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**Sent:** 20/01/2025 4:01:35 PM

**Subject:** DA2024/1562 - 5 Lauderdale Ave, Fairlight - Submission by V Bowman

**Re: DA2024/1562 - 5 Lauderdale Ave, Fairlight – Submission by V Bowman**

I am writing to object to plans lodged for the proposed development at 5 Lauderdale Ave, Fairlight. I live nearby in Fairlight St and have enjoyed Fairlight Beach, pool and the surrounding area regularly since moving here over 20 years ago.

My objection is to the adverse impact the development would have on an iconic site on the Sydney Harbour foreshore.

Details of my concerns are:

**Visual impact and non-compliance.**

The bulk and scale of the building means it would be visually intrusive and have a major detrimental effect on the aesthetic amenity of the Fairlight Beach area, a heritage listed zone. This area is important to users of the adjoining Fairlight beach, pool and park and to the thousands of locals and tourists who use the Spit to Manly Scenic walkway each year.

The proposal flaunts the specifications of both MLEP 2013 and MDCP 2013. It exceeds these specifications on many grounds, not by a small amount as implied in the DA, but by a massive 80% in the case of floor to space ratio, by 59% in height and by 100% in regard to the number of storeys. From Fairlight Beach and park it will present as a four storey building with minimal setbacks and will overshadow the park, depriving it of winter sun.

To argue that the development need not comply with the guidelines because the consent authority has "lost control" in the area is objectionable. Guidelines have changed since several nearby buildings of unsympathetic architecture from the 1960's and 70's era were built. The presence of these buildings does not justify adding another inappropriate structure.

The proximity of public parkland has been used as an excuse to justify not providing the required amount of communal open space within the development, so with respect to green space and shade the development would detract from, rather than add to, public amenity.

**Tree removal.**

Not only would the loss of these beautiful mature trees undermine the public amenity provided by the Fairlight Cove precinct, scarce wildlife habitat would be lost.

The trees are visible from an extensive area and the pines make up part of the coastal Norfolk Island Pine chain which stretches from Palm Beach to Botany Bay.

In my opinion removal of all trees from the site is tantamount to vandalism.

**Pedestrian and cyclist hazards.**

From No.5, the eastern sight line along Lauderdale Ave is severely restricted due to the hilly terrain and the curve of the road. The proximity of the intersection with Woods Pde makes the situation even more difficult. Entering or exiting the proposed driveway would need caution and, most often, delays waiting for a break in the traffic. These waiting cars would pose a particular hazard for both pedestrians and cyclists.

Adding to the problem, pedestrian traffic on this portion of the footpath is higher than average because of the bus stop immediately opposite, the pedestrian refuge on the road and the nearby pathway to the beach.

I hope that the council will see fit to reject this application unless it is modified to comply with MLEP 2013 and MDCP 2013 and the entry/egress hazard is addressed.

Yours faithfully,

V Bowman  
26 Fairlight St,  
Fairlight 2094