritage Impact
Proposed Decommission Works
32 The Corso, Manly NSW 2095**

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) acts on behalf of its client Westpac Group Property (Westpac) in preparing this Statement of Heritage Impact (SOHI) in support of a Development Application to Northern Beaches Council for external façade works, external signage removal and internal partition works at the existing Westpac Bank branch at 32 The Corso, Manly NSW 2095.

This report, including attachments, provides overall comment on the proposal. It describes the site, its environs, the proposed development and the heritage significance of the site.

2.0 Site and Surrounds

The site is generally referred to as 32 The Corso, Manly NSW 2095, and legally identified as Lot 1 of DP91759. The site is located within the Northern Beaches Local Government Area (LGA) and features a primary frontage to The Corso (**Photo 1**).

Development surrounding the site is predominately commercial, including a variety of retail shops, restaurants, and cafes. The site is located on The Corso, which features an important public pedestrian space that contributes to the unique qualities of the Manly area. Manly Wharf is located approximately 150m south of the site, which assists in providing access to the surrounding residential and commercial areas.

Figure 1 and **Figure 2** depict the site and its immediate surrounds.

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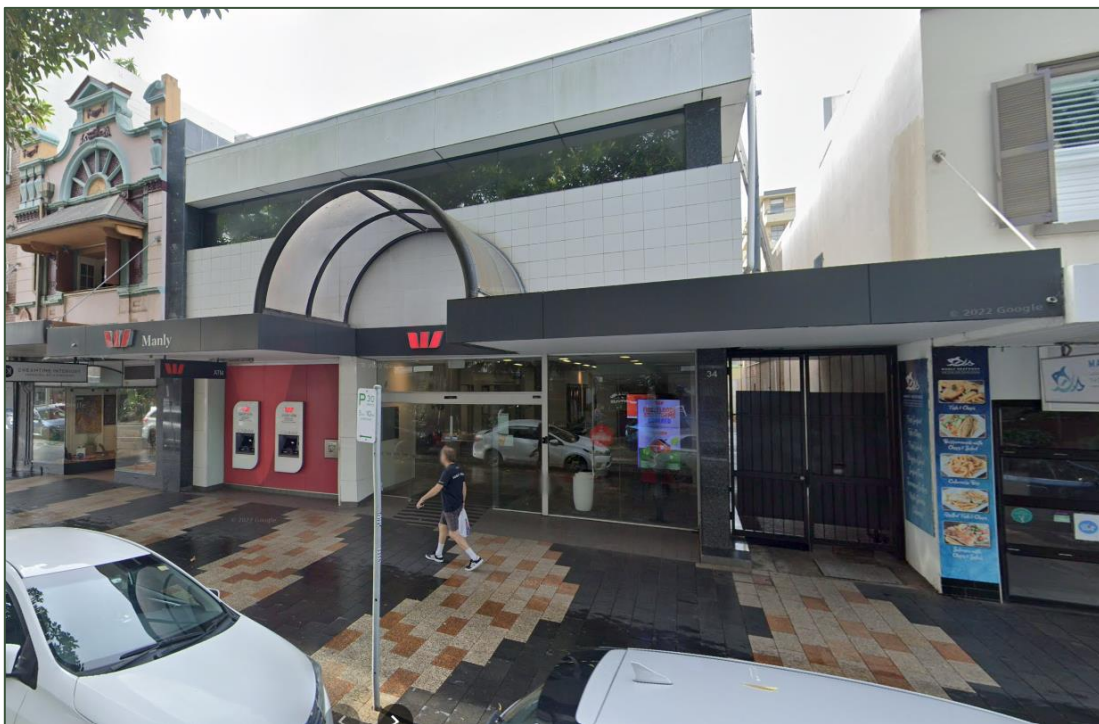
3.0 Proposal

The proposed development pertains to the removal of external signage, in addition to minor internal and external works associated with the decommission of the Westpac Bank. Specifically, the proposed works include:

- Removal of two (2) fascia signs;
- Removal of one (1) under-awning sign;
- Removal of one (1) externally facing digital screen in shopfront;
- Removal of two (2) ATMs;
- Removal of internal walls and partitions; and
- Additional minor make good works as depicted within the Architectural Plans within **Appendix A**.

Further detail to the proposed works is detailed within the Architectural Plans at **Appendix A**. Refer to **Photo 1** for street view image of the site.

Photo 1 Street View of the existing Westpac Bank (Source: Google Street View)



4.0 Statement of Cultural Heritage Significance

The site is listed as *Heritage Item I106 – Group of commercial buildings* and is located within a heritage conservation area noted as *C2 – Town Centre Conservation Area*. *Item I106* is a heritage item of local significance listed in the Northern Beaches Local Environmental Plan (LEP) 2013. It covers several buildings along The Corso, which is described as a significant and unique streetscape as outlined in the Manly DCP 2013.



