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Subject: Online Submission

04/06/2020

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RE: DA2020/0470 - 79 B Lauderdale Avenue FAIRLIGHT NSW 2094

DA2020/0470-79B LAUDERDALE AVENUE, FAIRLIGHT
OBJECTION SUBMISSION BY THE OWNER 7/76 LAUDERDALE AVENUE, FAIRLIGHT -
4TH JUNE 2020

I Lloyd Robson own 7/76 Lauderdale Avenue. I object to this proposal, DA2020/0470 because it will cause me loss of views of Sydney Harbour and worsen the already inadequate parking on Lauderdale Avenue between Boyle Street and Rosedale Avenue.

The proposed western pergola over the second floor entrance terrace will impede our views of Sydney Harbour. It will impede the view corridors which Approval for development of 79A is Conditioned to protect. On 20 May 2020 Council Approved DA 2019/0342 concerning 79A Lauderdale Avenue. DA 2019/0342 supersedes DA 2016/0326 for development of 79A Lauderdale Avenue. It has taken 4.5 years, Land and Environment Court proceedings and Proceedings in the Common Law Division of the Supreme Court of NSW (in which Council was a defendant) to resolve view protection issues with 79A. The Approval hopes to achieve view corridors between our home and Sydney Harbour.

The Plan referred to in Council's Conditions of Approval of DA 2019/0342 is a Surveyors Plan describing levels and the view corridors for neighbours on the north side of Lauderdale Avenue, Numbers 68 to 78 through which to view Sydney Harbour and its foreshore. Council has considered DA 2019/0342 for 79A simultaneously with its consideration of the subject DA2020/0470. It would be inconsistent and misleading of neighbours for Council to resolve in DA 2019/0342 to protect neighbours views by those corridors and then to approve the pergola structure proposed in DA 2020/0470. The louvered cover will impede Sydney Harbour views just about as much as a complete roof would

The proposed non-compliance with western side setback is by the pergola, the side mesh and the entrance stair/ terrace. The long time existing stair/terrace which is free of any pergola or covering or side mesh and which does comply with western side setback has long term serviced the exact same purpose of entrance to the premises. The proposed pergola will severely impact public views from the footpath of Lauderdale Avenue to Sydney Harbour, down the driveway to 79B. The pergola, louvered roof and side meshing proposes at best a "rifle barrel" limited view for pedestrians. Sydney Harbour views from the footpath are important to the amenity of the area because such views and glimpses reveal proximity to the Harbour. The proposal is for breach of Manly LEP 2013 clause 6.9 Foreshore scenic protection area because of its impact to private and public views to the foreshore

Your sincerely

Lloyd Robson
7/76 Lauderdale Avenue, Fairlight