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

21/01/2025

MRS Lynne Mathew
3 / 8 - 8 Lauderdale AVE
Sydney NSW 2094
[REDACTED]

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

As the resident of 3/8 Lauderdale Avenue, I wish to object against the above DA on the grounds of its oversize and bulk, its overheight, the visual and view loss impacts, the removal of all significant trees and the possible traffic hazards and congestion and safety risks (including to pedestrians).

In particular, the proposed 5 unit/ 5 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 Statements submitted by the applicant are inaccurate and misleading in their assessment of the impact on my apartment (Apartment 3).

The visual impact on my apartment will be extremely adverse. I refer you to the Urbaine Design Group's Visual Impact Assessment, being submitted separately by SP 45435 as an accompaniment to its objection. I refer you in particular to the photomontages at Viewpoints 10 and 11 in that document, which show the appalling impact on the views I currently enjoy.

There are mature trees on the site of 5 Lauderdale Avenue, the most significant being located along the eastern and western boundaries of the site. All these mature trees will be lost in the proposed development. These include a magnificent 18 metre Norfolk Pine, an icon of Manly.

The site is located at the busy intersection of Woods Parade and Lauderdale Avenue. It is 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 the Harbour Walkway often results in heavy pedestrian traffic along this section of Lauderdale Avenue.

In summary, in my opinion the proposed development does not appreciate or take into consideration the critical aspects of this unique location, the impact it will have on public

amenity in the area and the detrimental effects on neighbouring properties. It does not have regard for the principles of view-sharing. It shows a blatant disregard for the MLEP 2013. A more skilful design could produce an acceptable development outcome while complying with development controls. For these reasons I submit that the application should be refused.

Yours faithfully
Lynne Mathew