



Statement of Heritage Impact

Shop 2, 38 The Corso, Manly
Commercial change of use

July 5, 2023

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1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the Standard Guidelines of the NSW Heritage Office (now Heritage NSW), the Manly Local Environmental Plan (LEP) 2013 and the Manly Development Control Plan (DCP) 2013 to accompany a s4.55 Modification Application to the previously approved internal commercial fit-out of the ground floor shopfront at Shop 2, 38 The Corso Manly (DA2023/0400, 8/6.23).

The documentary research and assessment of potential heritage impacts have been undertaken by Steven Nix, Heritage Consultant (M. Heritage Conservation, ICOMOS) and Laura Myers, Heritage Consultant (M. Heritage Conservation).

Details of the development proposal have been prepared by Keeyuen Design.

This report aims to:

- Provide a brief history of the local area and subject site;
- Provide a description of the works;
- Assess the impact of the works on the heritage significance of the site, relevant heritage conservation areas and nearby listed items in accordance with the relevant legislative controls.

2.0 LIMITATIONS

This assessment of impacts is based on available site evidence along with historic research. A site inspection was undertaken in March 2023.

This report does not include an archaeological or Aboriginal heritage assessment of the site or vicinity.

3.0 THE SITE

The subject site is located at Shop 2, 38 The Corso Manly (SP18046). The site is located on the junction of Darley Road and The Corso.

Street Address	Suburb/Town	LGA	SP	Parish	County
Shop 2, 38 The Corso	Manly	Northern Beaches	SP18046	Manly Cove	Cumberland



Figure 1 - Aerial image of the local area, with subject site outlined in red (Source: SIX Maps, accessed 29.3.23).



Figure 2 - Lot boundary plan of local area, with subject site outlined in red (Source: SIX Maps, accessed 29.3.23).

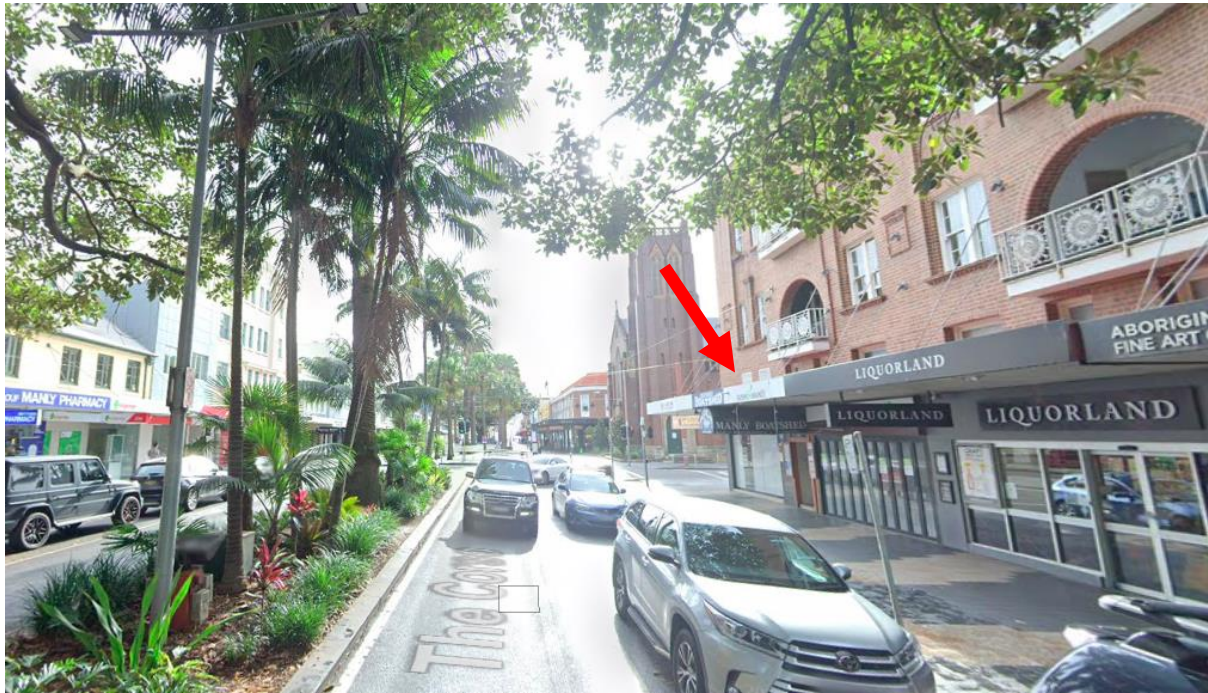


Figure 3 - View of local streetscape looking east along The Corso, subject site indicated with red arrow
(Source: Google Maps, 2021)



Figure 4 - View of local streetscape looking west along The Corso, subject site indicated with red arrow
(Source: Google Maps, 2021)

4.0 STATUTORY LISTINGS

4.1 HERITAGE LISTINGS

The subject site is located within the Town Centre Conservation Area (C2). The site is also listed as a local heritage item (Group of commercial buildings #1106) within Part 1 of Schedule 5 of the Manly LEP (2013).

