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General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Sir

Re: **Application No: DA2020/0103, Proposed Development – Lot 50 DP 7057390, 30 Fairlight Street Fairlight**

My name is Colin James and I am the long time owner of 32 Fairlight Street Fairlight, a residential property adjacent to the west of the proposed development and I have viewed the plans and personally discussed the design with the developer.

I have several concerns and have suggestions regarding the proposed development and would appreciate consideration of these in your review of the Development Application as I believe they could ameliorate the impact of this development proposal on my property.

		30 Fairlight Street Fairlight
Bulk	Concern	The developer is now aware I am unhappy with the bulk of his development and its impact on my property in terms of loss of what little amenity (sun and privacy) remains, together with the loss of the north easterly breezes in summer time should his plans in their current form be approved.
	Suggestion	Can the overall form be amended at the upper northern end to allow more light penetration to my rear yard?
Chimneys	Concern	The efficient functioning of my multiple chimneys will be compromised by the close proximity of the building form to them
	Suggestion	Can the building bulk be amended to increase the setback along side these chimneys? Please also see my comment below on the side balconies and why occupants of the apartments may not wish to use their side balconies in winter months due to the potential fumes drifting towards the building.
Front versus side balconies	Concern	The front south facing balconies enjoy the main views to the harbour and the heads and would for any owner be the place to entertain, especially as the bbqs are to be installed there. However, my concern is that due to being south facing, for half the year these balconies maybe too cold for people to want to remain on them, and that the natural tendency would be to move to the side balconies




	Suggestion	Thus, to maintain the south balconies as the main outdoor entertaining area, and to discourage using the side balconies for entertaining, would it be possible to make a condition of approval the installation of overhead heating systems to all, such as https://heatstrip.com.au/ ? This will surely make them a more attractive year round entertaining space and will reinforce the view potential.
Balcony privacy screens	Concern	The side balconies facing my property have privacy screens that are angled to the north, presumably to capture any northern light. However, as the rear yard is used by myself on a regular basis, I am concerned that my privacy – both visually and acoustically will be compromised by this, especially as currently there is no provision in the design to make the south facing premier balconies facing the street and the views warm enough or inviting enough for people to remain there during their entertaining and that the side balconies may then become the warmer go-to location.
	Suggestion	Could I ask that the bottom portion of the screens – to say 1500mm above the balcony floor be angled to the south, and only the portion above 1500mm be angled to the north?
Rainwater tanks	Concern	I am aware that rainwater tanks to at least 5000 litres are a BASIX requirement of this development, but currently I cannot see where they are located on the site. I am concerned that they may be placed on the western side of the building and maybe unsightly when viewed from my property.
	Suggestion	Is it possible to divide the rainwater tank requirement among a few tanks? Could the rainwater tanks be submerged in the front and rear yards? Could bladders be used? Could the tanks be placed within the basement area?

I would appreciate consideration of my concerns and suggestions when reviewing and determining the Development Application for this property.

I am available to meet Council and/or the developer of 30 Fairlight Street Fairlight at any time to discuss my concerns and the comments contained above in this letter.

Sincerely


Colin R James