
From: Peter Butcher
Sent: 14/01/2025 10:15:18 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Development Application No. 2024/1562 : 5 Lauderdale ave, Fairlight 2094
Attachments: 5Lauderdale.docx;

The General Manager,
Northern Beaches Council

Please find attached our submission in respect of the above mentioned Development Application.

Regards

Peter Butcher
1/9 Lauderdale Fairlight 2094
14/1/2025

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

14 January 2025
Attention : Claire Ryan

(Council@northernbeaches.nsw.gov.au)

Dear General Manager,

Development Application No. 2024/1562
5 Lauderdale ave , Fairlight 2094

Demolition of existing house and construction of a residential flat building
with a pool and basement carpark

Scale of Development

The Council has received a Development Application for 5 Lauderdale ave,
Fairlight. The site is two blocks adjacent to our residence and is within our south
facing outlook over the heritage listed Fairlight Esplanade reserve, pathway and
pool.

In such a situation , the community would hope that any proposed development
to be respectful of the heritage surroundings and expect Council to diligently
review the proposed development for compliance with the Manly Local
Environment Plan (MLEP 2013).

We strongly oppose the proposed development, which is excessive and will
negatively impact on the adjoining heritage area.

After seeking professional advice, it is apparent that the proposed
development makes no attempt to comply with Council's MLEP 2013
requirements and community expectations.

The proposed development :

- a) The building area is larger than permitted under MLEP 2013, and includes a pool area adjacent to the heritage community walkway.
- b) The building is high and rectangular, with no allowance for the site slope rising towards Lauderdale ave, imposing to the locality in scale and design.
- c) The excessively high building will overlook its neighbours and intrude upon their light and privacy. It will also have adverse visual effects on the Fairlight Esplanade Reserve, impacting on the community users of the Beach pool and grassed area.

Vegetation

The Fairlight Esplanade Reserve is enhanced by longstanding Norfolk Island Pine and other trees , which soften the visual effect of existing buildings, and provide shade and habitat for wildlife.

On the development site , there are approximately seven substantial and aged trees (Norfolk Island Pine, Norfolk Island Hibiscus, Palm) all situated close to the site boundary. Most of the trees are within 2 metres of the site boundaries.

These trees enhance the surroundings and would be little obstacle to a complying development. The development application appears to plan removal of almost all trees and potentially risks the welfare of a large pine tree on the reserve, close to the site boundary. Construction sites have a history of damaging nearby trees, even if “protected”.

We request that most of the trees be retained as a condition of approval and that their health be regularly monitored by a professional arborist during the construction period.

Summary

There are other issues relating to the lodged Development Application, but our primary concerns are that the building scale is excessive and disrespectful of the community expectations, and that it appears that most/all of the current site trees are to be removed.

The proposed development will be a blight on the Fairlight Reserve area.

Please consider our concerns.

Yours faithfully

Peter and Mary Butcher
Unit 1, 9 Lauderdale ave, Fairlight 2094