

Heritage Referral Response

Application Number:	DA2024/0805
Proposed Development:	Alterations and additions to a Residential Flat Building
Date:	05/08/2024
To:	Michael French
Land to be developed (Address):	Lot CP SP 70727 , 7 The Crescent MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject building is a heritage item and in the vicinity of a number of heritage items:</p> <p>Item I98- Residential flat building, “Hilder Lea” - 7 Commonwealth Parade, Manly</p> <p>Item I2 - All stone kerbs - Along Commonwealth Parade</p> <p>Item I249 - Manly Cove Pavilion - West Esplanade</p> <p>Item I250 - Manly Cove amenities block - West Esplanade</p> <p>Item I251 - Park - West Esplanade</p> <p>Item I115 - House - 10 The Crescent</p>		
Details of heritage items affected		
Details of the item, as contained in the Northern Beaches heritage inventory are as follows:		
<p>Item I98- Residential flat building, “Hilder Lea”</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 esthetic 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>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	

NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for the replacement of all lintels in all masonry openings and the timber box frames in hardwood; reinstatement of 26 original and replacement of 22 non-original sashes with new hardwood sashes matching the original design; and repainting the southern elevation - matching the existing paint type and colour scheme.</p> <p>The proposed painting of the southern elevation and replacement of the timber frames with new hardwood frames on the like for like basis are considered acceptable, however the necessity of the proposed replacement of the original lintels has not been properly documented within the submitted documents, to satisfy the requirements of Manly DCP 2013: <i>Clause 3.2.2 Retaining Significant Features and Landscape Setting.</i></p> <ul style="list-style-type: none"> f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; <p>It is required to identify the defective lintels, that are required to be replaced, rather than replacing all lintels to minimise the impact on the original fabric.</p> <p>Therefore, no objections are raised on heritage grounds subject to one condition.</p> <p><u>Consider against the provisions of CL5.10 of MLEP.</u></p> <p>Is a Conservation Management Plan (CMP) Required? Yes Has a CMP been provided? No Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes</p>		

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Retention of original fabric

It is required to identify the defective lintels, that are required to be replaced, rather than replacing all lintels. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To preserve the significance of the Heritage item.