

Heritage Referral Response

Application Number:	Mod2021/0733
Date:	12/10/2021
To:	David Auster
Land to be developed (Address):	Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins two heritage items:		
'Hilder Lea' Residential Flat Building - 7 Commonwealth Parade		
12 Stone Kerb - Along the western side of Commonwealth Parade		
Details of heritage items affected		
Details of the item as contained within the Manly heritage inventory are as follows:		
<p>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 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>Stone Kerbs</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		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	Yes	Hilder Lea is on the register
Other		
Consideration of Application		
<p>The proposal seeks consent for modifications to an approved residential flat building. This includes reducing the amount of excavation in the rear of the site as well as raising the basement level and subsequent higher levels. Changes to landscaping, car parking and the general building appearance are also included. Heritage notes that the changes are primarily brought about through reducing the amount of excavation and subsequent impacts to Hilder Lea. Based on reducing excavation impacts to the adjoining heritage item, Heritage can support this modification.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 12 October 2021</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:

Nil.