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**From:** Graham Southwell  
**Sent:** 12/01/2025 11:57:31 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2024/1562-5 LAUDERDALE AVENUE, FAIRLIGHT SUBMISSION

As residents at 2/8 Lauderdale Avenue, (directly to the north of and opposite the proposed development site at 5 Lauderdale Avenue ) we wish to submit our strong objection to the proposal as documented in the above DA application.

There are several reasons for our objections which we outline below:

1. OVERSIZE/BULK (Over development of the site)
2. OVERHEIGHT
3. VISUAL IMPACT (to the neighbourhood generally and our apartment)
4. REMOVAL OF ALL SIGNIFICANT TREES
5. POTENTIAL TRAFFIC HAZARDS/CONGESTION (to both vehicles and pedestrians)

#### ITEMS 1, 2, 3, and 4.

The proposed 5 unit/ 4 storey building is quite clearly overheight, oversize, out of scale and non-compliant with the intent of the Manly Local Environment Plan (2013).

The development will be detrimental to the adjacent Environmental Heritage Protection area of the Fairlight Foreshore Park, Pool and Walkway.

The visual impact on our apartment will be significant. At present we enjoy a pleasant outlook from our Living Room, Dining, Kitchen, Main Bedroom and Terraces over to Dobroyd Point, it's foreshore and waters. Several mature trees including a magnificent Norfolk Island Pine (iconic to Manly) soften the built environment and contribute to the overall amenity of the streetscape, the park and the outlook from our apartment.

The most significant trees are located along the eastern and western boundaries of the site. All these mature trees will be lost in the proposed development, together with our views of Dobroyd Point.

The Visual Impact Statements submitted by the applicant are inaccurate and misleading in their assessment of the impact on our apartment (Apartment 2)

#### ITEM 5

The site is located at the busy intersection of Woods Parade and Lauderdale Avenue. Adjacent to a pedestrian safety island in a NO STOPPING zone, with bus stops on both sides of Lauderdale Avenue, in close proximity to the pedestrian pathway to Fairlight Beach.

The proposed building has 11 car spaces, **all underground** and serviced by a car lift. Vehicles entering the site will potentially be forced to wait in the street ( a No Stopping Zone!!!) to permit exiting vehicles or others waiting to access the lift in order to move on.

The proximity of the site to pedestrian access to Fairlight Beach and harbour Walkway often results in heavy pedestrian traffic along this section of Lauderdale Avenue.

### SUMMARY

It is our opinion that the proposed development does not appreciate or into consideration several critical aspects of this unique location, the impact it will have on public amenity in the area and the detrimental effects on neighbouring properties. In its current form it shows a blatant disregard for the MLEP(2013). For these reasons we respectfully request that the application be refused.

We would welcome the opportunity to discuss our objections with Council's Planning Officers and to demonstrate our concerns on site at a mutually convenient time.

Graham Southwell B Arch Hons 11 (Syd) FAIA  
Wendy Southwell B Arch (Syd)

5 Lauderdale Ave