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Sent: 10/01/2025 12:28:28 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

10/01/2025

MS Genny Erickson
96 North Steyne ST
Manly NSW

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

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I am extremely concerned about the development proposed at 5 Lauderdale Ave, Fairlight.

This development is proposed in an area of outstanding beauty, on the internationally recognised Spit to Manly walk, and a beautiful foreshore park, pool and beach, enjoyed in all seasons by both the local community and visitors. Council has an obligation to maintain this Environmental Heritage protected zone, and no doubt understands the cultural and economic benefits this walk brings to the local area and economy.

I am strongly opposed to the current DA for the following reasons:

Non-compliance with MLEP2103: the DA does not appear to be attempting to work with the current regulations, with the bulk and scale almost 80% larger than what is permitted. The proposed building exceeds MLEP2013 restrictions significantly in terms of height, number of stories, and building dimensions. Council has in the past enforced MLEP2013 planning controls. It is of vital importance that Council continues to do so, as this precedent of planning control enforcement is of utmost importance when considering this DA.

Development on sloping sites: MLEP2013 requires that buildings in this area consider and respond to the sloping sites. This DA does not in any aspect meet these requirements with its large boxy shape. The detrimental impact of this 4-storey structure (2 stories more than permitted) at the foreshore will be significant, with solar loss and an overbearing presence in the immediate vicinity.

Heritage Conservation: The pool and foreshore form part of the area's protected Environmental Heritage, and the proposed development will impose a building of exceedingly large scale and bulk, overshadowing the pool and foreshore area, 'closing in' and damaging the the enjoyment of the heritage aspects of the area.

Biodiversity: The plan requires all trees, including mature Norfolk Island pines and banksia to be removed. These are vital habitat for local bird and animal life, as there is a significant lack of mature trees servicing local wildlife and providing desperately needed canopy. As part of the local landscape, the trees also provide significant amenity to the local community. The planned and indiscriminate removal of these trees raises serious concerns to the sustainability of wildlife populations in the area. If the development was a more reasonable

size and design, then these trees could potentially be saved and incorporated into the building design.

This DA seeks to impose unfair impacts on the broader local community, for the developer's economic gain. A gain for one developer compared to the the broader community. I am not opposed to a complying development on this site. However, I urge Council to reject this non-compliant application, and encourage submission of a revised DA which complies with MLEP2013, thus ensuring it enhances the local environment for all the community.

Thankyou