
Sent: 25/10/2020 6:05:47 PM
Subject: Mod2020/0498-DA2020/0092-70 Lauderdale Avenue, Fairlight

Dear Sir/ Madam (Attention Mr Alex Keller),

We live at 72 Lauderdale Avenue, the western neighbouring property to 70 Lauderdale.

We provide this response to Council's Modification notification but, continuing our good relations with the Developer/Applicant, we believe that the below describes a resolution achieved. We ask that Council formalise our resolution in Plans and Conditions of approval.

Our **objections** to the proposed Modification are to the western face, toward our house. Our objections are:

1-The proposed Modification plans (to our inexpert observation) **omit the fixed, angled louvres from the western extremity of the southern, lower floor balcony which are in the Approved/Stamped plans and required by Condition of Approval number 24**. In the proposed Modification plans, the western extremity of the lower floor balcony is open (because the louvres have been removed or omitted). The dimension of the balcony has not changed. We earlier (8 October 2020 email copied to Council) offered the Developer/Applicant 2 solutions marked up on the Modification plan of the western elevation. One of those was to modify the dimension of the lower, southern balcony by tapering it to the west, so as to match its form to the east. The second solution was that fixed, angled louvres (as in the Approved plans) be restored to the western extremity of the balcony. The developer wishes to maintain the Approved dimension.

2-The proposed Modification plans include a **bathroom window** facing our house and at about the position of our formal entry terrace and foyer.

3- The proposed Modification plans include a bathroom **exhaust fan** facing our house and at about the position of our formal entry terrace and foyer.

We understand that we have achieved **resolution** with the Developer/Applicant, as follows:

1-Fixed, angled louvres be installed at the western extremity of the southern/lower floor balcony, matching louvres to western extremity of upper floor southern balcony so as to provide privacy against overlooking 72 Lauderdale Avenue, in accordance with Condition of Approval Consent 24;

2-Bathroom window to the western external wall must be opaque glass; and

3-Western bathroom fan to be internal with western external wall bathroom fan exhaust vent at its highest point to be not more than 1.6m above existing ground level (below dividing fence height) and covered by an external grille/ hood directing exhausted air/ steam and noise downward.

We understand that these things will be specified in any Modification of the Approved plans

and made Conditions of Approval.

Kind regards

Michelle Montgomery

72 Lauderdale Avenue, Fairlight, 2094