

5 February 2025

General Manager  
Northern Beaches Council  
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## SHORT-FORM HERITAGE IMPACT STATEMENT—2/63-67 The Corso, Manly

This short-form Heritage Impact Statement has been prepared on behalf of the incoming tenant (Get Sashimi Pty Ltd) for Shop 2, 63-67 The Corso, Manly (subject place), which forms part of a highly modified former commercial premise constructed for Woolworths in 1935. My practice previously prepared a Heritage Impact Statement, dated 20 April 2023, for the subject building from which this document draws, as well as various short-form reports for other modifications at the place.

This brief report accompanies a development application for the use and fitout of the tenancy.

The subject place is identified as part of a serial heritage listing (*Group of commercial buildings*) known as item I106 under Part 1, Schedule 5 of the *Manly Local Environmental Plan 2013*. It is also included in the Town Centre HCA (C2) and adjacent to the *New Brighton Hotel* (I110). Refer to HER\_005 (MLEP) for heritage mapping.

No Council-adopted Statement of Significance for the subject building is known, but as part of the above-mentioned HIS, the following discussion of the building's heritage value was prepared:

*As a former purpose-built retail premise for Woolworths—an important local commercial venture—constructed to what was then the district's preeminent commercial strip, the subject building would likely satisfy the requisite threshold for historical significance (Criterion A).*

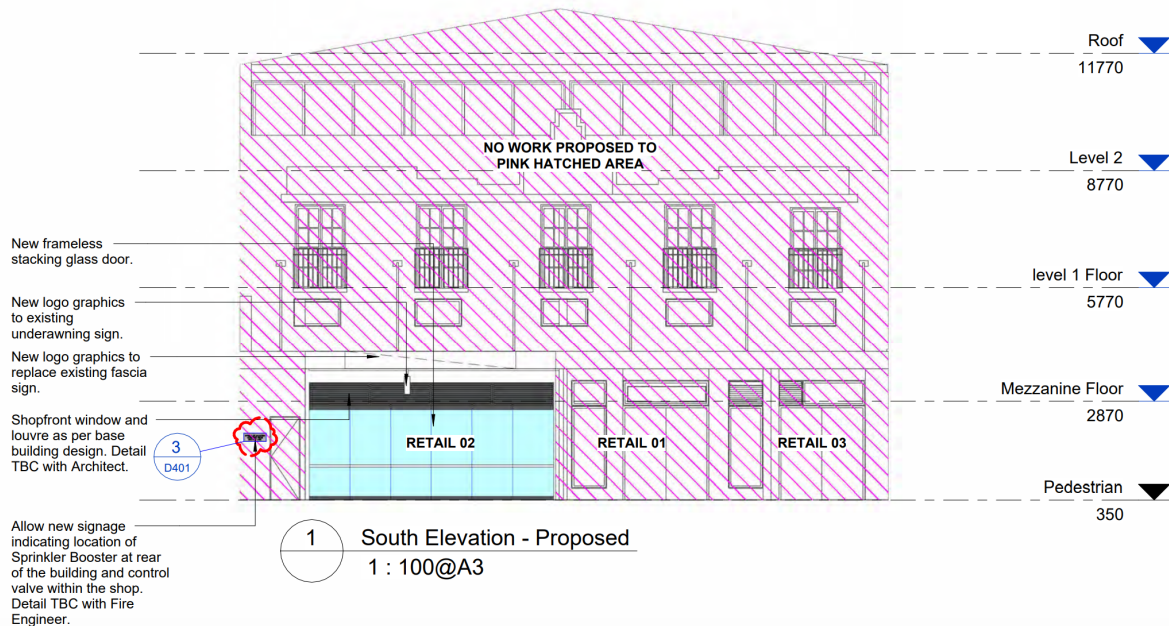
*Its scale and original, exuberant architect-prepared design expression (albeit diminished by modifications) attest to the liveliness of interwar trade conducted along The Corso and contemporary shopping patterns at the local level. The subject building is a good and prominent example of a late interwar period commercial building; however, accumulative alterations to the upper façade and the complete replacement of the original shopfronts have dramatically reduced its intactness and integrity.*

*The loss or obfuscation of its original pared-down and sleek Moderne/Art Deco-influenced detailing and changes to the stepped parapet, in particular, have diminished its finesse and aesthetic or representative potential. Further*



consideration and a municipality-wide comparative study would be required to establish whether the place still meets the requisite threshold for the aesthetic (Criterion C) or representative (Criterion G) significance.

The Section 4.55 works are set out in drawings prepared by Liteco Studio, dated 30 January 2025 (Issue 6). It is proposed to retain the three approved retail tenancies but reconfigure their shopfront designs and internal layouts/fit-outs. Further, new double panel door would be established at a previously approved entry in the north elevation, facing Market Lane. Resolved promotional signage is also proposed for the awning fascia (3880mm W x 400 mm H) and re-use of existing illuminated under-awning (2365mm W x 400mm H).



