

25 March 2025

J7339_01

Attention: General Manager

Northern Beaches Council
PO Box 82, Manly NSW 1655

**Re: Statement of Heritage Impact
No. 106 The Corso, Manly –Development Application**

To whom it may concern,

1 Preamble

This Statement of Heritage Impact letter (SoHI) accompanies a Development Application for a tenancy fit out for the Royal Copenhagen Ice Cream and Desert Bar of No. 106 The Corso, Manly and accompanies drawings prepared by Yellow Sky Design.

The site is located within Northern Beaches Council. The principal planning instrument for the site is the Manly Local Environmental Plan 2013 (LEP 2013). The site is listed as a Heritage Item, 'Group of commercial buildings', by Schedule 5 Part 1 of the LEP 2013 and is located in the Town Centre Heritage Conservation Area as listed by Schedule 5 Part 2 of the LEP 2013. In addition, it is located adjacent to and in the vicinity of heritage items listed by this Plan.

Under Part 5.10 of the *LEP 2013*, a heritage management document that assesses the impacts of the proposed works on Heritage Items, Heritage Conservation Areas and on any nearby Heritage Items is submitted with the Development Application. The most appropriate heritage management document in this instance is a SoHI.

2 Site Location

The site is located on the southern side of The Corso Mall in Manly. It is legally identified as Lot 3 of DP39426 and is orientated towards the north. The building is built hard up against the boundaries of the site. Figure 1 identifies the site.



Figure 1: The location of the subject site (outlined in red) within the wider precinct. Nearmap, 2025.

3 The Site

Figure 2 identifies the site.



Figure 2: Aerial photograph over the subject site, outlined in yellow. Nearmap, 2025.

For the purposes of this report, The Corso defines the northern boundary of the subject site. The site is a relatively flat, rectangular shaped lot. The building is part of a set of four buildings with commercial ground floor tenancies and residential first floor tenancies. It is built hard to the boundaries of the subject site, maintaining a uniform setback with the adjacent shopfronts, and access to a narrow laneway from at the rear of the building. The building is a two storey, Federation style, commercial building with shop-top housing. It comprises of a ground floor, commercial tenancy occupied by Royal Copenhagen, with storage and amenities to the rear, and a residential apartment located on the first floor at No. 106A The Corso, Manly. There is no vehicle access to the subject site.

The roof is flat and clad in corrugated metal. The ground floor, commercial tenancy opens directly onto The Corso and is not setback from the street. It has a roller door, a bay window, and a shopfront awning, with a decorative façade to the first floor above. The rear of the dwelling comprises of painted face brickwork with a single-panel timber door leading to the rear, storage area of the commercial tenancy. The eastern and western elevations of the building abut the adjacent buildings on The Corso and are not visible. There are no fences to the site. The proposed works are retained to the ground floor, shop front tenancy of the site.

Refer to Figure 3 to Figure 5.

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Figure 3: The principal elevation of the subject site (outlined in red) from directly outside the site on The Corso.