Item No.	Item Name	Address	Listing Level
I106	Group of commercial buildings	All numbers, The Corso Manly	Local

The site is also located in close proximity to a number of heritage items listed at local level:¹

Item No.	Item Name	Address	Listing Level
I104	Street trees	The Corso (from Whistler Street to Sydney Road) Manly	Local
I107	Commercial building	36 The Corso Manly	Local
I113	St. Matthew's Church and church hall	44 The Corso (corner The Corso and Darley Road) Manly	Local
I118	St. Matthew's Anglican Rectory	Corner Darley Road and The Corso Manly	Local
I119	Commercial and Residential Building	2D Darley Road Manly	Local
I246	Street trees	Wentworth Street Manly	Local

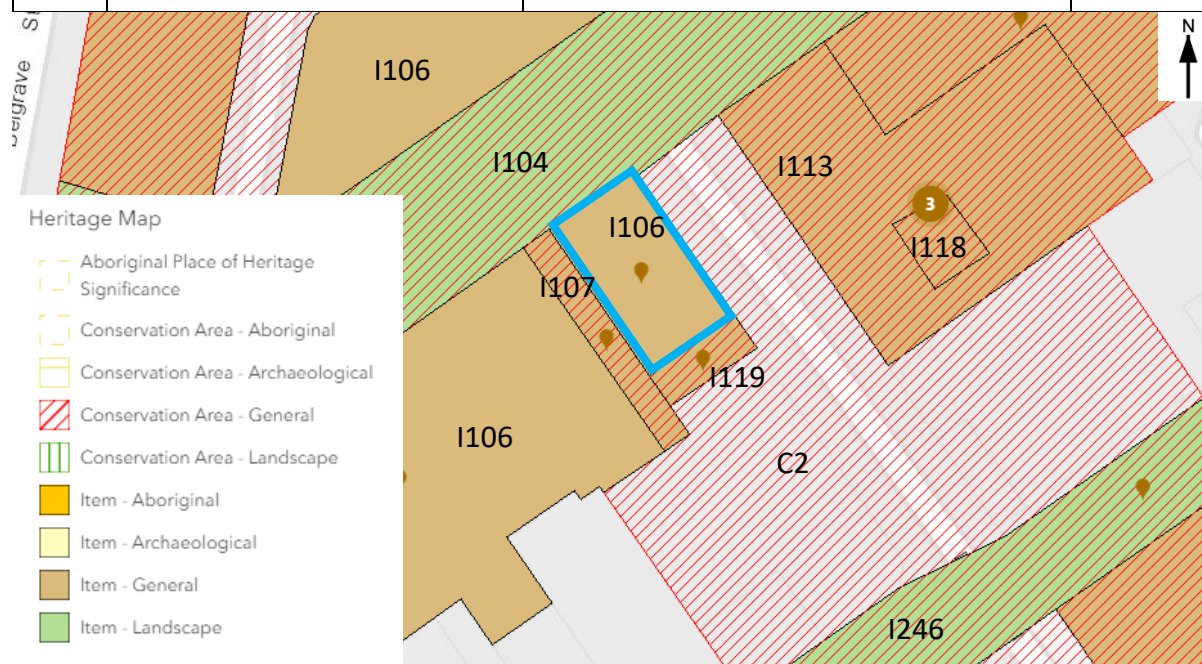


Figure 5 - Heritage map showing the location of the subject site (indicated in blue) and surrounding heritage context (Source: State Heritage Inventory, accessed 29.3.23)

¹ Section 5 Manly LEP (2013).

5.0 DOCUMENTARY EVIDENCE

5.1 PRE-EUROPEAN OCCUPATION

The Sydney basin is referred to as Eora Country, the name given to the coastal Aboriginals around the Sydney region. Eora Country is thought to have been comprised of 29 clans as shown on the below map. Prior to European settlement, the Manly area was home to a clan thought to be named the 'Gayamaygal' people, although variations of the name occur across different maps, including 'Cannalgal' and 'Kayimai.' The Gayamaygal people inhabited the areas along the north shore of Sydney harbour, specifically surrounding Manly Cove.² This Aboriginal clan was known for their skilled *karajdi* (doctors) and their renowned strength and authority. The Gayamaygal people were saltwater people, and relied heavily on building canoes, fishing and hunting seabirds along the coast.³ *Kai'ymay* (Manly) was part of a track stretching north to Port Stephens, where it is thought various clans travelled up and down to fish and trade. Following European settlement in 1788, the Gayamaygal people were decimated through introduced diseases like small-pox, violence from colonisers and loss of traditional food sources through the dispossession of their land.⁴ Surviving Aboriginal sites in the area include midden sites, rock engravings and shelter cave art.

