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**Sent:** 29/02/2020 3:38:54 PM

**Subject:** Submission of Objections to Proposed Development 30 Fairlight Street  
FAIRLIGHT

**Attachments:** 3C's Submission re 30 Fairlight Street FAIRLIGHT.pdf; Photo 1 .JPG; Photo  
2 .JPG;

Please forward the attached Submission of objections and two photos regarding the proposed development at 30 Fairlight Street, Fairlight **DA 2020/0103** to:

**ALEX KELLER**, Planner.

With many thanks,

Catherine and Mark Williams  
Unit 3C  
28 Woods Parade  
FAIRLIGHT 2094

Mark and Catherine Williams  
Unit 3C / 28 Woods Parade  
FAIRLIGHT NSW 2094

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

Dear Mr Keller,

Re: **Objections to the Proposed Development at 30 Fairlight Street, FAIRLIGHT  
DA2020/0103**

We are writing to advise Northern Beaches Council of our objections to the Residential Flat Building being proposed for 30 Fairlight Street, Fairlight.

We are the owner- residents of Unit 3C at 28 Woods Parade, Fairlight, also known as *Quintella*. This property also enters onto Fairlight Street, and is directly adjacent 34 Fairlight Street (also known as *Mondrian*). Our unit is situated on the third floor of the south-east corner of the block.

Our concerns and objections relate to Loss of Views and Surrounding Context.

### **1. Loss of Views**

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.

*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.

In fact, the units on levels 1, 2, 3 and 4 will be **significantly impacted**, ie particularly Units 1C, 2C, 3C, 3B, 4C, 4B.

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.

Currently, from Unit 3C specifically, we can clearly see Manly Wharf, the ferries coming and going, water and pedestrian activities on the East Esplanade and East Manly Beach and Cabbage Tree Bay, and brilliant views day and night of the Manly Yacht Club and Manly Skiff Sailing Club.

The four storey flat residential building of the proposed height and bulk would obscure this view completely. It would take from us that unique part of that view that allows us to see clearly all the important things that make Manly "Manly".

We understand that this is considered our “side” view, as it is the view from the Main Bedroom as well as the Study. However as someone who works from home, the ability to look out the Study window and have the visual relief of water and the visual interest provided by Manly Wharf and the East Esplanade area is critical to well-being, as it is the only part of our side view that does not involve looking directly in to, or on to, neighbouring residential blocks of units.

As the attached photos will show, this side view is predominately hard, built surfaces. The section of the view we currently have over the roof tops of *Mondrian* apartment block at 34, and houses at 32 and 30 Fairlight Street to Manly Wharf and the East Esplanade is the only section that provides visual interest and visual relief. Without it, our side view will only be of the hard, built environment as the large trees shown in the first photo are to be removed as part of the development.

## **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 building height is in keeping with the neighbouring two storey Californian bungalows and workers cottages.

## **3. Request for Height Poles**

We request, 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.

Yours faithfully,

Mark and Catherine Williams  
February 29<sup>th</sup>, 2020

**Attachment: 2 Photos of the current view east across the proposed development site from Unit 3C**







