
From: Cheryle Newton
Sent: 24/11/2021 7:18:10 PM
To: Council Northernbeaches Mailbox
Subject: Fwd: DA 2021/2034 Lot 50 DP 705739 30 Fairlight Street Fairlight

Attention Adam Croft

Please find attached my submission to the above DA

Regards
Cheryle Newton

Sent from my iPad

Begin forwarded message:

From: Cheryle Newton [REDACTED]
Date: 24 November 2021 at 10:55:05 am AEDT
To: Laura Newton [REDACTED]
Subject: DA 2021/2034 Lot 50 DP 705739 30 Fairlight Street Fairlight

Attention Adam Croft

Dear Sir

As an owner and resident in a neighbouring complex in Berry Avenue I have been notified by council that the new owner of the above property in Fairlight street wishes to demolish and extensively develop his property.

I am very concerned with the size and bulk of this proposal ,that to build 5 extremely large apartments over 3 levels (with basement parking for 10 cars)on this 16 metre wide normal residential block. The applicant is also seeking to increase the FSR by 20% to achieve this.

In March 2020 the previous owner had lodged a DA for 7 apartments which had many non compliance issues and raised many objections with the surrounding neighbours and was subsequently withdrawn. This new proposal by this new owner although reducing the apartments to 5 again raises many issues of non compliance and appears to be much higher with greater bulk ,reduced side boundaries setbacks, minimal front boundary setbacks ,total loss of all trees thus resulting in an enormous and detrimental impact to its adjoining neighbours and community in general.

Setback:

One of my concerns is the front setback which looks to me as being nonexistent or very minimal. My understanding is that it should be at least a minimum of 6 metres though the applicant seems to be using the existing triple garage as a guide -

though this was built probably 90 or so years ago and would not be compliant and approved now for safety and aesthetic reasons. Vehicles on exiting the building need to have a clear line of vision as to not to injure any oncoming pedestrians which use this popular walking route to and from the Manly town centre and foreshore.

Both properties on either side of the applicants and many in the street block demonstrate this and include appropriate landscaping with generous shrubs and lawns.

The streetscape :

The proposed garage and very tall long timber cladded wall will I feel create an overbearing affect which is not seen in any other neighbouring property and would certainly dominate the local streetscape character from one of harmony to one of "look at me ! "

Most street frontages in the street have a blend of gardens or soft landscaping areas or lawn areas which add to a pleasing overall sense of harmonious living in the community.

Removal of trees :

I am very concerned to the extent of the prospect of complete removal of ALL trees on the applicants block . There are many trees also at the rear along the adjoining Berry Avenue neighbours that form part of my outdoor vistas of lush green foliages and home to a variety of local bird life which add to the serenity and this peaceful outlook for many of us here.

I understand by the arborist report that certain dominate trees in Mr Colin James property at 32 Fairlight need to be protected at all costs . These very mature trees should NOT be compromised as they contribute to the tranquility and peaceful outlook for all to share currently and in the future.

With issues on non compliance in many areas (setbacks front, side and rear boundary , building height ,streetscape ,view sharing , loss of trees and amenity these all add to a negative impact on me and future owners .The applicants wish to squeeze too many apartments on a standard building block ,I therefore cannot support and object to it in its current form .

I do respect the owners desire to develop his property , however not this current design .

Kind regards

Cheryle Newton
3 2-3 Berry Ave
Fairlight 2094

Sent from my iPad