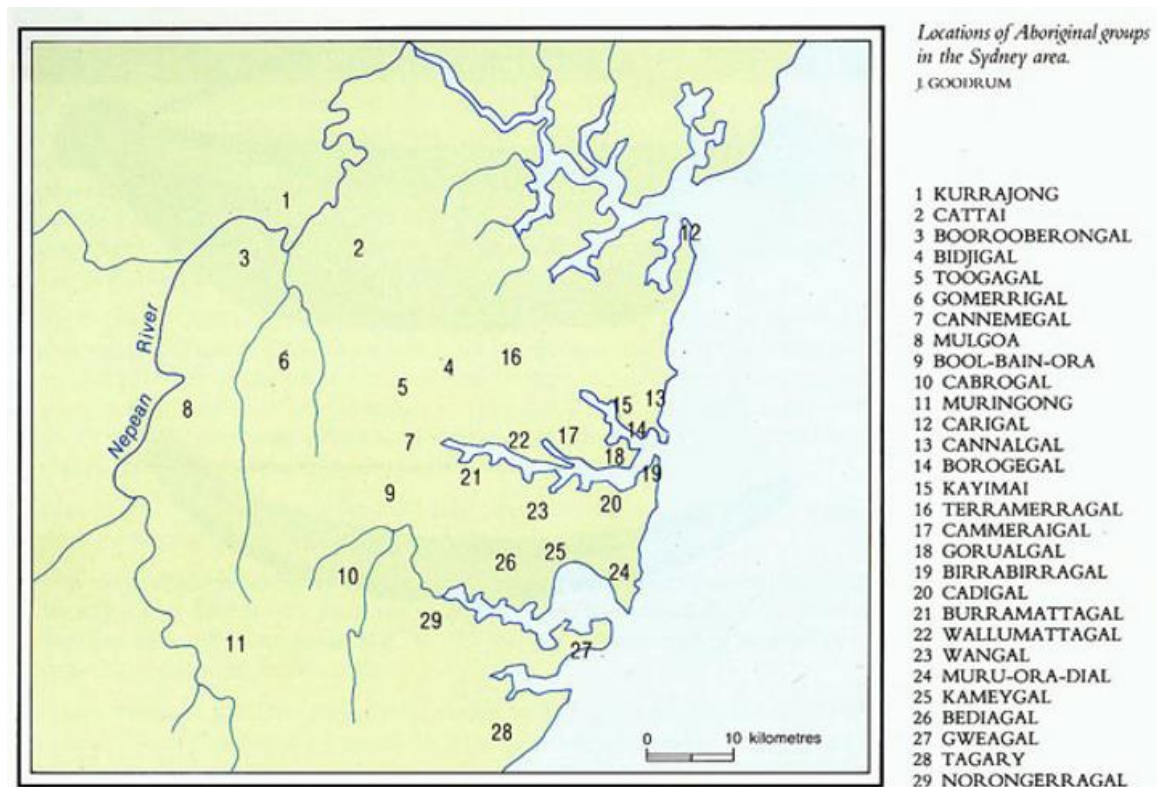


Figure 6 - Locations of Aboriginal groups within the Sydney area (Source: Goodrum J Goodrum in Mulvaney, D J and White, Peter, 1987, *Australians to 1788*, Fairfax, Syme & Weldon, Sydney, p. 345)

² "Aboriginal People & Place," Anita Heiss and Melodie-Jane Gibson, Sydney Birani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

³ Grace Karskens, 'Manly Cove, Kai'ymay', *Dictionary of Sydney*, 2015, https://dictionaryofsydney.org/entry/manly_cove_kaiymay

⁴ "Aboriginal People & Place," Anita Heiss and Melodie-Jane Gibson, Sydney Birani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

5.2 BRIEF HISTORY OF THE LOCAL AREA

Manly was one of the earliest sites of European contact with Aboriginal populations, with Governor Arthur Phillip naming the area after noting the “confidence and manly behaviour” of the traditional owners.⁵ The first land grants in the Manly area were given to Gilbert Baker in 1810, who soon owned approximately 30 acres between present-day Manly Beach and the Manly ferry wharf. The land was later sold to D’Arcy Wentworth in 1820, although little development occurred, with less than 50 people listed as residing in the area by 1840.⁶ Captain John Thompson was granted 100 acres in 1842, just north of Baker’s original grant. This was later purchased by Henry Gilbert Smith as part of a significant sale in the early 1850s, sparking a new wave of planning and growth in the area. Smith built ‘Fairlight’ on his stretch of land, with plans for Manly to develop as Sydney’s equivalent to Britain’s Brighton seaside resort.⁷



Figure 7 – The Harbour side of Manly 1880s, looking south-east (Source: State Library of NSW)