Extract from drawing no. E101.3, showing the proposed modified shopfront.  
(Source: Liteco Studio, 30 January 2025)

As the scheme is non-exempt work and would affect an individual heritage item and a property situated in a HCA (C2), the MLEP at cl. 5.10(2)(a)(i)(iii) requires that the consent authority 'consider' the impact of the new work on the identified significance of the relevant heritage listings, particularly their 'associated fabric, settings and views', cl. 5.10(1)(b). The overall objective is to 'conserve the environmental heritage' of the municipality, cl. 5.10(1)(a).

This report, prepared by an independent heritage specialist, constitutes the required expert material and opinion to support the Council in understanding the new work's heritage impact and making informed decisions.

Given that no significant fabric exists below the verandah/awning roof or internally, the only relevant heritage consideration is the visual compatibility of the amended scheme with the architectural character of the subject building—a highly modified late interwar building—and the encompassing historic environs; however, noting that this setting is comprised of at ground/street level an exceedingly heterogeneous commercial streetscape.

The revised shopfront design would consist of bi-fold frameless/glazed door panels (6m in extent), which would be folded/stacked to the east corner of the tenancy when open, with a high-quality retail fit out beyond. Such a configuration is entirely contemporary and less sympathetic in design and materiality from a heritage perspective than the previously approved shopfronts. However, its modernity would not be out of keeping with several other instances of shopfront developments in the near and broader vicinity and—from the Applicant's perspective—is viewed as an economic use necessity for the proposed retail premise.

As noted, the subject building is highly modified from its original design/presentation, while the streetscape of The Corso, although distinctive, is characterised at the pedestrian level by a variety of shopfront designs—most of which do not display

a strong gesture to traditional commercial design—with historic fabric dominant 'above the awning' (upper façade). I have also factored into my consideration of the shopfront's relative compatibility, its ability to be folded/stacked away, drawing the focus of observer's during opening hours at least within the interior of the retail space, which I note would be resplendent in a diversity of rich colours and finishes. In my view, the latter would form the chief contributor to the streetscape.

That the revised proposal would alter the balance of the shopfronts at the subject building is not considered overly problematic, as it would have no effect on the remnant original consistency/uniformity of the upper façade (above the awning), where one's eye is drawn in order to interpret the historic quality/character of the subject building, such as it is. The new work would not diminish the ability of the building to be appreciated and interpreted at its existing level.

The proposed signage would be traditionally located, take advantage of existing infrastructure in one case (under awning), and exhibit a reasonable degree of graphic restraint.

The new doors to Market Lane, a narrow, well-utilised commercial utilitarian corridor, would not have a heritage impact, presuming their material/finish is of a commensurate quality and recessive character, which could be managed as a consent condition.

Having regard to the above discussion, it is the finding of this assessment that the scheme would not materially harm any identified heritage values, neither at the subject place (I106), encompassing Town Centre HCA (C2), or nearby other individual heritage asset. While not an interpretive or overly respectful design relative to the historical background of the context, it would support the commercial viability/dynamism of the affected space, which in itself makes a positive contribution to this longstanding retail strip in the municipality. Again, it achieves the latter without appearing discordant or incongruent within The Corso public domain at ground level. The revised plans are recommended for approval on heritage grounds.

Please contact this office if you have any queries in relation to the above.

Yours faithfully,

*Patrick Wilson*

**PATRICK WILSON**

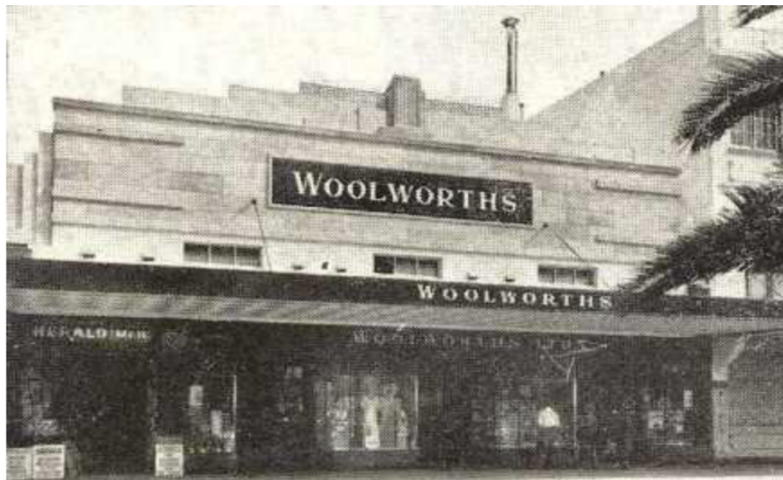
Director—Principal Heritage Consultant and Professional Historian

Touring the Past Pty Ltd

B.A (Hist Hons), M. Cult Heritage

M. ICOMOS, Pro Hist PHA (NSW & ACT + VIC), SAHANZ, APT, IAIA, Interps Aus, Nat Trust (NSW)

## APPENDIX A—PHOTOGRAPHS



Close-up of the subject façade from The Corso, interwar years. Note what appears to be a pressed metal soffit to the underside of the awning. (Source: *Wool's, Corso, no 63-67*, Manly Local Studies via History hub)



Subject site from The Corso. Prior to DA2023/0849 (Source: Touring the Past, November 2021)



The subject frontage, since altered, shows plain contemporary sheeting on the soffit of the suspended awning. (Source: Touring the Past, November 2021)