

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1562
Proposed Development:	Demolition works and construction of a residential flat building including strata subdivision
Date:	21/01/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 24923 , 5 Lauderdale Avenue FAIRLIGHT NSW 2094

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The development site adjoins land that is zoned RE1 Public Recreation that is located downslope of the property, that is occupied by public open space and harbour foreshore. It is noted that the reserve and foreshore are heritage listed under Manly LEP item i49 Esplanade Park and Fairlight Pool (Fairlight Foreshore, North Harbour) with the relevant elements for Park Reserve and Foreshores Referral being the significance of Manly's foreshore open space system; the aesthetic setting; and the occurrence of recreation.

Residential lots that address both Lauderdale Avenue and Fairlight Crescent present directly onto the reserve and foreshore and there are two distinct landscape characters: residential lots that compliment and integrate into the surrounding natural environment of the reserve and foreshore with generous setbacks and landscaped gardens/lawns that visually and physically connect and thus adhere to the planning objectives of the C4 Environmental Living Zone; and residential lots that address the adjoining reserve and foreshore with structures on the common boundary and present a visually and physically dominant landscape character.

Parks Reserves and Foreshore Referral consider that the proposed development does not integrate with the adjoining reserve and foreshore, and an inadequate landscape transition is required to soften the proposed works and concur with the Landscape referral suggestion for a wide landscape buffer that should utilise natural ground levels to enable the establishment of planting.

At this stage Parks Reserves and Foreshores Referral are unable to support the development proposal based on the concerns as described.

The proposal is therefore unsupported.

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

Parks, Reserves and Foreshores Conditions:

Nil.