
From: Elizabeth Tink
Sent: 22/01/2025 1:34:30 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/1562 5 Lauderdale Avenue Fairlight. (Please consider this. We had a death in our family which is why it is a day late)

I am writing to object to the **DA 2024/1562, 5 Lauderdale Avenue Fairlight**. As an owner at 6/9 Lauderdale Avenue, I have serious concerns about this development.

Zoning: The C4 Environmental Living zoning for this site provides for the low impact development in areas of ecological, scientific and aesthetic values. The proposed development takes none of this into account with complete clearing of all trees, including the significant Norfolk Island Pine, which destroys significant habitat for local wildlife, especially birds. It takes no account of the impact on the southern side Heritage foreshore and parkland. It takes no account of the slope of the land towards the coastline and builds to 4 storeys in a 2 storey height limit zone.

Building Height: The proposed building is up to 59% higher than allowed for this site.

Floor Space: The proposed building is more than 79% larger than is allowed under MLEP 2013.

Density & Size: The MLEP 2013 allows for 3.9 dwellings on this site, and the proposal is 5 dwellings, 25% more than permissible.

Number of Storeys: The MLEP 2013 allows for a 2 storey building and the proposal is for 4 storeys above ground and an extensive fifth level excavated below ground.

Wall Height: The MLEP 2013 allows for a maximum wall height of 8 metres and the proposal has walls up to 13.55 metres.

Sunlight Access & Overshadowing: The building will cast shadow on the parkland in front.

Privacy: Current plans show no privacy screening to address overlooking from balconies or windows. This has direct impact on the neighbours amenity and privacy, as well as a direct impact on the amenity of the adjacent heritage park and foreshore area.

Side boundary setback: The proposed building does not comply, nor do all the side windows comply with the MLEP 2013 requirement for screen or privacy. There is significant overlooking of neighbouring properties from windows and balconies, exaggerated by the excessive height of the development.

Rear Setback: This affects the beach side reserve as well as immediate neighbours.

Earthworks: In order to construct such an overdevelopment, the excavation proposed is some 10 meters below street level. This takes time, a lot of noise and many truck movements to remove the rock from site, all of which can be reduced with a compliant development.

Mechanical Plant & Equipment: Individual unit A/C equipment locations and neighbour impacts is inadequately documented. More detail is required to assess this.

Development on sloping sites: The MLEP 2013 requires that buildings respond to the slope of the site. This building is just a 'very big box', 80% larger than allowed, 60% higher than allowed, with twice as many storeys as allowed, and a whole extra dwelling than allowed under the MLEP 2013.

Heritage Conservation: The Foreshore, Park & Pool are Heritage areas, and the proposed development will severely impact these areas due to its bulk & scale as well as overshadowing.

Trees: The proposal is to remove all trees on the site. This is required to accommodate a proposed development almost 80% larger than permitted under the MLEP 2013. There are five trees of significance: two Norfolk Island Pines (one of which is 18 meters high), a Norfolk Island Hibiscus (11 meters high) and two smaller Banksias (one of which is 7-8 meters high).

There is a significant shortage of mature tree canopy in the neighbourhood, and so the removal of the trees on this site is of significant concern.

Wildlife: The trees noted above provide habitat for local birds & wildlife, both feeding and nesting habitat. The removal of the trees on this site is of significant concern.

Fencing: The incorporation of bin storage into the eastern end of the 'front fence' facing Lauderdale Ave is unclear as to its purpose. If it is intended to be either a collection or storage point, it is poorly located. During collection, it will be a blockage and a hazard to both pedestrians & cyclists using the shared pathway, as well as a blockage of the pedestrian safe zone crossing across Lauderdale Ave. **Future Development:** Since the MLEP2013 (and its predecessor) has been in place, Council has enforced the planning controls explicitly, maintaining a clear and fair outcome for developer and the community. Approval will set a dangerous precedent for future development in Fairlight Cove.

Thank you for considering these objections.

Elizabeth Tink

6/9 Lauderdale Ave

Fairlight NSW

22/01/25