



Patricia Laubinger
Unit 3B / 28 Woods Parade
FAIRLIGHT NSW 2094
February 28, 2020

Mr Alex Keller
Planner, Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Mr Keller, Re: **Proposed Development at 30 Fairlight Street, Fairlight**
DA2020/0103

Following notification from Council regarding the Residential Flat Building being proposed for 30 Fairlight Street, Fairlight, I feel compelled to set out my objection as follows:

I am the owner of Unit 3B at 28 Woods Parade, Fairlight. This property also enters onto Fairlight Street, and is directly adjacent to 34 Fairlight Street (also known as *Mondrian*). My unit is situated on the third floor of the north east corner of the block.

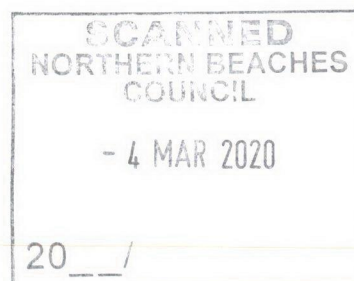
I am most concerned about the potential loss of view to Manly and the visual impact the building will have, not only on myself but to all those who would be affected should this development be approved

1 .Loss of Views

Quintella has three "blocks" of apartments. Block A looks primarily south-west, Block B looks north-east and Block C looks south-east. It is the apartments in Block B and Block C that will be impacted in varying degrees should this development proceed. Units 1C, 2C, 3C and 4C's view east (across the proposed development site) is of Manly Wharf, the East Esplanade and all the various water and land activities associated with this area.

To propose, as the DA's supporting documents do on page 5 in Richard Lamb's report, that "*Quintella* (28 Woods Parade) based on the evidence provided by real estate advertising photographs, is unlikely to be affected at all by the proposed development" is not a fact and simply untrue.

I live alone and moved into this unit almost 10 years ago because of the outlook to Manly, the surrounding area and the coming and going of the ferries, which gives me a sense of enjoyment and contentment. It can sometimes be very lonely living alone however this view to Manly is a constant which has, I'm sure, been essential to my wellbeing . The prospect of having this view totally obscured fills me with dread as I already face a residential development on the northern side , towards Sydney Road. As you will appreciate, the loss of this view across to Manly wharf would be significant , not just for myself but for others as well.



2. Surrounding Context

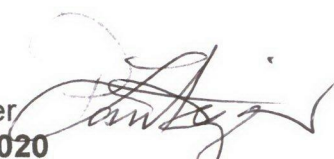
To propose, as the DA's supporting documents from the Town Planner do, that a four storey dwelling is acceptable and more in keeping with the surrounding buildings is arguable. The existing "eight and six storey residential flat buildings of various styles" were predominately approved and constructed in the 1970s and 1980s. Community expectations have shifted significantly over the course of the past fifty years.

One only has to look at the more recently constructed flat residential building in that vicinity, ie 34 Fairlight Street (*Mondrian*) for evidence of this change. This is a two storey building that has been stepped back, so as not to visually dominate or block its neighbours' existing views. Its height is in keeping with the neighbouring two storey Californian bungalows and workers cottages.

3. Request for Height Poles

I join with my neighbours, in requesting, as a matter of urgency, that Height Poles be erected and string lines installed so that the neighbouring community can gauge more accurately the true height and bulk of the new building being proposed. It is essential that the impact of the proposal be clearly identified at this early stage of the process.

Sincerely,
Patricia Laubinger
February 28th, 2020



Hard copy in mail