
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

IMPORTANT CONFIDENTIALITY NOTICE:

This e-mail (including any documents referred to in, or attached to, this e-mail) may contain information that is personal, confidential or the subject of copyright, privilege or other proprietary rights in favour of Aristocrat, its affiliates or third parties. This e-mail is intended only for the named addressee. Any privacy, confidentiality, legal professional privilege, copyright or other proprietary rights in favour of Aristocrat, its affiliates or third parties, is not lost nor waived if this e-mail has been sent to you in error.

If you have received this e-mail in error you should: (i) not copy, disclose, distribute or otherwise use it or its contents without the consent of Aristocrat or the owner of the relevant rights; (ii) let us know of the mistake by reply e-mail or by telephone (AUS +61 2 9013 6000 or USA +1-877-274-9661); and (iii) delete it from your system and destroy all copies.

Any personal information contained in this e-mail must be handled in accordance with applicable privacy laws.

Electronic and internet communications can be interfered with or affected by viruses and other defects. As a result, such communications may not be successfully received or, if received, may cause interference with the integrity of receiving, processing or related systems (including hardware, software and data or information on, or using, that hardware or software). Aristocrat gives no assurances and accepts no liability in relation to these matters.

If you have any doubts about the veracity or integrity of any electronic communication we appear to have sent you, please call (AUS +61 2 9013 6000 or USA +1-877-274-9661) for clarification.

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 lose 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 like 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 it's 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