

Heritage Referral Response

Application Number:	DA2024/1562
Proposed Development:	Demolition works and construction of a residential flat building including strata subdivision
Date:	18/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 24923 , 5 Lauderdale Avenue FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site is located adjacent to two heritage items:</p> <p>Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour</p> <p>Item I49 - Esplanade Park and Fairlight Pool - Fairlight Foreshore, North Harbour</p>		
Details of heritage items affected		
<p>Details of the heritage items as contained within the heritage inventory are:</p> <p>Item I1 - Harbour foreshores <u>Statement of Significance</u> Natural landscape type - Aesthetic. <u>Physical description</u> Length of foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.</p> <p>Item I49 - Esplanade Park and Fairlight Pool <u>Statement of Significance</u> 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		
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	No	
Consideration of Application		

The proposal seeks consent for the demolition of the existing single storey Federation style bungalow and the construction of a new four storey and a basement building containing 5 residential apartments and car parking for 11 vehicles. The proposal also involves a Strata subdivision to the new apartments.

The existing building on the subject site is not identified as a heritage item under the Manly LEP 2013, however it is an intact example of the Federation Period, dating back to early 1900s and is considered to have merit/ significance as a potential heritage item. There are no records for any alterations or additions to the original building other than a detached garage addition in the 1960s, therefore, the building is considered to be an intact Federation house with a high degree of integrity and possibly with historical and social significance. Therefore, the applicant is required to provide a detailed heritage report investigating the history and existing fabric of the property and assessing its potential significance against the NSW Heritage Office's criterion for listing. A Heritage Impact Statement should also address the impact of the proposal upon the precinct and adjoining heritage items; I49 'Esplanade Park and Fairlight Pool' and item I1 'Harbour Foreshores'.

The proposed bulk, scale and the built form of the proposed building is considered to be overwhelming within the heritage context and do not relate positively to the natural landform or the adjoining heritage items. It is noted that the proposal involves the removal of the trees on the subject site, including a Norfolk Island Pine, which is considered to be an important feature of the historic context. It is considered that the proposal is an overdevelopment for the subject site as it is well above the permitted height limit, FSR and side setbacks. Therefore, the bulk and scale is not appropriate within the heritage context. A height reduction at the rear portion of the proposed building and appropriate setbacks from the side boundaries with an appropriate rear setback and vertical articulation to the facades may help to minimise the visual impact and improve the views to and from the heritage listed Esplanade Park and Fairlight Pool and the Harbour Foreshore.

Therefore, Heritage require further information and amendments to the proposal.

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? Yes

Has a Heritage Impact Statement been provided? No

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.