
From: Matthew (iObject)
Sent: 31/01/2025 11:53:51 AM
To: Maxwell Duncan
Cc: Council Northernbeaches Mailbox; Ruth O'Neill; Mel Farrugia; ROB DE BEER
Subject: TRIMMED: Submission Summary per DA2024/1562 from No. 7 Lauderdale Ave, FAIRLIGHT

Attn: Mr Maxwell Duncan

Dear Maxwell,

Further to previous correspondence seeking additional time from my colleague, Ruth O'Neill, I would like to render a brief Summary Submission thus below for your consideration per DA2024/1562 at No. 5 Lauderdale Avenue, FAIRLIGHT NSW 2094. This summary has been prepared on behalf of our Clients at Units 4, 6, 8, 10, 14 & 16 within the residential flat building at No. 7 Lauderdale Avenue, FAIRLIGHT.

Further details will be provided within our pending Principal Objection on the issues outlined below. This summary covers four issues:

1. Solar Access

DCP 3.4.1 Sunlight Access and Overshadowing

The proposal unmistakably represents a major solar access encroachment upon the adjacent western neighbours at No. 7. Insufficient recessing of the front western corner of the proposal will mean No. 7's important POS's will likely be made unusable during the hours when they are most needed. Notably, solar access to Units 4 and 8 will be eliminated under the proposed scenario. In addition, the main communal open space (i.e. the grassed area to the rear of the building) will have solar access severely restricted.

2. Height

LEP 4.3 Height of Buildings

The proposal seeks a major exceedance of the overall building height control at the rear. The southern façade of the building breaches the standard by 5050mm (59%), resulting in an imposing structure that will unnecessarily reduce view capture from Unit 4, Unit 8 and Unit 16 across the subject site.

3. Floor Space Ratio

LEP 4.4 Floor space ratio

The proposed development has a gross floor area of 1056m² and a floor space ratio (FSR) of 1.07:1, resulting in non-compliance with the FSR development standard of 79.6%. The FSR non-compliance underpins several other issues found through this exercise and will result in additional building bulk.

4. Rear Setback

DCP 4.1.4.4 Rear Setbacks

The proposed 4 to 6-metre rear building setback does not comply with the 8-metre rear building setback control. The building siting effectively creates a new protrusion beyond the pattern of rear building lines adjacent, extending upper floor balconies, which is related to the

overlooking concern, noise from the creation of significant entertainment spaces, as well as overlooking.

Based on the above summary evaluation of DA2024/1562, the proposal as it stands does not merit approval in my professional opinion. Significant non-compliances occur that urgently require addressing.

I look forward to discussing this matter with you if and when required, along with learning of any updates as the DA progresses through the assessment phase.

Please expect our full submission to shortly follow.

Sincerely,

Matthew Powell

BPlan (UNSW), RPIA (No. 79157)
PRINCIPAL TOWN PLANNER
W: www.iobject.com.au | P: 1800 385 111



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