

Heritage Referral Response

Application Number:	DA2020/1433
Date:	26/11/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 975012 , 91 Lauderdale Avenue FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it previously raised the potential heritage value of the existing dwelling on the site. It is not listed as a heritage item under the Manly LEP 2013. However the site does adjoin a heritage item</p> <p>149 - Esplanade Park and Fairlight Pool</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Manly inventory is as follows:</p> <p>Statement of significance: Part of driveway setting leading up to 'Fairlight House' in the 1850's. Part of Manly's foreshore open space system. Aesthetic.</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	No	
Other	No	
Consideration of Application		
<p>Heritage previously raised the potential heritage value of the existing dwelling on the subject property and requested a heritage report be prepared for the development application. GML Heritage was subsequently engaged by the applicant to investigate the property and its significance. GML have determined that both due to its altered state and serious decay, the dwelling is not worthy of a heritage listing. Heritage agrees with this assessment and raises no objections to the proposal subject to a photographic archival recording of the existing dwelling.</p> <p>The proposal is also considered to not impact upon the significance of the adjoining heritage item Esplanade Park.</p>		

Therefore Heritage raises no objections and requires one condition.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? A heritage report was required

Has a Heritage Impact Statement been provided? A heritage report was provided

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 26 November 2020

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

Photographic Heritage Record

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works, generally in accordance with guidelines issued by Heritage NSW. This record is to be delivered to Council for archival purposes.

This record must be submitted and approved by the Principal Certifying Authority prior to commencement of any demolition or works on-site.

This photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

Note: All images should be cross-referenced to a catalogue sheet.

Reason: To provide an historical photographic record of the site, including any buildings and landscape elements, prior to any works.