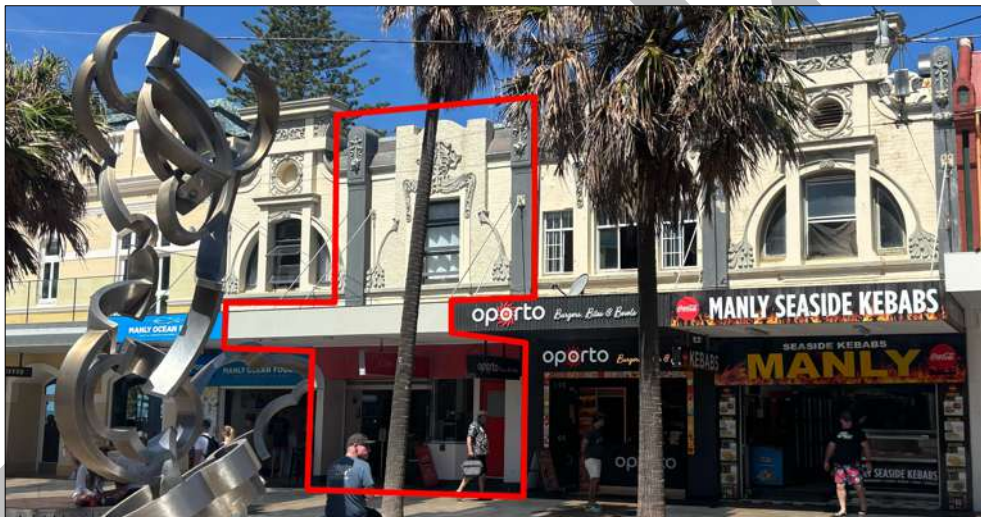


Figure 4: The principal elevation of the subject site (outlined in red) from west on The Corso.



Figure 5: A partial view of the rear elevation of No. 106 The Corso, Manly.

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4 No. 106 The Corso, Manly

The northern (**principal**) elevation of the building faces The Corso. It presents as a Federation style building with a contemporary, commercial tenancy on the ground floor. The principal elevation of the ground floor is set beneath a corrugated metal clad, shop front awning. The elevation is tiled with penny rounds and comprises of a central opening with a roller door, a bay window with frameless glazing, and a timber and glass door stepped up from the street front by a bullnose tread. Above the window and door is a sign for Royal Copenhagen, and a hanging sign is located underneath the awning.

The principal elevation of the first floor is comprised of painted and rendered masonry, with decorative masonry detailing around a centrally located timber framed, awning window. The southern (rear) elevation comprises of painted face brickwork. Access to the rear of the subject site is through a single panel timber door set in a door jamb that extends above the door height.

The eastern and western elevations abut the adjacent buildings and are not visible.

Refer to Figure 6 to Figure 9 to illustrate the site.



Figure 6: The principal elevation of the commercial tenancy at No. 106 The Corso, Manly.

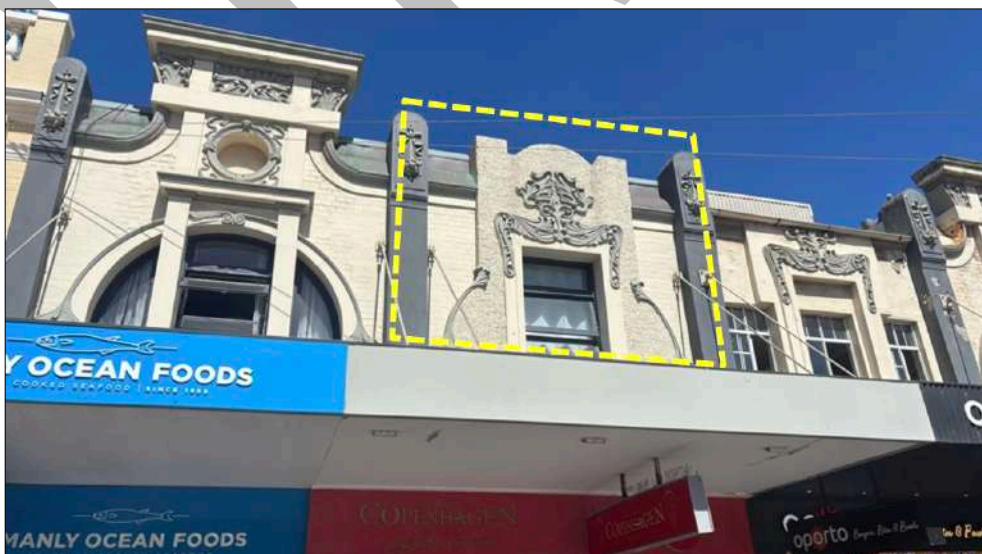


Figure 7: The principal elevation of the residential tenancy at No. 106 The Corso, Manly, from directly outside the site.



Figure 8: The principal elevation of the subject site (outlined in yellow) within the row of Federation style buildings.



