
Sent: 19/03/2021 11:20:58 AM

Subject: REF: Sec 455 Mod 2021/0053. Objection to Modifications 52 Lauderdale Avenue

Attachments: 52 Lauderdale Avenue March 2021.pdf;

Dear Sir / Madam,

Please see attached Letter of Objection to the Request Sec 455 Modifications to 52 Lauderdale Avenue Fairlight.

Thank you

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Billie and Tom Ristoski
50 Lauderdale Avenue Fairlight

18 March 2021

General Manager
Northern Beaches Council
PO Box 82
Manly, NSW 1655

RE: 52 Lauderdale Avenue, Fairlight – Section 455 Mod 2021/0053

Dear Sir / Madam,

We are the owners of 50 Lauderdale Avenue Fairlight and are lodging our objection to the not inconsequential Modifications sought by 52 Lauderdale Avenue Fairlight.

The requested modifications in the Application will further entrench both the bulk and scale of the development, with many, many local residents concerned about how these large multi-dwelling developments are affecting the character of the streetscape.

Specifically, the Application seeks to further expand the already non-compliant floor space ratio (FSR) of Lot 2, so that both Lots 1 and 2 would then further not comply with the FSR Requirements.

Lot 1 seeks to expand from 0.59:1 to 0.66:1, almost 11% above the Council Requirement. Lot 2 seeks to move from 0.66:1 to 0.74:1, or over 24% over Council Requirements.

It is argued that the *already* pre-planned and pre-approved Heat Recovery Unit (HRV) needs to be enclosed. We have undertaken our own due diligence and sought opinion from HRV vendors. From those discussions it appears that the requested modifications are entirely unnecessary. We feel that the actual reasons for the request to enclose the entry level undercroft are yet to be determined.

Of significant concern is that the requested changes outlined in the Application have already begun.

We understand that the plumbing for the additional bathroom on the Application has been in place for some time, and that the exhaust outlets for the HRV have already been concrete-drilled and installed. We are quite distressed that the exhaust outlets for the requested changes have been placed *directly* in front of our fourth bedroom as seen in the picture below.



Whilst we are yet to determine the noise levels emanating from the outlets, we are distressed by the type (quality, smell, moisture, etc.) of exhaust that will flow from the outlets directly into the fourth bedroom, and how the exhaust fumes might affect our health.

We feel it is appropriate that Council inspect the site for the plumbing and HRV works already completed and specifically seek that all work related to the Modification Application stop immediately.

We are also concerned that the non-compliance creep is leading to an ever-expanding development that is adversely impacting on the enjoyment of the public domain. It does not appear to be consistent with Objectives of minimising Bulk and Scale, and there is no clear and genuine justification provided as to why the undercroft be enclosed, leading to further non-compliance.

We seek a justification as to why these works have already commenced and we specifically request that the exhaust concerns be carefully examined with input from appropriate health expertise within Council or elsewhere, if appropriate.

Thank you for the opportunity to outline our concerns. Please do let us know if we need to expand on any of the points above.

Yours sincerely

Jeannette and Tom Ristoski
50 Lauderdale Avenue
Fairlight 2094