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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

23/01/2025

MR John Tropman  
- 1 Bolingbroke PDE  
Fairlight NSW 2094  
[REDACTED]

**RE: DA2024/1562 - 5 Lauderdale Avenue FAIRLIGHT NSW 2094**

As long term residents of this neighbourhood and frequent visitors of the very special Fairlight public foreshore precinct, we wish to strongly object to the proposed development at 5 Lauderdale Avenue, Fairlight. We are very concerned that this over development will have a permanent detrimental impact on this very significant public precinct of Fairlight Beach, Fairlight Rockpool, the Esplanade and North Harbour.

This precinct is of outstanding environmental and cultural heritage that requires extraordinary and careful consideration with any redevelopment of the residential properties within the vicinity of this popular public place and Sydney Harbour Foreshore landmark. This proposed redevelopment is not respectful or sympathetic of the precinct nor of the surrounding properties.

The proposed redevelopment is excessive and substantially exceeds all the MLEP 2013 controls, without any substantive reasoning. The over development exceeds the MLEP 2013 planning controls with its density, building height, floor space, number of storeys, building setbacks and wall heights. The proposed building design is inappropriate with excessive surfaces of glazing that face the public foreshore precinct. This glazing design element is out of character and insensitive to the precinct.

The excessive bulk, scale and overshadowing of the adjacent highly popular Fairlight public precinct is completely inappropriate and overwhelming.

The inappropriate removal of the culturally important landmark Norfolk Island trees being 60-70 years old and the mature Canary Island palms is outrageous. The proposed landscaping for this redevelopment is poor and contributes nothing to the cultural or environmental values of this precinct.

This property is within the Environmental Living Zone C4 which it seems to ignore. The proposal will contribute nothing and have a permanent devastating impact to the public Fairlight Foreshore, Beach and Rockpool precinct.

Further the proposed redevelopment has no appreciation of the important values of the Sydney Harbour Scenic Protection area and the special environmental and heritage values of this popular public precinct. The public Fairlight Foreshore, Beach and pool precinct is a listed NSW heritage precinct that demands careful consideration as does the community and visitors.

The proposal has not provided any reasonable community, environmental or cultural heritage impact statement reports to justify its over development.

This proposed over development, if approved, would set an extremely poor precedent and

permanently erode this very important public community precinct and the special aesthetic values of Sydney Harbour Foreshore.

Importantly, in addition to the above objection to the redevelopment, there seems to be no consideration of the potentially highly significant cultural heritage values of the property and the fine example of a c1901 Federation Arts and Crafts house that is in good condition with a high degree of intactness and integrity.. This property is probably associated with the nearby and substantial c1901 grand estate known as White End. This landmark estate was owned by the very prominent Pope family who were the owners of the Farmers Department Store empire, that is now Myers. The Pope family were substantial contributors to the Manly, Sydney and NSW community. The White End estate's main residence was demolished in c1966; however this property being redeveloped may be a very significant part of this important and prominent estate. The cultural heritage of this property must be investigated for the benefit of the community and action taken to ensure this cultural heritage is not lost forever. A proper cultural heritage assessment report on the property should be undertaken by suitably qualified persons.

In conclusion this redevelopment must be refused due the complete over development of this property. The redevelopment will have a substantial and detrimental impact that will permanently erode this very important public place for the community and the sensitive natural and cultural environment of Fairlight Foreshore, Beach and Rockpool, as well as, the Sydney Harbour Foreshore.

Also a proper and detailed heritage assessment of the property and the cultural heritage impact on the precinct must be undertaken, for any redevelopment of the property by suitably experienced and qualified persons.

John Tropman

Architect and Heritage Specialist

