
Sent: 4/12/2020 3:39:43 PM
Subject: Online Submission

04/12/2020

MR Cecil Koutsos
96 North Steyne ST
Manly NSW 2095
cesandisabel@mac.com

RE: DA2020/1433 - 91 Lauderdale Avenue FAIRLIGHT NSW 2094

Attention Maxwell Duncan, principal planner

Dear maxwell

I am concerned about the extent of the overshadowing caused by the proposed building at 91 Lauderdale as it seems the proposal will eliminate sunlight reaching the ground floor garden on the south side of 89 Lauderdale ave, judging by the shadow analysis submitted by the applicant. The proposed building bulk will also cause additional overshadowing to the windows of west façade which I am unable to determine given lack of elevation shadow analysis. Some of these windows lead to habitable rooms and as such solar access to these rooms should be maintained.

Can you please request the applicant to provide elevational shadow diagrams to clarify the potential overshadowing issue.

Sincerely
C. Koutsos
Owner