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

07/01/2025

MRS Sally King  
49 Delmar PDE  
Dee Why NSW 2099  
[REDACTED]

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

I am strongly opposed to the development application (DA 2024/1562) for 5 Lauderdale Avenue, Fairlight. I became aware of the proposal when visiting the beach and foreshore area recently. My objections are as follows:

Heritage Conservation and Public Community Asset protection: Fairlight's Pool, Park and Foreshore constitute areas of protected Environmental Heritage, and the proposed development will significantly be detrimental because of the size and mass of the proposed building. MLEP 2013 aims to preserve this area by imposing restrictions on the number of storeys to 2 (instead of 4), capping the building height at 8.5 metres (rather than 13.55 as per the DA), and limiting the building size to a ratio of 0.6:1 (as opposed to 1:1), resulting in a structure that exceeds permitted dimensions by nearly 80%. Consequently, this leads to an excessively large building, casting shadows over the foreshore walkway and park, and creating a substantial visual barrier, in an area used by thousands of walkers and swimmers (both local and visitors) every week. The walkway at Fairlight forms part of the Spit to Manly walk, and is a popular spot for walkers to stop and rest. The popularity of the walkway is recognised by Tripadvisor.com, which in 2023 recognised the walk as one of the top 10 percent walks in the world (<https://manlyobserver.com.au/manly-to-spit-walk-makes-world-top-10-per-cent/>).

Ecosystems: The plan involves the complete removal of all trees on the property. This action is necessary to facilitate the proposed overdevelopment, which exceeds the size limits set by the MLEP 2013. There are five notable trees: two Norfolk Island Pines (up to 18 metres height), a Norfolk Island Hibiscus (11 metres height), and two smaller Banksias (up to 7-8 metres height). If the development adhered to MLEP2013, most of these trees could be saved and incorporated into a complying design.

In addition, the trees located on the property, in particular the Norfolk Island pines, enhance the heritage significance link to the adjacent foreshore area, and their removal would considerably diminish the benefits provided to the local residents and visitors. The trees situated to the south of the site are prominent, and can be spotted from across North Harbour from Reef Beach, and as such form an important element of the overall treescape of the area.

There is a marked lack of mature trees servicing wildlife in the area. The trees on the property serve as habitat for local birds and wildlife, providing both feeding and nesting spaces; thus, the planned and indiscriminate removal of these trees raises serious concerns to the sustainability of wildlife populations in the area.

Development on sloping sites: MLEP2013 quite clearly requires that buildings respond to the slope of the site, which is evidenced by the compliant townhouses to the east of the DA site. The proposed DA is a big box-like structure and appears to be 'plonked down' without any regard for the surrounding landscape or the slope of the site. From the foreshore walkway, instead of a compliant 2 storey development stepping up from 2 storeys at the walkway to 2 storeys at the street, this DA proposes a bulky, overshadowing structure which is 79% larger than allowed, 59% higher than allowed, and twice as many stories as allowed.

Acceptance of this non-compliant DA would set a dangerous precedent and is unfair on the local community. I urge council to reject this application, and encourage the developer to submit a complying application.

Yours sincerely