
Sent: 20/01/2025 7:15:56 PM
Subject: Objection to DA2024/1562 for 5 Lauderdale Ave Fairlight
Attachments: IMG_9934.JPEG;

Dear Council

I'm writing to object to the proposed development at 5 Lauderdale Ave Fairlight.

I have owned my property in Woods Pde for about 20 years.

I am concerned about the proposed development for a number of reasons.

Driveway & Streetscape:

The proposed development incorporates single lift-based parking. This will require cars to queue, both while waiting to enter & exit the basement parking. Turning right from Woods Pde onto Lauderdale Avenue is problematic already. I fear that the proposed development will result in vehicle and/or pedestrian accidents.

Development on sloping sites:

The MLEP 2013 requires that buildings respond to the slope of the site. The proposed building is larger than allowed with twice as many stories as allowed under the MLEP 2013. A compliant development would present to the foreshore park as two storeys, not the four proposed.

Impact on streetscape from beach, pool and walkway:

The Statement of Environmental Effects claims (at page 39) that the development will have "no adverse impact on the public domain" and would "result in a significant enhancement of the public domain".

The proposal contravenes part 3.4 of the MDCP 2013 which states "development should not detract from the scenic amenity of the area". The building would cast shade onto the adjacent public grassland and heritage walkway in winter when more shade is not wanted. The walkway is beautiful and the building would detract from that beauty affecting many residents and visitors.

Trees

The proposal is to remove trees on the site. This is required to accommodate the proposed over development, much larger than permitted under the MLEP 2013. It would be devastating to lose such beautiful trees in the area.

View

The development will adversely affect the view from my bedroom. I understand the trees will be removed but I would prefer to see the beautiful trees than an over developed apartment block. I have attached a picture below of the current view and the proposed loss of it.

Thank you for considering my concerns.

Regards
Sharon Higgins Bush
5/4 Woods Pde
Fairlight