Smith’s ideas involved attracting holidaymakers and tourists to the area, and he was responsible for the construction of the Manly Pier in 1854 and the subsequent ferry service operating routes to link to the southern side of the Harbour. The plans for Manly Cove were named ‘Ellensville’ after his first wife, and also included ‘The Corso’, modelled on the grand thoroughfare that cuts through Rome, linking either side of the city and providing arcades, bustling shopfronts and pedestrian mobility.⁸

The popularity and, thus, the population of Manly steadily rose, from 500 people in 1871 to over 5000 in 1901. Originally home to many of Sydney’s wealthy, the liberalisation of bathing laws and watercraft were relaxed in the early 1900s, attracting tourist and younger Sydneysiders to live in the area. Manly saw a wave of Inter-War development, with numerous apartment buildings and bungalows constructed c.1920s as a direct result of improved ferry and bus services to the area from the city, including the opening of The Spit Bridge in 1924. The town hall was opened in 1937.⁹

⁵ Paul Ashton, ‘Manly’, Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/manly>

⁶ Zoltan Kovas Architect, ‘Castle Vennon 1 The Corso Heritage Impact Assessment’, 2015: 2.

⁷ A.F. Pike, ‘Smith, Henry Gilbert’ Australian Dictionary of Biography, <https://adb.anu.edu.au/biography/smith-henry-gilbert-2671>

⁸ Zoltan Kovas Architect, ‘Castle Vennon 1 The Corso Heritage Impact Assessment’, 2015: 2.

⁹ Paul Ashton, ‘Manly’, Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/manly>



Figure 8 – The Corso looking east, c. 1910s (Source: National Library of Australia)

5.3 HISTORY OF THE SUBJECT SITE

The subject site is located within Gilbert Baker's 30 acre property, granted in c.1810. The property was subsequently purchased by D'Arcy Wentworth then leased to Henry Gilbert-Smith. The site appears within Lot 9 of the early designs (c.1855) for Henry Gilbert-Smith's 'Ellensville' development (Fig. 9).¹⁰ The area south of The Corso, which includes the subject site, was further subdivided in the c.1870s as part of the East Brighton Bassett-Darley Estate. The subject site is located within Lot 10, fronting onto The Corso (Fig. 10). The subject shopfront is part of the 'Darley Flats' development occupying the corner of The Corso and Darley Road (now 38-42 The Corso & 2D Darley Road) which was constructed c.1915. It was offered for sale at auction in October 1924 as a deceased estate and a "splendid investment opportunity", featuring "5 large shops and offices, 4 basement rooms, 8 flats complete".¹¹

Early Sands Directory listings for no. 38 The Corso prior to 1915 include F.E Lane Produce Store (1910) and Manly Fuel Coy (1912). From 1916 the shopfront at no. 38 was occupied by The Strand Drapery Co. which operated up until at least c.1932.¹² The upper floor façade of the subject building has remained largely intact since its construction, with early photos showing evidence of the remnant arched balcony openings and façade detailing. It is likely that the ground floor of the subject building operated as various commercial/retail businesses from its construction to the present day. Most recently, the space has been occupied by 'Sushi in Manly' since c.2012/13 and prior to that as a take-

¹⁰ 322- SP/M5/316, State Library of NSW.

¹¹ Heritage Item Report, 'Commercial and Residential Building', Northern Beaches Council

¹² Sands Directory, 1916-32.

away fish shop. An image of the building façade from c.2007 indicates that the ground floor façade had already been extensively modified prior at that time (Fig.13).



Figure 9 – Detail of plan for Ellensville, 1855, 322 - SP/M5/316, with subject site indicated in blue (Source: State Library of NSW)



Figure 10 – East Brighton Basset Darley Estate, with approximate location of subject site indicated in blue (Source: State Library of NSW)

MANLY

MAGNIFICENT SHOPS & FLATS



DARLEY FLATS
FROM DARLEY ROAD

LAND
66' 0" to the
CORSO
by 136' 0"
along
DARLEY ROAD

**TORRENS
TITLE**

WITH THE SPIT BRIDGE & MIDDLE HARBOUR BRIDGE
AT ROSEVILLE ON THE POINT OF
COMPLETION, THE PROSPERITY OF
MANLY AS A SUB-METROPOLITAN
BUSINESS CENTRE IS BEING
IMMENSELY ENHANCED.

*Auctioneers
in Conjunction*
Solicitors to the Estate
E.H. TEBBUTT & SON
329 Pitt Sydney.

FOR
AUCTION SALE ON
WEDNESDAY
OCTOBER 15TH 1924
at Hardie & Gorman's Rooms
36 Martin Place Sydney
AT 11-a.m.

5 LARGE SHOPS
& OFFICES
4 BASEMENT ROOMS,
8 FLATS COMPLETE
known as
DARLEY FLATS
at corner of the
CORSO AND
DARLEY ROAD

A SPLENDID
INVESTMENT PROPOSITION
such as seldom
comes into the market,
sold to wind up
a deceased estate.



