
Sent: 4/02/2020 12:28:16 PM
Subject: Panel invite to 45 Lauderdale Avenue Fairlight 5th February 2020 re Mod2019/0378
Attachments: Letter 04.02.2020.docx;

03.02.2020

45 Lauderdale Avenue,
Fairlight NSW 2094

Dear Carly,

Re modification DA2018/0880: Address 49 Lauderdale Avenue, Fairlight

NBLPP on Wednesday 5th February 2020 commencement 1.00pm

We spoke yesterday, thank you for your time.

We would like to give the panel the opportunity to visit our property (45 Lauderdale Avenue) for the following reasons:

- Due to multiple neighbour protests (more than 10) against the original DA, Council referred the original DA to the panel.
- The panel made a determination on 03.10.18 and set various conditions
- The modification now submitted essentially seeks to override the conditions set by the determination (including a large suspended balcony and numerous oversized eastern windows).
- And again, multiple neighbours have protested
- It would be good for the panel to see the site, see the neighbours perspectives and understand the context for the original panels determination and conditions

Our specific concerns remain:

- Loss of privacy due to an excessive overhang of the balcony and a request to abide by the previous conditions
- Loss of views due to an excessive overhang of the balcony and a request to abide by the previous conditions
- Non compliance of the balcony with planning rules re height above ground
- A disproportionate number of windows (10) on the east side resulting in loss of privacy (our preference is all windows would be raised to 1.6metre above floor level and opaque)
- None compliance of the secondary dwelling with setbacks on the east side

We remain confused and concerned re process. We understood that 49 Lauderdale Avenue needed to comply with panels decision and amend the drawings, not have the capacity to override a Panels decision by submitting an amendment that essentially dismisses the previous panels determination.

Many thanks again for your time Carly. We hope the Panel will take up the invitation.

Kind regards,

David Wright and Alison Wakefield

Our mobile numbers are: David 0418244006 and Alison 0438408834

Photos below re change to view and where the new build will be :

PREVIOUS VIEW : with Port Jackson Fig Tree

NEW VIEW: with removal of Fig Tree:



The view loss of the proposed build beyond where the Port Jackson Tree was, is alluded to in Northern Beaches council report The report suggested a 3metre fence be removed from submitted plans to ensure our view re “not acceptable, particularly given the scenic qualities of Foreshore Protect Area”. Inspection of the site will reveal that this does not address the issue and the proposed build will remove a large proportion of this view, and directly look into our living areas and be directly above our pool area.

NEW: FIG TREE ROOTS abutting Retention wall Previous size of Fig Tree



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