

## Heritage Referral Response

<b>Application Number:</b>	Mod2025/0428
<b>Proposed Development:</b>	Modification of Development Consent DA 436/2008 granted for alterations and additions to a residential flat building
<b>Date:</b>	01/09/2025
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	<p>Lot 1 SP 11874 , 1 / 5 Commonwealth Parade MANLY NSW 2095</p> <p>Lot 2 SP 11874 , 2 / 5 Commonwealth Parade MANLY NSW 2095</p> <p>Lot 3 SP 11874 , 3 / 5 Commonwealth Parade MANLY NSW 2095</p> <p>Lot 4 SP 11874 , 4 / 5 Commonwealth Parade MANLY NSW 2095</p> <p>Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095</p>

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property adjoins two heritage items:</p> <p><b>Item 198 - 'Hilder Lea' Residential Flat Building</b> - 7 Commonwealth Parade, Manly</p> <p><b>Item 12 - Stone Kerb</b> - Along the western side of Commonwealth Parade</p>		
Details of heritage items affected		
<p><b>Item 198 - Hilder Lea</b></p> <p><u>Statement of significance</u></p> <p>The Hilder Lea block of flats is of significance for the local area for historical and aesthetic reasons, and as a representative example of early "Chicagoesque" style architecture applied to residential flats. The building is one of the earliest high rise apartment buildings built in the Manly district and in the Sydney area. The building has local landmark qualities and makes a major contribution to the townscape of Manly.</p> <p><u>Physical description</u></p> <p>A seven storey rendered flat building with elaborate parapet. The southern façade is an example of an advanced architectural style in an American inspired idiom, though executed on a tight budget for investment. The building which dominates its immediate surroundings is a familiar landmark in the Manly Cove area.</p> <p><b>Stone Kerbs</b></p> <p><u>Statement of significance</u></p> <p>Stone kerbs are heritage listed</p> <p><u>Physical description</u></p> <p>Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	

NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	Yes	Hilder Lea is on the register
Other	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for modifications to an approved residential flat building (DA436/2008), which has been modified a number of times including changes to the architectural details. This application includes relocating the fire hydrant booster and water metre cupboards to the front of the building, changes to the internal layout, relocating the entry stairs, increasing the building's overall height by 820 mm and raising the ground-floor planter level (an extension of the stone wall in front of the basement) on Commonwealth Parade by 520 mm.</p> <p>The raised planter level is considered inappropriate because the approved level was already slightly above the adjacent heritage item's stone boundary wall. Similarly, the proposed relocation of the fire hydrant booster and water meter cupboards is also inappropriate, as they disrupt the continuity of the sandstone wall along the street frontage. The proposal must also provide details on construction methods to protect the structural integrity of the adjacent heritage building.</p> <p>Heritage require a revised proposal that addresses the following:</p> <ul style="list-style-type: none"> <li>The proposed 520mm increase to the planter's height on the ground floor facing Commonwealth Parade is inappropriate. Its current approved level is already higher than the adjacent heritage item's stone boundary wall.</li> <li>The relocation of the fire hydrant booster and water meter cupboards to the main frontage is unsuitable. Their placement disrupts the continuous line of the existing sandstone wall along Commonwealth Parade.</li> <li>We require detailed information about the construction methods you will use to ensure the structural integrity of the adjacent heritage item is not compromised during construction.</li> </ul> <p>Therefore, amendments and further information are required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No</p> <p>Has a Heritage Impact Statement been provided? No</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

#### **Recommended Heritage Advisor Conditions:**

Nil.