
Sent: 6/05/2019 8:08:22 PM
Subject: OBJECTION TO DA 0342/2019
Attachments: 79A Lauderdale_ 2019_0342.pdf;

Hi There

Please accept my objection attached to the property DA 0342/2019.

Thanks
Lloyd Robson

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To whom it may concern

6/5/2019

DA 0342 / 2019

79A Lauderdale Avenue Fairlight

Objection: Lloyd Robson, 7/76 Lauderdale Avenue, Fairlight

I am the owner of the apartment on the basement level of 76 Lauderdale Avenue. My apartment has stunning views from the living room & balcony for which I paid a premium for when purchasing in 2015.

The proposed development will severely impact the view my property has should it be approved. This is concerning for me personally and creates risk & precedence for other buildings to increase height above LEP levels- should this be approved where will this end? Will we have any views out to the harbour? I also note an image that was taken from 72 Lauderdale Avenue, referenced as CDH08 on 7/12/2018 that superimposes the new roof on the existing property to attempt to demonstrate no impairment- I encourage you to take the same photo from my balcony as my property will loose all water views for the width of 79A Lauderdale which I am not happy with- this can be deduced from looking at the impact of the white pipes on the current roof. I also cite drawing 3D View 9DA31 7/12/2018 as an example where you will observe noticeable vision impairment from my balcony by implementing the new structure- I invite you to take an image from my balcony.

Other concerns that support my objections include:

- Development grossly exceeds height provisions for zoning area, 1.3x over limit
- Development exceeds the maximum floor space ratio for zoning area, 2.4x over the limit
- 2.6x the zoned residential density, zoned for 300 sqm per dwelling, however proposed is 132sqm
- Additional apartments will increase the number of cars to the area where there is no additional off-street parking, therefore creating potential traffic and hazard issues

Beyond the breaches of council zoning & LEP standards, I have concern about what exactly is going on with the DA- it seems lie the former DA 326/2016 Is still in play and the new DA leverages the majority of its content & drawings from the former DA, it is difficult to determine what is the legitimate proposal. This situation has dragged on since 2016 and its clear whichever the proposal It contravenes council guidelines and I have grave concerns from a precedent perspective about what this could do to views on the north side of Lauderdale avenue should council permit properties to develop above prescribed height levels.

Thanks

Lloyd Robson

7/76 Lauderdale Avenue

Fairlight 2094