
Sent: 18/01/2025 5:30:42 PM
Subject: 5 Lauderdale Ave, Fairlight DA 2024/1562

Dear Council

re DA 2024 / 1562

I object to the top storey of this proposed development.

Like many of the residents of Fairlight, Manly and Balgowlah, I walk past 5 Lauderdale Avenue regularly, and the narrow patch of grass between the private property line and the beach is often crowded. A lot of people care about what happens there.

It is always a pity when an old house with a big garden makes way for a modern box. The development control plan is the compromise between maximising the use of the valuable land and minimising the adverse effect on the neighbours and the neighbourhood. If a developer wants to exceed the DCP, they need to demonstrate that there is no downside for the neighbours and the neighbourhood.

This development seems to have one storey on top that makes it the height of the older, non compliant block on the western side, (although that block has greater setbacks and is narrower, so less bulky). Unlike many houses on a sloping block which step back as they gain height, to maintain the DCP stipulated height above natural ground level, this building comes close to the Fairlight walkway on every level. It gives the effect of a one sided canyon. This is what contributes to the extra winter shadow that extends over the public parkland.

Please do not allow this development in its current form.

Yours sincerely

Susan Inglis
1/18 Clifford Ave, Fairlight 2094