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09/05/2019

MRS Sue Shearer  
42 / 25 Marshall ST  
Manly NSW 2095  
sue@shearerproperty.com.au

**RE: DA2019/0342 - 79 A Lauderdale Avenue FAIRLIGHT NSW 2094**

We are the owners of 77Lauderdale Avenue, Fairlight. The property is in our company name - Rinvan Pty Limited.

Firstly, I would like to say that overall we are happy with the new DA for the adjacent property - 79A Lauderdale Avenue, Fairlight and generally support it however, we would like to request some minor modifications in order to help our privacy and general amenity better.

Upper Storey on the East Side:

The north east window where the plan shows the study/desk and robe would be beneficial to be half translucent at the bottom. This will ameliorate privacy looking straight at our front door porch area.

The deck ideally would better suit our privacy if a small screen along the east side was placed approximately halfway along and to have planting up to the edge of parapet wall from alongside bedroom (unit 2) and half way along the deck for additional privacy - it would be ideal to have roof planting to soften and undulating about to 55-1200mm high.

Mid Storey (ground floor):

W21 - Once again for our privacy we would request to have a matching window to W20 and W19 - if not feasible then translucent halfway to match the sill height of W20 and 19. This will ameliorate the potential privacy of looking into our (#77's) upper west side living/dining area.

Visual amenity from the front:

The modern box look can be a really effective architectural aesthetic - it would be great to ensure that the vertical timber panels are suitably detailed so that the end result is high quality - Can Council place a condition on this?

Yours sincerely,  
Sue Shearer