Figure 9: Detail of the rear door of No. 106 The Corso, Manly.

5 Interior

The proposed works are confined to the commercial tenancy. There are no proposed works to the storage area at the rear of the ground floor, or the first floor of the building. Thus, they are not described here.

The commercial tenancy comprises of linoleum flooring, and a plain ceiling with flush downlights. Timber joinery extends along to the southern to western walls and a fridge is inset in the south western corner. A metal bench top has been installed within the bay window. A metal railing and masonry pillar separate the area accessible to the public in two, further defined by movable ice cream display cases which serve as countertops. The southern and western walls of the shop are wall papered, and the eastern wall has floor to ceiling mirrors. The western wall juts out to accommodate the staircase from The Corso, to the residential tenancy on the first floor.

An opening in the shop walls leads to a small office space with tiled floors, plain and tiled walls, built in shelves to the east and west, and a built-in desk. The office space opens onto a storage area with a bathroom, that will not be impact by the proposed works.

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Refer to Figure 10 to Figure 16 to illustrate the interior of the site.



Figure 10: Behind the counter and adjacent to the stair to the residential apartment within the subject site.



Figure 11: The metal railing and masonry pillar in the interior of the commercial shopfront.



Figure 12: The metal countertop within the bay window in the shopfront.

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Figure 13: The metal benches behind the counter, fridge and opening to the office space.



Figure 14: The ice cream display cases from behind the countertop.



Figure 15: The desk within the office space.



Figure 16: The shelving opposite the built-in desk in the office space.

6 Summary Site History

- The following is an adapted history on the development of The Corso based on the history provided by the State Heritage Inventory for the Town Centre Conservation Area¹:
 - Manly Cove was an early site of contact between Indigenous Australians and European settlers. In 1810, a grant of land was made to Gilbert Baker which would become where The Corso lies today.
 - In 1855, a pier was built in Manly Cove and a ferry service between Manly and Sydney began, which became important to the development of the Manly township.
 - Plans for Manly were centred around a thoroughfare called The Corso, named for a street in Rome, what started as a sand track, likely to have been following an Aboriginal pathway.
 - Manly was gazetted as a Municipality in 1877. Flats became an increasingly popular residential development, to keep up with the growing suburban population.
- It is difficult to trace the subject site in the Sands Directories due to the inconsistent record of street numbering, however the site is identified in the following years:
 - 1905 – Mrs Granger, Calico Toy Manufacturer
 - 1910 – L.P. Williams, American Soda Fountain
 - 1915 – L.P. Williams, American Soda Fountain
 - 1925 – Anglo American Candy Store
 - 1933 – Geo Adams, Cake Shop

¹ Town Centre Conservation Area, State Heritage Inventory, Database No. 2020838

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- The following image was taken between 1900 and 1910, illustrating the mixed, commercial and residential nature of The Corso. The general area of the subject site is indicated by a red arrow.



Figure 17: The Corso, circa. 1900-1910. The general area of the subject site is indicated by the red arrow. State Library NSW, 2025.

- The following image shows the historic facades of the first floor of the subject site and contemporary, commercial tenancies below, in 1960.



Figure 18: The subject site (indicated by the red arrow) in 1960. State Library NSW, 2025.

- The following image shows the subject site in 1986, with the commercial ground-floor tenancy still occupied by the Royal Copenhagen store.



Figure 19: The subject site (outlined in yellow) in 1986, still occupied by Royal Copenhagen. State Heritage Inventory, 2025.

7 Assessment of Significance

7.1 Summary of Statutory Heritage Listings for the Site

No. 106 The Corso, Manly is subject to the following statutory listings:

- The site is listed as a local heritage item, *Group of 4 Commercial Buildings*, by the Schedule 5 Part 1 of the *LEP 2013*.
- The subject site is located within the Town Centre Conservation Area defined by Schedule 5 Part 2 of the *LEP 2013*.

