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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 17/12/2024 5:55:18 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

17/12/2024

MS Kylien Hitchman  
3 Lauderdale AVE  
Fairlight NSW 2094

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

Dear Assessing Officer,

I live 2 properties up from 5 Lauderdale and after looking at the development proposal I am very concerned at the impact this building, if built to the existing plans will have on the neighbourhood and neighbouring residents.

The DA proposes a huge building way above the regulated height and width. The density of floorspace ratio is extreme. Already there are 2 unit blocks on the west side and a 3rd one will ruin the appearance of the foreshore from Fairlight beach.

The building will shadow all the morning sun of 4 stories of unit block number 7, and overshadow number 3b.

What is most concerning from a neighbourhood perspective is that there are plans to cut down the established trees including 2 mature Norfolk pines. These trees and another flowering tree are within 3 metres of the the eastern boundary of the property and could be easily saved if the development changes to be a little narrower and pulled back from the foreshore a bit.

The whole image of Fairlight beach, which has become a tourist attraction on Sydney Harbour could be ruined by an inappropriate development. The C4 Environmental living zone that we were notified about last year encourages more tree canopy and buildings that are low impact. This giant development has hardly any space left for replanting and will impact the local nesting birds, possums, fruit bats and other local wildlife.

Yours sincerely,  
Kylien Hitchman