Statement of Heritage Significance for The Corso (Source: Manly DCP 2013)

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 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 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.

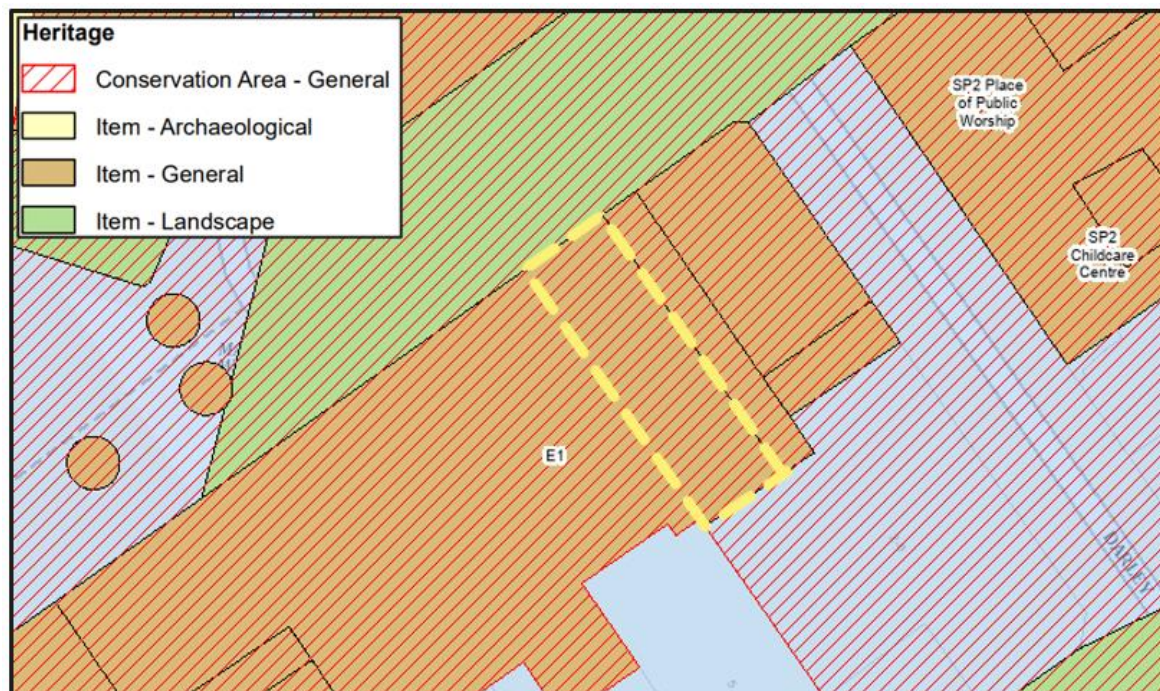
St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso. At each end The Corso is open and merges into spaces with good outward views. The gradual 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.

As the development includes only minor make good alterations to the shopfront along with signage removal with no change to the building form it is considered the development would have negligible impact on the overall character of the low scaled and detailed buildings in The Corso. The scale and character generated by the parapet details of the street facades will not be impacted by the proposed works as the height of the building and roof form are not proposed to be altered. The significance of the views along The Corso, particularly around the progression from Manly Cove to the beach will see negligible impact given the minor scale of the proposed works.

Figure 3 depicts the location of the heritage item within the Northern Beaches LGA.



Figure 3 Heritage Map Extract (Source: NSW Spatial Viewer)



5.0 Statement of Heritage Impact

The following extract from the Manly DCP 2013 outlines site specific controls for properties that are located in The Corso.

Recommendations for the ongoing management of 32 The Corso are made, including:

- *Future renovation and reconstruction of shop-front is envisaged and encouraged;*
- *Redevelopment may be considered subject to heritage impact assessment;*
- *In the interim, given this building is highly visible from the Darley Road intersection and from down Darley Road, the façade should be re-clad to a more attractive design;*
- *New building height is to be approximately 600mm below the sill height of the top floor windows of No.21 to retain outlook from those windows; and*
- *As a way of adding interest, any new development could repeat the bay-window treatment of the earlier building.*

The proposal involves altering the external facade of the commercial tenancy to reflect the decommissioning of the Westpac bank via signage removal and minor external alterations including reinstatement of the shopfront. There are no changes to the footprint of the building, alterations to original fabric or ancillary structures such as the awning. The building subject to the proposed development has been preserved as part of the façade update, and whilst external signage removal and make good works are proposed, the original detailing of doors and windows will be maintained, and new finishes will be applied to match the existing building fascia.



6.0 Conclusion

The proposed development has been assessed against the relevant provisions relevant to heritage significance for The Corso specified in the Manly DCP 2013. Through these assessments, the development is considered to have negligible impact on the heritage significance of I106 and the broader heritage conservation area of The Corso. As such, the proposed development is considered to be appropriate in this instance.

Regards,

SLR Consulting Australia



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