

DA 2021/1908 — ALAN & MARGARET
Lawton —

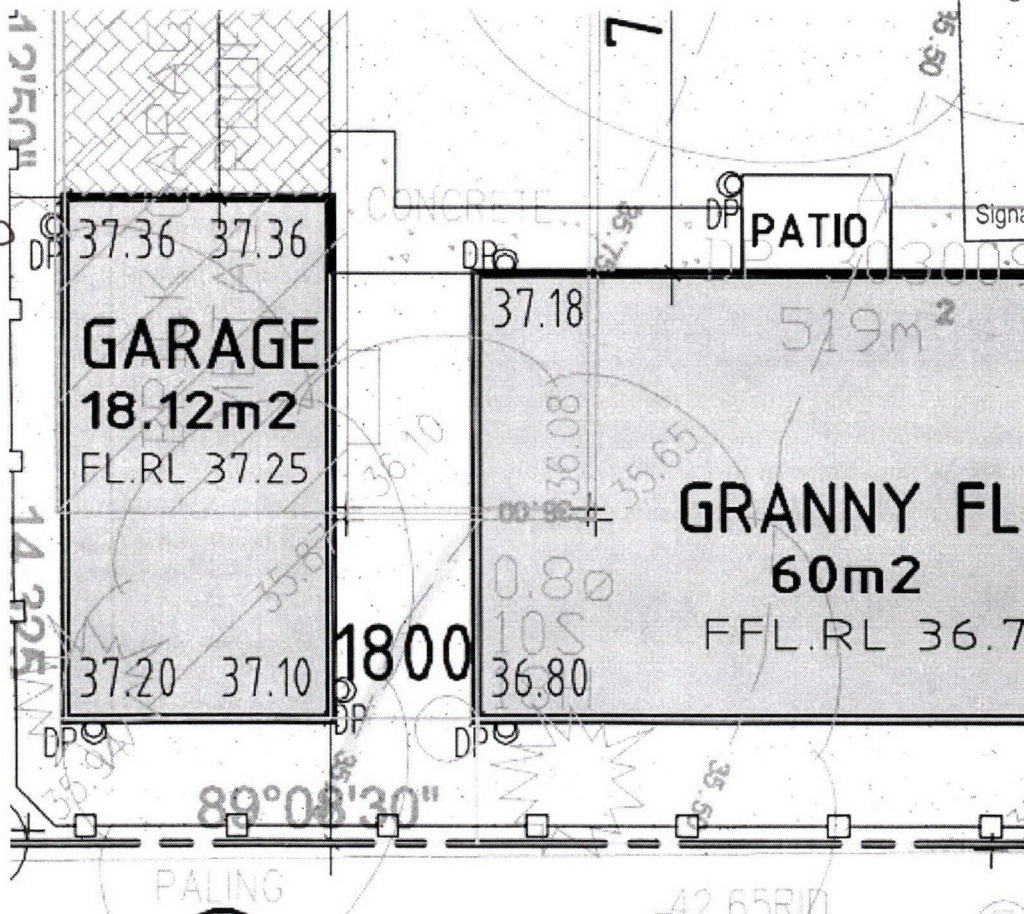
Errors in the provided design documentation

The proposed finished floor levels are significantly higher than the surveyed existing surface levels. As an example, the existing surveyed level at the western mid-section of the granny flat is 35.75 (highlighted in the figure below). The FFL proposed is 36.70, is 950 mm higher than the existing surface at the western end of the granny flat, the location the proposed FFL is closest to the existing surface level.

At the eastern end of the building the FFL is 2040 mm above the existing surface level (spot level in South East corner of 34.71 and FFL of 36.75) This is higher than the maximum allowable fence height increasing overlooking and shadow (reducing solar access) on the adjacent property.

The natural ground levels shown on all the elevations provided do not match the surveyed levels in the survey plan. This means that the roof of the two storey section is above the 8.5 m height limit also.

The FFL levels need to be lowered to be respectful of the natural ground levels. Consideration of splitting the levels of the granny flat and the main residence would also allow the building FFL to further match the slope of the natural ground level. These two actions in design would reduce the impact on the adjacent residence from overlooking and solar access reduction of the currently proposed development.



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Statement of Environmental Effects- About the Company

The report authors clearly state on their website that their specialty is finding **loopholes** or **"creative"** planning ways to gain approval. The inaccuracies and inconsistencies throughout the report are deeply concerning. It is unclear whether the authors are simply unaware that the various, conflicting development standards they refer to do not apply to this area. Warringah LEP 2013 does not exist. However, the net effect is to confuse the reader and to imply that various aspects of this