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**Sent:** 14/01/2025 3:55:58 PM  
**Subject:** DA 2024/1562

Northern Beaches Council.  
Re DA 2024/1562 - 5 Lauderdale Avenue Fairlight.

ATT: Planning Department

I have reviewed the above DA as a regular visitor to the surrounding location .

While I note that the proposal exceeds the planning controls in respect to height and FSR I wish to suggest to council that they seek this design to be modified due to the following:

The design is for five apartments of which four take maximum advantage of the special qualities of the site and enjoy both harbour views and access to northern sunlight. The fifth apartment is of a dramatically lower quality as it is located below road level and its north prospect is to a solid retaining wall . I cannot imagine that the lifestyle qualities offered by this apartment are really in keeping with good design standards and commensurate with the other apartments in the scheme .

If the design was to remove this apartment it would allow for design adjustments to mitigate the height and FSR issues raised by others .

In addition although the masterfully crafted DA has provided engineers confirmation of the lift accessed garage I am left in doubt as to the workability and practicality of the traffic design.

The waiting and passing drawings provided in the DA assume precision driving abilities which council need to verify to avoid traffic and pedestrian problems around the driveway crossover location.

I do see this as a quality proposal which with some adjustments will enhance the standard of development in this locale which is marked by a large variety of different design attitudes and controls .

Regards

Geoffrey Way