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2XU

HERITAGE IMPACT STATEMENT

2XU MANLY, NSW

SHOPFRONT ALTERATIONS AND SIGNAGE

Unit 1/92 The Corso, Manly, NSW, 2065

Lot 1/-/DP72850

Development Application

6 May 2025

Prepared by Prestige Town Planning for submission to
Northern Beaches Council on behalf of 2XU Manly.

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Prestige Town Planning on behalf of 2XU Clothing Manly. It accompanies the Development Application for *“Shopfront Alterations, Internal fit out and Signage”* of the site at Shop 1 Ground Floor Level 92, The Corso, Manly.

This statement has been prepared to address the proposal in accordance with the Environmental Planning and Assessment Act 1979, Manly Local Environmental Plan 2013 (MLEP) and any other relevant Environmental Planning Instruments and non-statutory controls and guidelines.

2. SITE DESCRIPTION

The subject site is legally known as Lot 1/DP72850 and commonly referred to as Shop 1 Ground Floor Level, 92 The Corso, Manly. The property is situated on the southern side of The Corso adjacent to the thoroughfare entry of the pedestrian element of Sydney Road and the New Brighton Hotel at the eastern end of the promenade (Refer to Figures 1 Below) and is occupied by an existing shop top housing development (Figure 2 Overleaf)



Figure 1: Site Location

Source: Northern Beaches Council Maps



Figure 2: Shop Frontage

Source: Site Visit Image

The site features pedestrian access via the Corso at the Northern frontage to the Promenade at level grade. Adjoining to the west is the “*Tommy Bahama*” outlet and to the East is an “*Oakley*” outlet (Figures 3 below) The site does not benefit from on-site parking.



Figure 3: Existing Shop to the East and west

Source: Site Visit Image

The front façade features double doors and two (2) slimline glazed display areas on either side. Weather protection is provided by an existing awning, which is also fitted with a “standard style” under awning lightbox. The site is located within a heritage conservation area and identified as a Heritage Site of local significance.

3. PROPOSAL

The applicant seeks approval for the internal fit out of the shop, minor amendments to the existing shopfront unit, associated with the existing 2XU clothing outlet, being defined by Manly Local Environmental Plan 2013 as a “**Commercial Premises**”.

Referring to the plans, the internal fit out includes:

- An entry ramp at 1:20 grade at the site frontage,
- A new bifold door system to create a single large opening.
- Small alcoves at the site frontage to house the doors when opened.
- A revamped retail area with new display tables, accessory bollards and floor rails
- New shelving and wall panels along the length of each side of the retail area,
- A new entry plinth serving as welcome point and security check,
- Three (3) fitting rooms, One (1) suitable for accessible use at the rear of the retail floor
- Storage and display cupboards to the rear of the serving counter.
- The retaining of facilities at the rear of the floor area *et esse*

The re-skinning of existing Signage consists of:

- One (1) Under Awning Sign (Lightbox) being a replacement of the content (Re-skinning) of the existing signage, 1800mm wide x 500mm high x 250mm deep
- One (1) Awning Sign 5180mm x 600mm, non-Illuminated, re-skinning on the awning frontage.
- Two (2) Acrylic stick on, non-illuminated signs on each door surround of the front entry, 600mm wide x 150mm high, 1400mm from existing ground level.

4. HERITAGE SIGNIFICANCE

Clause 5.10 Heritage Conservation

The subject site is identified as being:

- Within the Conservation Area C2 being the “Town Centre Conservation Area”.
- Part of the Group of Commercial Buildings (I106) Significance Local



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 door surrounds, 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.