DARLEY FLATS
CORNER OF DARLEY RD & CORSO



LOCAL SKETCH

SOUTH STREET
THE CORSO
DARLEY ROAD
HARVEY ROAD
BELLARINE STREET

HARDIE & GORMAN PTY. LTD., 36 Martin Place Sydney
ROBEY, HANSON & STRONG, LTD., Manly
SLADE, BROWN & BLOOMFIELD, LTD., 115 Pitt St. Sydney

WILLIAM BROOKS & CO., LTD., Litho

Figure 11 – Auction advertisement for Darley Flats c.1924, subject building indicated with arrow (Source: Northern Beaches Council Library archives)



Figure 12 - The Corso, 1927, with subject site indicated by red arrow (Source: Historic photos NSW, <https://historicphotos.com.au/products/manly-nsw-australia-c1927-j140>)



Figure 13 - Former shopfront façade November 2009 prior to modifications in c.2012-13 (Google Maps, accessed 27.3.23)

5.4 SITE DESCRIPTION

The subject building is estimated to have been constructed in c.1915. Known as the 'Darley Flats' the three-storey building fronts both The Corso and Darley Road with a splayed corner facing the intersection. The building's face brick street-facing façade is divided into bays by simply detailed pilasters. It features a combination of paired multi-paned timber-framed, double-hung sash windows with brick sills, as well as balconies that are partially recessed behind arched brick openings and decorative iron balustrades. A simply detailed segmented parapet conceals a roof terrace behind.

The ground floor façade has been extensively altered and contains no evidence of original fabric. It includes a metal framed glazed bi-fold entry door, extending the width of the unit with a top hamper signage above. A modern footpath awning has been installed over the shopfront and is braced to the first floor façade. Highlight windows have been installed above the awning.



Figure 14 – The Corso facing façade of subject building, view looking south (Source: 3+1 Heritage, 2023)

The proposed works are limited to a change of use of the building's single ground floor shopfront unit. The interior of the shopfront unit has been heavily modified since the building's original construction to suit multiple previous tenancies and was most recently used as a 'Sushi in Manly' store since c. 2012. The shopfront unit currently consists of one large, open-plan space fronting The Corso with a smaller storage/service rooms located to the rear of the unit (south). This rear section includes a narrow corridor with rendered walls, contemporary floor tiling, strip lighting to the modern ceiling and shelving along each wall. The corridor leads onto the small shared rear courtyard/ service area via a timber doorway. A WC at the rear of unit is also accessed externally via the courtyard. The corridor is separated from the main interior space by a simple rendered opening.

The main, open-plan space includes four remnant infilled brick archways along the western wall which have been previously painted and plastered in some sections. A plasterboard bulkhead has been installed above the shopfront entry doors obscuring the upper portion of one of the archways. The eastern wall has been rendered, with a single infilled arch evident in the centre of the upper section of the wall. The south-western corner of the space includes a metal framed/sheet cool room which is separated from the main space and rear doorway by a single three-quarter height blockwork wall. The space's existing concrete floor has been heavily scabbled. The ceiling is modern plasterboard and includes various services including air conditioning and lighting.



Figure 15 – Ground floor shopfront façade, view looking south (Source: 3+1 Heritage, 2023)



Figure 16 – Interior of subject shopfront unit, view looking northeast (Source: 3+1 Heritage, 2023)



Figure 17 – Interior of subject shopfront unit, view looking northwest (Source: 3+1 Heritage, 2023)



Figure 18 – Western wall of shopfront unit, including remnant archways and modern bulkhead (Source: 3+1 Heritage, 2023)



Figure 19 – Western wall of shopfront unit (Source: 3+1 Heritage, 2023)



Figure 20 – Rear wall of unit, including cool room (Source: 3+1 Heritage, 2023)



Figure 21 - Eastern wall of shopfront unit (Source: 3+1 Heritage, 2023)



Figure 22 - View of front entrance, looking north towards The Corso (Source: 31 Heritage, 2023)



Figure 23 - View looking north towards The Corso (Source: 3+1 Heritage, 2023)



Figure 24 - Rear storage space/ rear access corridor (Source: 3+1 Heritage, 2023)



Figure 25 - Rear access, view looking south towards rear shared courtyard/ service area (Source: 3+1 Heritage, 2023)