It is noted that the site is:

- Not listed on the State Heritage Register under the auspices of the NSW Heritage Act 1977.

7.2 Statement of Significance

The State Heritage Inventory provides the following statement of significance for the Heritage Item, *Group of 4 Commercial Buildings*:

This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.

Manly Council is in the process of updating the inventory sheets for places listed as Items of Environmental Heritage on the Manly Local Environment Plan (2013) as amended.

The information in this inventory entry may not be complete.

For further information, please contact Manly Council's Heritage Advisor.

7.3 Heritage Significance of Town Centre Conservation Area.

The State Heritage Inventory provides the following statement of significance for the Town Centre Heritage Conservation Area:

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 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 beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA 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 TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA 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.


7.4 Heritage Items in the Vicinity of the Site




The site is located in the vicinity of a heritage item listed by the Heritage Act 1977. Figure 20 illustrates the location of the heritage item in the vicinity of the site.



Figure 20: Heritage Items within the vicinity of the subject site (outlined in yellow). Heritage items are coloured brown and numbered. State listed heritage items are hatched blue and numbered. Heritage Conservation Ares are hatched red and numbered. NSW Planning Portal, 2025.

7.4.1 Table of Heritage Items in the vicinity of the site

| Address | Local Heritage Item name, number and relationship to site. LEP 2013 | Image |
|-------------------------|---|--|
| No. 75 The Corso, Manly | <p><i>Hotel Steyne, I111.</i></p> <p>This Item is located opposite the subject site and is a prominent feature on the eastern end of The Corso. It is separated from the subject site by the Manly Corso. View corridors to this Item are obtained while travelling east and west along to Corso, and north and south along South Steyne.</p> |  <p>Figure 21: Hotel Steyne from the corner of The Corso and South Steyne. Google Maps, 2025.</p> |

| | | |
|---|--|---|
| <p>Nos. 69-71 The Corso, Manly</p> | <p><i>New Brighton Hotel, I110.</i></p> <p>This item is located to the west of the subject site, on the opposite side of The Corso, and on the corner of Sydney Road. View corridors to the site are obtained along The Corso and from Sydney Road.</p> |  <p>Figure 22: The New Brighton Hotel from the corner of The Corso and Sydney Street. Google Maps, 2025.</p> |
| <p>The Corso (from Whistler Street to Sydney Road), Manly</p> | <p><i>Street trees, I104.</i></p> <p>This Heritage Item extends from in front of the subject site at Sydney Street, west to Whistler Street, and comprises of Moreton Bay Fig and Palm trees. View corridors to these trees are obtained while traversing The Corso, as well as from side streets off The Corso, Whistler Street and South Steyne.</p> |  <p>Figure 23: The Palm trees outside the subject site on The Corso. Google Maps, 2025.</p> |
| <p>All numbers, The Corso, Manly</p> | <p><i>Group of commercial buildings, I106.</i></p> <p>This Heritage Item is located to the west of the subject site, on the southern side of The Corso. View corridors are obtained from Sydney Street and as well as while travelling east and west along The Corso.</p> |  <p>Figure 24: Group of commercial buildings, viewed from northeast of the Item on The Corso. Google Maps, 2025.</p> |


| | | |
|--------------------------------------|--|--|
| North Steyne and South Steyne, Manly | <p><i>Beach Reserve—Merrett Park North Steyne and South Steyne, 1174</i></p> <p>This Item extends along the eastern shore of Manly and is visible from The Corso. It is located to the east of the subject site.</p> |  |
|--------------------------------------|--|--|

Figure 25: Looking south at Merrett Park. Google Maps, 2025.

8 Scope of Work

The following outlines the proposed fit out to the commercial tenancy and should be read in conjunction with the drawings prepared by Yellow Sky Design. The proposed works include the following:

- Removal of the existing contemporary interior fittings and finishes.
- Removal of the existing contemporary wall between the office space and shop front.
- Paint existing shop awning and soffit Royal Copenhagen Red.
- Replacement of the existing lighting and signage to the awning.
- New entryway and fit out to the shop front interior.
- New roller shutter.

