
From: giles giles
Sent: 28/06/2022 5:36:23 PM
To: Council Northernbeaches Mailbox
Cc: kam kam
Subject: DA comment Submittal for DA2022/0688 33, 35 Fairlight street
Attachments: 33 35 fairlight street development submittal.pdf; submittal for DA2022 0688 33, 35 Fairlight street from Giles Newcombe.docx;

Good Morning ,

Please find attached my comments regarding DA2022/0688 located at 33 &35 Fairlight Street, Fairlight
Please could you pass this on to the Councils Planning Department – (I tried using the website submission portal – but this would not allow a file to be uploaded)

If there are any issues with this submission please could you contact me on [REDACTED]

Many thanks

Giles Newcombe

Unit 3/31 Fairlight Street

Fairlight

Sent from [Mail](#) for Windows

28th June 2022

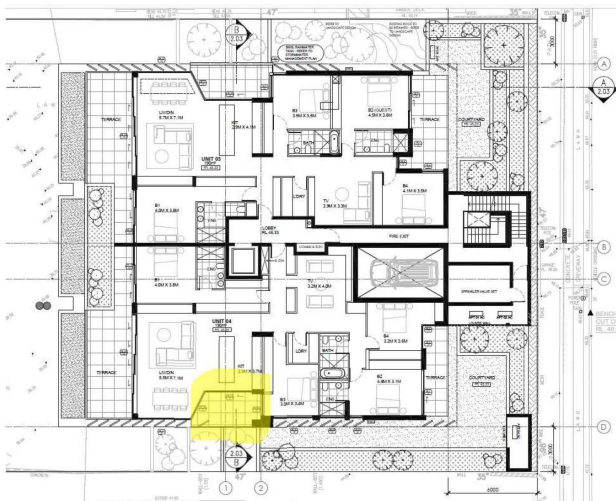
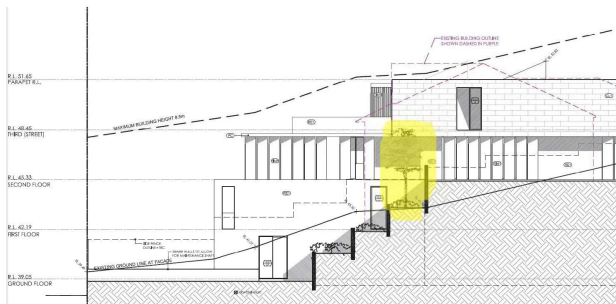
To: Northern Beaches Council Planning and Development department

Regarding Development Proposal DA2022/0688 at 33 and 35 Fairlight Street, Fairlight.

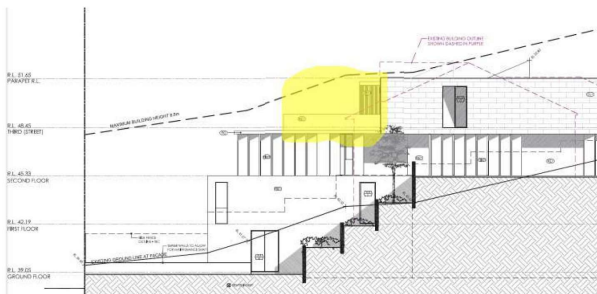
For the attention of Lashta Haidari Principal Planner

Please see below submission by Giles Newcombe 3/31 Fairlight Street, Fairlight.

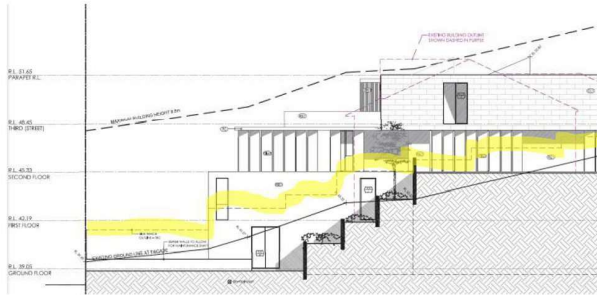
1. As below, Masterplan side elevation details an illustrative tree which obscures a tiled area on Level 2 that is accessed via a sliding door - This fully accessible terraced area would look directly into 31 fairlight street units – resulting in privacy concerns (there may also be similar privacy concerns on the opposite side of the building and lower levels of 37 Fairlight street)



2. Unlike Level 2 – level 3 terrace has not been provided with any side privacy screening resulting in potential sight lines into 31 Fairlight street units



3. Separating fence line shown in plans detailed as *"To Be Confirmed"* it does not detail height, material or finish. As the existing solid clinker / concrete wall is proposed to be removed as part of this development – there should be clear clarification and notification as to what is being proposed to replace it and how with the (excavated) change in levels soil, plants, trees etc in 31 Fairlight street will be retained.



4. The shadow diagrams show that Unit 3, 31 fairlight street will lose valuable direct sun over the winter period – however these illustrations are based on the acceptance of a building height non-compliance particularly in relation to the clerestory windows which add over 791mm to the height of the building – as outlined in other submissions – there are plenty of other means to provide light to the upper levels that would provide a height compliant solution.

We appreciate the opportunity to comment and trust that Council will provide proper consideration to the points raised

Yours Faithfully

Giles Newcombe

28th June 2022

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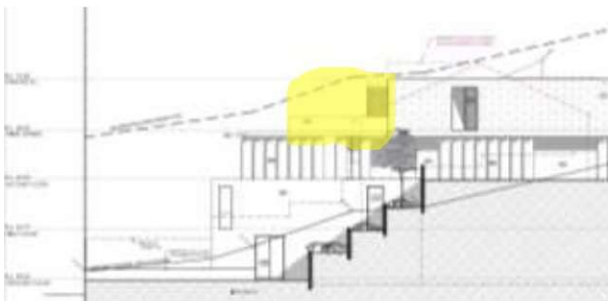
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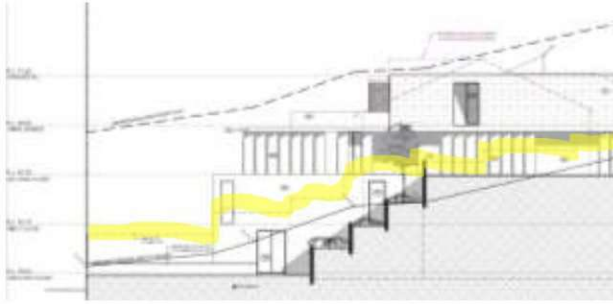
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