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To: DA Submission Mailbox
Subject: Online Submission

29/06/2022

MR John Hanlon
1 / 31 Fairlight ST
FAIRLIGHT NSW 2094

RE: DA2022/0688 - 35 Fairlight Street FAIRLIGHT NSW 2094

We have concerns re a number of aspects of this proposed development on our western boundary:

1. The number of six (6) units as opposed to four (4) which we understood would be the number allowable under current Council guidelines, for the area involved.
2. The number of sixteen (16) parking spaces where, currently, there is just one (1) between the two DA properties. Also suggests potential parking problems for the amenity of other Fairlight Street residents who have no off street parking or for the casual visitors to Fairlight Beach or Manly Central.

Regarding the first two points, Mayor Michael Regan announced, in an interview on 1 June this year on the morning program on ABC 702, in response to the announcement of the cancellation of the Northern Beaches Tunnel.....(along the lines of) "The Northern Beaches is full. We can't cope with any further development under our current conditions".

3. The bulk of the development. As mere mortals, not familiar with reading DA plans, we can't comprehend the impact on our unit in regard to the real height changes at No. 33, or the depth changes compared to the current situation, natural western light loss, particularly in winter/shadowing/air circulation changes/privacy deprivation. We request pole heights and string lines to illustrate the full impact of the changes.
4. The excavation seems particularly excessive. We request a guarantee that our Lilli Pillies along the boundary fence will survive any digging that may endanger their continued source as a privacy screening.
5. Boundary Fence. As there is a proposal to remove the clinker fence there is no apparent detail as to what will replace it, or its Height/Material?
6. Level 2. What is behind the illustrated "tree" half-way down the eastern elevation? It's a bit hard to tell but appears to be a balcony which will be a privacy concern as it looks directly onto our property?
7. Level 3 Balcony. No privacy screening, of any type, is evident on Plans. This would directly impact our unit's privacy. There also appears to be a pair of full length doors?/windows? half way down the length of the unit. Their purpose?
8. Landscaping: The DA appears sketchy and inadequate in any realistic detail for a sustainable re-greening of the two blocks.

Kind regards
Trish and John Hanlon