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**From:** Margueritte Vonsovitch  
**Sent:** 15/01/2025 7:54:28 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2024/1562

TO WHOM IT MAY CONCERN:

I am objecting to the development planned for No.5 Lauderdale Avenue, Fairlight. NSW 2094.

Why is Council even considering granting permission for this development to take place.

- A. \* ·The height of the building is 59% above what is allowed by Council's ruling. Why is it even being considered? Due to the height of the proposal, neighbours in No.7 will lose sunlight, will be overshadowed, will lose privacy etc. Whilst enjoying sunlight and warmth {especially during the Winter months} those occupants on the Eastern side of No.7 will be shrouded in darkness and cold. No.1 Lauderdale is an eye-sore with its height, so why do we want another monstrous building on our foreshore? The walkway and pool at Fairlight Cove will also be affected by the overshadowing.
- B. \* ·The floor space is 79% larger than is allowed under MLEP 2013. Why does the developer think he's entitled to challenge Council into allowing special favours? 79% is arrogance in itself!
- C. \* ·The trees. With all the talk from Council re: preserving our trees, why has this developer been given permission to destroy/remove trees from the property? The trees are home to many variety of birds which, over the years, have built nests in them. Do we really want to strip the property of those beautiful trees?
- D. \* ·Lauderdale Avenue is a nightmare for residents to find parking. With the proposed building, what will happen to traffic approaching West along the road and traffic approaching South down Woods Parade? The construction taking place at No.16 Lauderdale Avenue has been a headache for locals as parking spaces have been occupied by the builder's vehicles. If the development at No.5 goes ahead, it will be an absolute nightmare for traffic along Lauderdale Avenue. The safety pedestrian crossing, which is crucial, will be obstructed, and possibly removed, leaving safety an issue. So where will all the building vehicles, concrete trucks, excavators etc be during the construction?
- E. \* ·The number of dwellings proposed is, again, more than the MLEP2013 allows. 25% more will make the area more congested with traffic and population.

I am hoping Council will take note of all the objections to DA2024/1562 and reconsider allowing this development to go ahead with the proposed plans.

Yours Sincerely,

Margueritte S Vonsovitch

85 Fairlight Street,  
Fairlight 2094 NSW