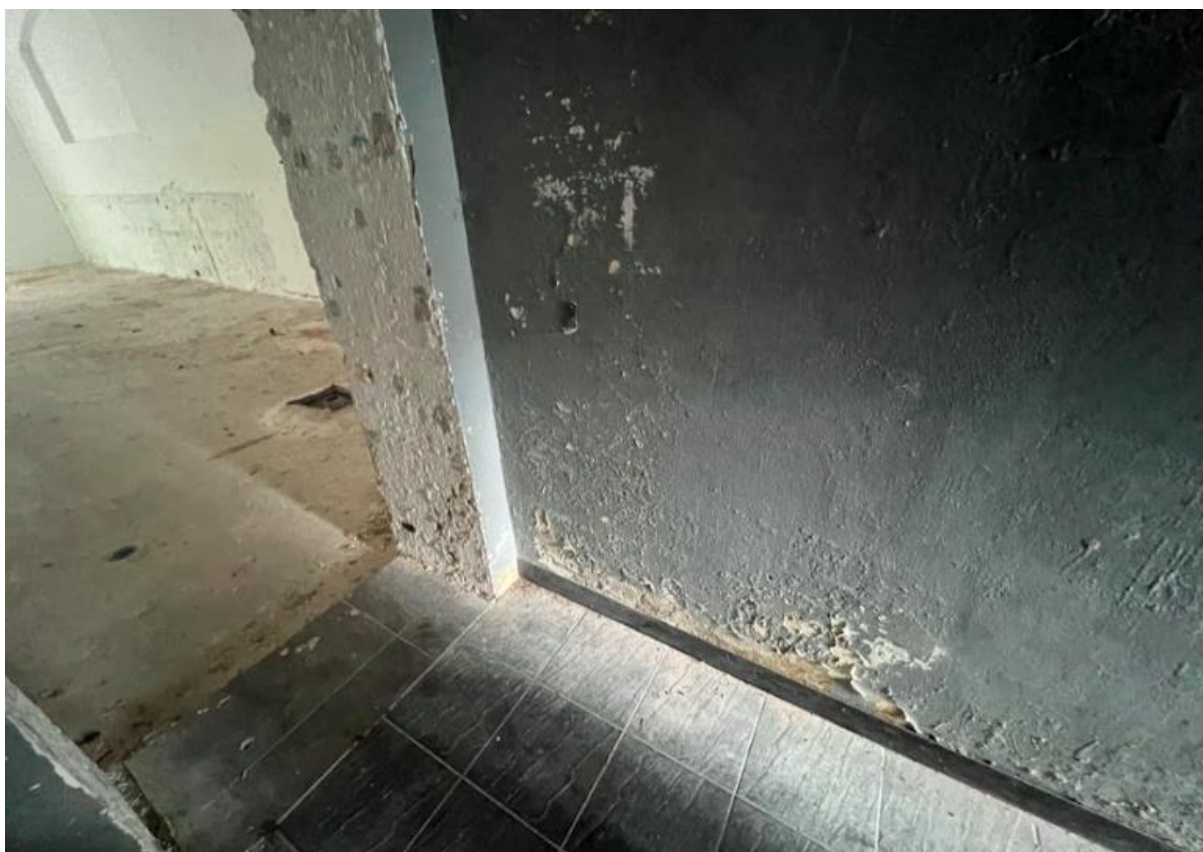


Figure 26 - Tiled rear corridor (Source: 3+1 Heritage, 2023)



Figure 27 - Rear entrance and rear WC (Source: 3+1 Heritage, 2023)

6.0 SIGNIFICANCE

6.1 STATEMENT OF SIGNIFICANCE – SUBJECT BUILDING

The following Statement of Significance has been extracted from State Heritage Inventory Report for item #1119 'Commercial and Residential Building', which includes Darley Flats as part of the same corner site:

This item is of local cultural significance for its ability to demonstrate the pattern of development of Manly and in particular the Corso. The Corso formed part of Henry Gilbert Smith's grand plan for Ellensville. This building is a good and relatively intact example of a substantial early 20th century residential flat building. It reflects the popularity and growth of apartment dwelling in the 1920s and is associated with the growth of Manly as a commuter suburb. Designed in the Federation Free style, it has a strong corner presence and contributes to the overall cultural heritage significance and character of the Corso.¹³

6.2 STATEMENT OF SIGNIFICANCE – HCA

The following Statement of Significance for the Town Centre HCA has been extracted from Section 5 of the Manly DCP (2013):

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 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

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.

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.¹⁴

¹³ State Heritage Inventory, 1119 'Commercial and Residential Building'

¹⁴ Manly Development Control Plan, 2013: 128.

7.0 PROPOSAL

The proposal is illustrated on the attached drawings prepared by Keeyuen Design. The proposed works consist of an internal fit-out to the ground floor shopfront unit along with minor updates to its shopfront exterior as a result of the proposed commercial change of use of the unit, including:

1. Internal fit-out of single, ground floor shopfront unit, including:
 - a. Reconfiguration of shopfront unit interior;
 - b. Installation of new cabinet joinery, equipment, fixtures and furniture;
 - c. Installation of new services and modifications to existing services;
 - d. Installation of new finishes throughout;
2. Update existing external shopfront signage, including:
 - a. Update top hamper signage;
 - b. Update awning fascia signage.

