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**From:** Errol Fletcher  
**Sent:** 25/11/2021 8:57:22 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Michelle Light  
**Subject:** DA2021/2034\_30 Fairlight Street, FAIRLIGHT.  
**Attachments:** Berry Ave.docx;

Attention of Adam Croft.

Dear Mr Croft

We are the owners of 2/2-3 Berry Avenue Fairlight, located to the right of the proposed development at 30 Fairlight St, Fairlight. I am greatly concerned about the over development of the site and we wish to object on the following grounds which is enclosed in the attached word document.

Regards

Errol Fletcher & Michelle Light

Sent from [Outlook](#)

Michelle Light & Errol Fletcher  
2/2-3 Berry Avenue  
Fairlight NSW

The Executive Manager Development Assessment  
NORTHERN BEACHES COUNCIL  
1 Belgrave Street Manly NSW 2095

Attention: Adam Croft

PROPOSED DEVELOPMENT AT 30 FAIRLIGHT STREET, FAIRLIGHT DA2021/2034 BY 30FAIRLIGHT STREET PTY LTD

Dear Mr. Croft,

We are the owners of 2/2-3 Berry Avenue Fairlight, located to the right of the proposed development at 30 Fairlight St. Fairlight. I am greatly concerned about the over development of the site and we wish to object on the following grounds:

The development is excessively close to the side boundaries and does not follow the setbacks and building separation requirements of SEPP65/ADG. The result is a severe closing up of the space between 30 Fairlight and the buildings on either side, especially 32 Fairlight. This could potentially impact the views and outlook from my balcony and our immediate neighbours.

The streetscape will introduce a bulky crowded and dominating façade. The proposed bulk and scale of development is not consistent with the existing streetscape character.

The proposed building does not comply with the envelope controls contained in Manly DCP Clause 4.1.2.1 External Wall Height and Clause 4.1.2.3 Roof Height. The outer corners of the roof of the top floor project outside the allowable envelope again potentially impacting my views. I note that that this would not be an issue if the setbacks were complied with.

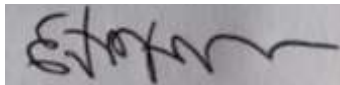
I notice that the floor to floors of the building, especially the top floor exceeds what is necessary to comfortably achieve 2700 ceiling heights. This demonstrates that the applicant is not considering the amenity of neighbours and making no attempt to view share by exaggerating the height of the building unnecessarily. The floor to floor heights for the 2 lower levels are 3.3 metres, 600mm than the required ceiling height. The top floor has a floor to roof dimension of 3.95 metres which far exceeds what is necessary for a 2700 ceiling. The building could be nearly 1 metre lower with no impacts on the residents but a dramatic improvement on the impact on my amenity and views as well as those of my neighbours.

We are worry that if such an obviously non-complaint scheme is approved it will set a precedent for approval of a similar development on 30 Fairlight Street in the future. This will only compound all of the adverse impacts inherent in the proposed scheme. View sharing will be further eroded, setbacks between buildings will be non-compliant, provide inadequate separation and setbacks will dramatically diminish resident and neighbour privacy and amenity and required access to sunlight will not be achievable.

In conclusion, we don't see any improvements on the previous development application in March 2020 that fortunately was withdrawn. Although we now have 5 units rather than the previous 7 units, they are so large they have a combined floor area of 740sqm whereas the seven 2020 DA units were proposed at 113sqm each.

What is equally concerning within the new proposal although with two less units is that the required 12 metre building separations and 6+ metre side setbacks, especially to 32 Fairlight Street, were totally ignored, inflicting serious negative impacts on my and my neighbour's amenity. The sheer overall bulk and height exceeds the previous withdrawn DA in height, width and front boundary setback. I present these objections in good faith and trust that the Council will consider that the proposed development has indeed stretched the boundaries.

Regards

A handwritten signature in black ink, appearing to read 'Errol Fletcher & Michelle Light', written on a light-colored background.

Errol Fletcher & Michelle Light