
From: Julie Potts
Sent: 7/01/2025 3:21:09 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2024/1562 - 5 Lauderdale Ave, Fairlight

Dear Sir/Madam

We reside at 3/67 Lauderdale Avenue, Fairlight and are lodging an objection in relation to DA2024/1562, 5 Lauderdale Avenue. The planed oversized building will overshadow the esplanade parkland and create a large visual 'wall' next to the park and harbour pathway which is used by thousands of people (local and visitors) each week. We consider that the current plan will greatly impact the heritage esplanade park, coastline and pool areas. The Manly Local Environment Plan (MLEP2013) is intended to protect this area by restricting the number of storeys to 2 (not 4) and limit the building height to 8.5 metres (not 13.55m) as well as restricting the building size to a ratio of 0.6:1 (not 1:1). The proposed building is almost 80% bigger than is allowed.

This proposal also shows that all trees on the site will be removed. 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). These trees 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. The trees also provide habitat for local birds & wildlife.

Parking and movement of vehicles also presents a concern. Lauderdale Avenue is a busy road with vehicles, bicycles and pedestrians. Currently the footpath is a shared pedestrian and cycle path and can be hazardous when vehicles exist and enter driveways. The proposed development incorporates single lift based parking. This will require cars to queue, both while waiting to enter and exit the basement parking. The proposal shows that vehicles will project onto the footpath while waiting, creating a hazard for cyclists and pedestrians. There is no additional space for delivery vehicles, which will add to congestion and blockage of the footpath.

The incorporation of 'bin storage' on the eastern end of the 'front fence' facing Lauderdale Ave is unclear as to its purpose. If it is intended to be a collection and storage point, it is poorly located. During collection, there is potential for this to again present a blockage and a hazard to both pedestrians and cyclists using the shared footpath. This facility is directly adjacent to the pedestrian safe zone 'pelican crossing' across Lauderdale Ave, which is heavily used during peak commuter times, potentially blocking safe passage across Lauderdale Avenue.

We request Council to not permit the current proposal to proceed. We believe the plans should be modified to explicitly meet Council's planning requirements under the MLEP2013. We appreciate that there are large apartment buildings within the Fairlight Cove precinct, but these were built prior to the current MLEP2013 and are considered 'intrusive buildings' in the context of the current code. They are not precedents for future development.

We look forward to your reply.

Kind regards
Julie and Tony Potts