Refer to Figure 26 to Figure 28 to illustrate the proposed works.



Figure 26: The proposed principal elevation of No. 106 The Corso, Manly. Yellow Sky Design, 2025.

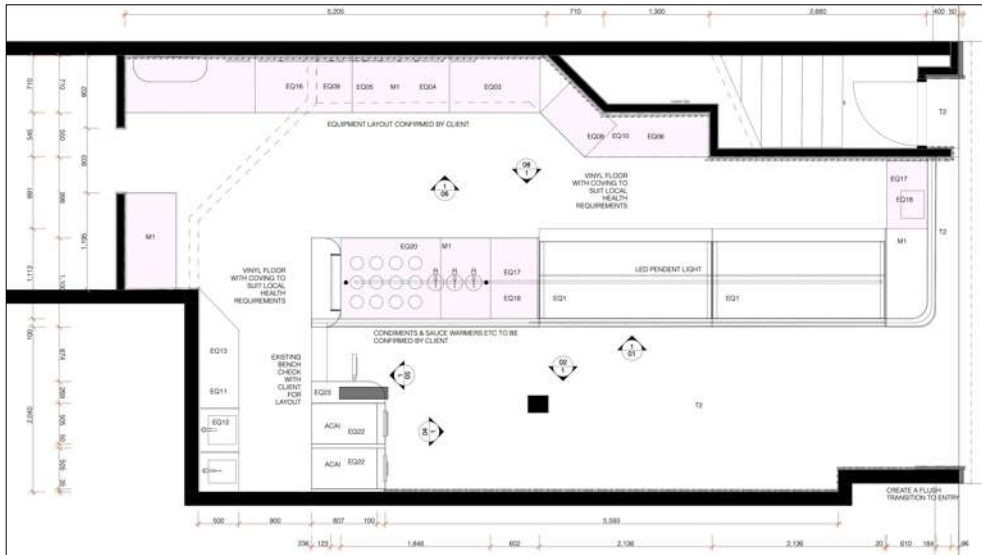


Figure 27: The proposed floorplan for the commercial, first-floor tenancy at No. 106 The Corso, Manly.
Yellow Sky Design, 2025.



Figure 28: A section of the proposed works to the ground floor of No. 106 The Corso, Manly. Yellow Sky Design, 2025.

9 Effect of Works

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. This assessment is undertaken in relation to the *Waverley Development Control Plan 2012 (DCP 2022)*.

9.1 Effect of Works on the Heritage Item, *Group of 4 Commercial Buildings*

The proposed alterations will have a minimal and acceptable impact on the *Group of 4 Commercial Buildings* for the following reasons:

- The proposed works will not impact the existing first floor façade, for which the subject site is listed as significant. The proposed works are confined to the contemporary, commercial ground floor shop front and interior.
- There is no heritage significant fabric within the existing ground floor tenancy. The proposed works will only remove contemporary fabric from the ground floor and will have no impact on the heritage significance of the building.
- The subject site is part of a row of ground floor, commercial tenancies comprising of contemporary fabric. The proposed works are in keeping with the existing character of the ground floor tenancies. They will not be built outside the existing tenancy of the shop and will not detract from view corridors to the façade of the first floor of the building.

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- The proposed works will retain the structural integrity of the ground floor by retaining the masonry pillar within the commercial tenancy. This will ensure the future integrity of the first floor and façade of the building by ensuring the stability of the ground floor.
- The proposed works will not impact existing access to the first-floor residential tenancy, nor to the rear of the building. The works are retained to the ground-floor commercial tenancy and will have no impact on other parts of the building.
- The proposed works will retain the existing use of the building as a shop front. The existing use will maintain the consistency between the buildings within the Heritage Item, of commercial ground floor tenancies and residential first floors.
- The proposed works are replacing an existing, contemporary fit out. They are not out of character for the row of buildings and will not detract from an understanding of the significance of the Item, that is the Federation style first floor façade.

