
From: Harry Agnew
Sent: 22/01/2025 6:59:44 AM
To: Council Northernbeaches Mailbox
Subject: Subject: DA2024/1562 - 5 Lauderdale Ave Fairlight - Submission

Hello,

I'm writing to council with concerns for a planned development of a new residential build in the area, at 5 Lauderdale Ave (DA2024/1562)

There are several concerns I have with the proposal, which include:

Heritage Conservation & Protection of the Public Domain: The Foreshore, Park & Pool are Environmental Heritage protected areas, and the proposed development will severely impact these areas due to its bulk & scale as well as overshadowing. The Manly Local Environment Plan (2013) is intended to protect this area by restricting the number of storeys to 2 (not 4), limiting the building height to 8.5 metres (not 13.55) and restricting the building size to a ratio of 0.6:1 (not 1:1) resulting is a building that is almost 80% bigger that is allowed.

All of this results in massive oversized building, overshadowing of the Esplanade parklands and creating a huge visual 'wall' right next to the park & pathway, used by thousands of people (local & visitors) each week.

Trees: The proposal is to remove all trees on the site. This is required to accomodate the proposed over development, much larger than 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.

Wildlife: There is a significant shortage of mature tree canopy in the neighbourhood. The trees on site provide habitat for local birds & wildlife, both feeding and nesting habitat and so, the willing and regardless removal of the trees on this site is of significant concern.

The consequence of allowing this proposed development to be approved is reckless and unfair for the community, and sets a dangerous precedent for future development in Fairlight Cove.

Please ensure my concerns are noted and submitted for this proposal.

Kind regards
Harry Agnew
