
From: catherine love
Sent: 11/01/2025 10:07:52 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Subject: DA2024/1562 - 5 Lauderdale Ave Fairlight - Submission

Dear Assessment officer

Re: DA2024/1562 - 5 Lauderdale Ave Fairlight - Application

As a resident of Manly and an Architect having an interest in proposed developments along Manlys foreshore I am writing to object to the proposed development to the above address.

My objections concern the following matters:

1. Heritage Conservation & Protection of the Public Domain:

The Foreshore, Park & Pool are Environmental Heritage protected areas. The proposed development will severely impact these areas due to its bulk & scale.. The Manly Local Environment Plan (2013) protects this area by restricting the number of storeys to 2 (not 4 as submitted). The allowable building height is limited to 8.5 metres (not 13.55m) with a building size ratio of 0.6:1 (not 1:1 as per the application). The DA proposes a building that is almost 80% bigger than allowed.

The DA proposes a massively oversized building which overshadows the Esplanade parklands and creates a huge visual 'wall' next to the public park & pathway,

2. Development on sloping sites:

The MLEP 2013 requires that buildings respond to the slope of the site. The proposed building is almost 80% larger than allowed and almost 60% higher than allowed, with twice as many stories as allowed, providing for an extra dwelling above that allowed under the MLEP 2013.

A compliant development would present to the foreshore park as two storeys, rather than the four proposed.

3. Overshadowing and loss of views due to excessive bulk and scale beyond the allowances of the planning controls

The proposed bulk and scale will cause excessive overshadowing to neighbours and the public pathways and park. There will also be significant loss of views for neighbouring residents to the rear of the property due to the excessive height of 4 stories.

4. Loss of Privacy.

The excessive bulk and scale of the development will also impact on privacy to the neighbours.

5. Trees:

The proposal is to remove all trees on the site to accommodate the proposed over development which exceeds that permitted under the MLEP 2013. There are five trees of interest: two Norfolk Island Pines (one of which is 18 meters high), a Norfolk Island Hibiscus (11 meters high) and two smaller Banksia's (one of which is 7-8 meters high).

Trees on the site contribute to the heritage value associated with the adjoining Esplanade park and their loss will significantly dilute the amenity offered to the local community. The trees to the south of the site have excellent visibility and can be seen from considerable distances, such as Reef Beach and parts of Balgowlah Heights on the opposite side of North Harbour as well as ferry and sailing traffic.

6. Wildlife:

The trees on site provide habitat for local birds & wildlife, both feeding and nesting habitat. The removal of the trees on this site is of significant concern for the protection of native flora and fauna.

7. Driveway & Streetscape:

The proposed development incorporates single lift based parking which will require cars to queue, both while waiting to enter & exit the basement parking. The proposal shows that vehicles will project into the foot/bike path space while waiting, creating a hazard for the public: cyclists and pedestrians on the footpath.

The incorporation of 'bin storage' into the eastern end of the 'front fence' facing Lauderdale is poorly located. During collection, there is potential for this to present further blockage for the public amenity and a hazard to both pedestrians & cyclists using the shared pathway. This facility is directly adjacent to the pedestrian safe zone 'pelican crossing' across Lauderdale Ave, which is heavily used in peak commuter times, potentially blocking 'safe passage' across the busy Lauderdale Ave.

8. Future Development:

The proposal breaches many significant measures in the MLEP 2013 written to protect residents, the public and future generations against such substantial infringements.

Whilst there are large apartment buildings within the Fairlight Cove precinct these were all built prior to the current MLEP2013. This MLEP2013 was written to protect the foreshore against such overdevelopment of sites. These buildings cannot be cited or allowed as precedents for future development.

The consequence of approving this proposed development contravenes Council Planning instruments written to protect against such applications. It is therefore imperative that Council uses its powers to protect the amenity of foreshore development in Manly by rejecting this proposal in its current excessive format which shows little regard to its neighbours or public amenities.

It is hoped that the above matters of concern provide a basis for rejection of the development as non-complying with Councils planning policies.

Kind Regards

Catherine Love
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