9.2 Effect of Works on the Town Centre Heritage Conservation Area (HCA)

The proposed alterations will have a minimal and acceptable impact on the Town Centre Heritage Conservation Area (HCA) for the following reasons:

- The proposed works will retain the existing façade which contributes to the historic character of the Town Centre HCA. The works are to the ground floor, commercial tenancy and are replacing existing contemporary fabric. The proposed works are not out of character for the HCA and will retain significant, contributory features of the subject site.
- The subject site is part of a group of 4 commercial buildings. The proposed works are for a new commercial fit out and are in keeping with existing contemporary works to the adjacent sites. They will not detract from the contributory features of the subject site, namely the first-floor façade of the dwelling.
- The Town Centre HCA comprises of contemporary, ground-floor, commercial tenancies fronting The Corso with historical first-floor facades and subdivisions along the northern and southern sides of the street, namely Nos. 82-112 The Corso, Manly. The proposed works are not out of character within the HCA and will not detract from the existing character of the Town Centre.
- The proposed works are confined to the ground floor of the subject site. They will not physically impact any fabric within the HCA.
- The proposed works will be visible in view corridors within the HCA, however, they will not detract from the existing character of the HCA and are in keeping with the existing and surrounding ground-floor, commercial tenancies.

9.3 Effect of Works on the Heritage Items in the vicinity

The proposed fit out to the commercial tenancy will have a minimal and acceptable impact on the following Heritage Items:

- ***Hotel Steyne, I111.***
- ***New Brighton Hotel, I110.***
- ***Street trees, I104.***
- ***Group of commercial buildings, I106.***
- ***Beach Reserve—Merrett Park North Steyne and South Steyne, I174***

for the following reasons:

- The proposed modifications are well removed from the Heritage Items in the vicinity and will not physically impact them.
- The proposed works are retaining first floor façade which contributes to the historic streetscape and setting of these Heritage Items.

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- The proposed works are replacing existing contemporary to the ground floor commercial tenancy of the building. They will not remove any contributory features from the streetscape and will not detract from the existing setting of these Items.
- The proposed works will be visible in view corridors to and from these Heritage Items, however they will replace an existing fit out and will not extend past the existing shopfront. The proposed works will not obscure views to these Items, nor will they be out of place within their setting.
- Where visible, the materials and finishes of the proposed modifications will read as a subservient, contemporary fit out. They will not detract from the setting of these Items, or dominate the existing streetscape character of The Corso.

10 Conclusion

The proposed contemporary fit out to No. 106 The Corso, Manly will have a minimal and acceptable impact on the subject site for the following reasons:

- The proposed works are confined to the contemporary, ground-floor, commercial tenancy of the building. They will not physically impact the significant, first-floor façade of the subject building and will not obscure views to the building from The Corso.
- The proposed works are retaining the existing, commercial use of the ground floor of the building. This is in keeping with ground-floor tenancies throughout The Corso in Manly.
- The proposed works are retained to the front of the existing commercial tenancy. They will not impact the structural integrity of the building, nor will they impact access to the first-floor residential tenancy, or to the rear of the building.
- The proposed fit out of the existing contemporary, commercial tenancy will not detract from the contribution of the subject site to the significance of the HCA.
- The proposed works will read as a subservient, contemporary fit out to the building, and will not detract from the setting of the Heritage Items within the vicinity of the subject site.
- The proposed works will be constructed of contemporary, sympathetic materials that will be in keeping with existing shopfronts along The Corso and will not detract from the surrounding streetscape or from the significance of the HCA.

These works will have no additional impact. The interior of the subject building is not highly significant or associated with the key historic character of the HCA. The proposed works will have an acceptable impact on the overall scale and character of the existing contemporary fit out within the ground floor tenancy of the subject site and will not detract from the significance of the Heritage Item, *Group of 4 Commercial Buildings*.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



James Phillips | Director