This HIS has assessed the following information provided by Keeyuen Design:

Date	Title	Drawing No	Issue
29.6.23	Cover Page	CP-01	A
29.6.23	General Notes	GN-01	A
29.6.23	3D-View-01	3D-01	A
29.6.23	Material Schedule 01	MA-01	A
29.6.23	Lighting Schedule 02	MA-02	A
29.6.23	Location Plan	PL-00	A
29.6.23	Existing Floor Plan	PL-01	A
29.6.23	Demolition Floor Plan	PL-02	A
29.6.23	Proposed Floor Plan	PL-03	A
29.6.23	Dimension Plan	PL-04	A
29.6.23	Reflected Ceiling Plan	PL-05	A
29.6.23	Electrical and Light Switch Plan	PL-06	A
29.6.23	Hydraulics Plan	PL-07	A
29.6.23	Finish Plan	PL-08	A
29.6.23	Elevation Indication Plan	PL-09	A
29.6.23	Shop Front Elevation	EL-01	A
29.6.23	Shop Front Signage Detail	EL-02	A
29.6.23	Elevation 1	EL-03	A
29.6.23	Elevation 2	EL-04	A
29.6.23	Elevation 3	EL-05	A
29.6.23	Hanging Display Cabinet Plan	EL-06	A
29.6.23	Elevation 4	EL-07	A
29.6.23	Elevation 5	EL-08	A
29.6.23	Elevation 6	EL-09	A
29.6.23	Counter Plan	EL-10	A

Date	Title	Drawing No	Issue
29.6.23	Pick Up Light Box	EL-11	
29.6.23	Elevation 7	EL-12	
29.6.23	Elevation 8	EL-13	
29.6.23	Elevations 9 & 10 & 11	EL-14	

8.0 HERITAGE IMPACTS

8.1 INTRODUCTION

The following assessment is based on the Standard Guidelines of the NSW Heritage Office (now Heritage NSW), the Manly Local Environmental Plan (LEP) 2013 and the Manly Development Control Plan (DCP) 2013 to accompany a s4.55 Modification Application to the previously approved internal commercial fit-out of the ground floor shopfront at Shop 2, 38 The Corso Manly (DA2023/0400, 8/6.23).

8.2 IMPACTS ON SIGNIFICANCE

This section assesses how the proposed works will impact the heritage significance of the subject site, nearby listed items and the Town Centre HCA. This assessment is based on the proposed architectural plans supplied by Keeyuen Design.

In order to consistently identify the potential impact of the proposed works, the terminology contained in the table below is based on those contained within guidelines produced by the International Council on Monuments and Sites (ICOMOS).

TABLE 8.2.1: IMPACTS TERMINOLOGY

Definition	Impact
<p>Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource.</p> <p>These actions cannot be fully mitigated.</p>	Major
<p>This would include actions involving the modification of a heritage, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures.</p> <p>The impacts arising from such actions may be able to be partially mitigated.</p>	Moderate
<p>Actions that would results in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item.</p> <p>The impacts arising from such actions can usually be mitigated.</p>	Minor
<p>Actions that would results in very minor changes to heritage items.</p>	Negligible
<p>Actions that would have no heritage impact.</p>	Neutral

8.2.2 CHANGE OF USE

Proposed works	Heritage Assessment	Heritage Impact
<p>1. Internal fit-out of single, ground floor shopfront unit, including:</p> <p>a. Reconfiguration of shopfront unit interior;</p> <p>b. Installation of new cabinet joinery, equipment, fixtures and furniture;</p> <p>c. Installation of new services and modifications to existing services;</p> <p>d. Installation of new finishes throughout;</p>	<p>The subject unit's interior was previously extensively modified to suit former tenancies and contains little original or early fabric apart from its remnant structural walls.</p> <p>The proposed change of use includes the fit-out of the interior of the shopfront unit to suit the new tenancy. This will include minor configuration changes to the open-plan shopfront interior, addition of new cabinetry, equipment, fixtures and furniture, application of new finishes and services.</p> <p>a. The proposed internal fit-out will make minimal changes to the existing layout of the shopfront unit, with existing structural walls and partitions to be retained.</p> <p>The works will involve addition of a studwork partition wall with sliding door at the rear of the open-plan space. This will involve minimal intervention with existing building fabric, will be reversible and will not alter any significant room configurations or access paths.</p> <p>The fitout will also include installation of new ceiling sections throughout the space. The existing ceiling is a later addition, and its replacement/addition of new suspended ceiling will have little to no impact.</p> <p>The remnant masonry archways along either wall of the main open-plan space (east/west walls) have undergone substantial previous damage. These walls will be retained and covered with new studwork lining walls. While this will obscure the arches, it will require minimal further intervention, will be reversible and will allow new services to be installed within the wall cavity created, minimising further damage to the walls.</p> <p>Minor alterations will be made to the existing contemporary rear WC which will have no impacts.</p> <p>The fit-out will include construction of a new ramp/ sloped floor at the entrance of the shopfront leading from the pedestrian footpath. The existing floor has been previously altered and is currently in poor condition, thus the proposed changes will have no impacts.</p> <p>b. The proposed works involve the installation of various fixed/self-supporting cabinetry, equipment, fixtures and furniture within the unit, including a new shopfront counter, hanging cabinetry, kitchen fixtures/equipment, sushi train counter and seating. The proposed hanging cabinetry will be attached to the unit's modern suspended ceiling. The addition of new cabinetry and furniture will involve minimal intervention with early fabric,</p>	<p>Negligible</p>

