
Sent: 31/08/2019 4:07:50 PM

Subject: Lot 11 DP 1216827 49 Lauderdale Avenue FAIRLIGHT MOD2019/0378 – DA2018/0880

Lot 11 DP 1216827 49 Lauderdale Avenue FAIRLIGHT

Attention: Mr Thomas Prosser, Planner

I note the contents of the application seeking modifications to the DA2018/0880 as approved in October 2018.

From my review these modifications appear to reverse some conditions that were put in place on the application last year when a full determination hearing was held.

I strongly object to extending the rear deck in depth. This balcony would face directly on the main bedroom of my apartment and the current approved design is already having a significant impact on privacy particular as the large fig tree has been removed. This impact will be exacerbated if the balcony is extended to 2.00 metres – the bigger the balcony the bigger issue with noise!

In addition, this extended balcony appears to exceed to the 8.5 metre height envelope if measured off the natural ground level below the very large and high sandstone retaining wall, which it overhangs.

Lastly im concerned with the large fig tree now removed and decay of the root system the health of the significant retaining wall?

I note that the Northern Beaches has guidelines related to concerns to the impact on privacy of neighbouring properties if extended balconies are included in new developments. These guidelines appear to be ignored in this submission for modifications.

Your Sincerely

Philip Smith

Owner Unit 6/1a Bolingbroke Parade

Fairlight 2094