Proposed works	Heritage Assessment	Heritage Impact
	<p>is readily reversible, and will not adversely impact the presentation of the unit when viewed from The Corso.</p> <p>c. The proposed fit-out will require installation of new services and modifications to existing services within the unit. This will include new water, electricity, data and drainage services, etc. including a new floor waste.</p> <p>Existing modern lighting within the existing modern plasterboard ceiling will also be removed and replaced with new pendant lighting along with a new feature pick up light box, new speakers, downlights and LED strip lighting.</p> <p>To minimise intervention with existing building fabric, the existing general layout of the unit will be maintained and existing services within the unit will be utilised. New service runs will either be installed within ceiling/wall cavities or chased through non-significant floors. Due to the previous extensive changes to the unit, the proposed modifications to existing services will not impact significant fabric and are reversible if required to be changed/removed in future.</p> <p>d. The proposed fit-out will include the application of new wall, floor and ceiling finishes throughout the space, including new paint finishes, decorative panels, tiling, and signage. This will not involve any physical impacts to significant fabric and will be visually compatible with similar shopfronts along The Corso and will not adversely impact the presentation of the shopfront unit.</p> <p>The proposed fit-out changes will not adversely impact significant fabric or room configurations, will be readily reversible and will not impact the presentation of the unit from the local streetscape. The fit-out works are considered to have 'Negligible' impact on the subject site, nearby listed items and will have little to no visual impact on the streetscape or HCA.</p>	
<p>2. Update existing external shopfront signage, including:</p> <p>a. Update top hamper signage;</p> <p>b. Update awning fascia signage.</p>	<p>As part of the proposed change of use, the existing external commercial signage will be updated to suit the new tenancy. This will include updates to the existing top hamper and awning fascia signage.</p> <p>a. Existing top hamper signage will be updated with new backlit acrylic signage to replace the current signage in the same position. The new signage will be consistent in scale and visual character with the existing signage of neighbouring shopfronts within the building group and along The Corso. The new signage will be reversible and will not involve intervention with any significant or original fabric.</p>	<p>Negligible</p>

Proposed works	Heritage Assessment	Heritage Impact
	<p>b. The proposed changes involve updating existing awning fascia signage. The position and design of new awning fascia signage will be consistent with the aesthetic and form of the existing awning fascia signage of adjacent shopfronts within the building group and along the Corso.</p> <p>As such, the proposed external signage changes are considered to have 'Negligible' impact on the subject site, nearby listed items and will have little to no visual impact on the streetscape or HCA.</p>	

9.0 CONCLUSION

Shop 2, 38 The Corso, Manly is listed within the Manly LEP (2013) as a locally significant item. The site is also located within the Town Centre Heritage Conservation Area, and within close proximity to several other local heritage items. The subject building is estimated to have been constructed in c.1915 and known as the 'Darley Flats'. It is representative of the commercial and residential apartment development of the early 20th century that built on H. G. Smith's vision of Manly as a seaside resort and tourist destination. Its prominent corner position contributes to the historic character and surviving shopping strip along The Corso, which was a central part of the original plan for the area. While the upper floor façade of the building remains largely intact, the ground floor shopfront unit has been extensively modified since its original construction to facilitate its ongoing commercial usage, and no longer contains any visible original/early fabric to its street-facing exterior, and contains minimal original/early fabric internally apart from its primary structural walls.

The proposed works are limited to the fit-out of the previously modified shopfront interior along with minor updates to its external signage.

The proposed fit-out will include internal configuration changes, new cabinetry/equipment, furniture, services and finishes. These works will not adversely impact significant fabric or internal layouts, are reversible and will have no adverse impacts on the visual presentation of the shopfront onto The Corso

The proposed minor changes to the unit's existing ground floor shopfront signage will be readily reversible and will not involve intervention with significant fabric. The proposed changes will be visually compatible with adjacent shopfronts and will not adversely impact the visual character of the streetscape or HCA.

Taking into account the above, it is considered that the proposed change of use will have a 'Negligible' impact on the heritage significance of no. 38 The Corso, the Town Centre Heritage Conservation Area and nearby heritage items. I would therefore recommend the heritage aspects of this application be approved.

Yours faithfully,

Steven Nix

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