
From: Peter Adams
Sent: 23/11/2021 10:49:08 AM
To: Council Northernbeaches Mailbox
Subject: Submission relating to DA2021/2034 - 30 Fairlight Street Fairlight 2094
Attachments: 30FairlightStreetDAobjectionsNov21.docx;

Dear Adam

Please find attached our submission regarding objections to this proposed Development Application. Relevant photos are also included from our unit located at 3/1 Berry Avenue Fairlight.

Peter Adams | Chief Executive Officer
3/1 Berry Avenue Fairlight NSW 2094



P: GPO Box 4594 SYDNEY NSW 2001



This e-mail and any attachments to it (the "Communication") is confidential and is for the use only of the intended recipient. The Communication may contain copyright material of Leasebank (Australia) Pty Ltd ACN 078 312 302 ABN 39 078 312 302 ("Leasebank"), or any of its related entities or of third parties. If you are not the intended recipient of the Communication, please notify the sender immediately by return e-mail, delete the Communication, and do not read, copy, print, retransmit, store or act in reliance on the Communication. Any views expressed in the Communication are those of the individual sender only, unless expressly stated to be those of Leasebank. Leasebank does not guarantee the integrity of the Communication, or that it is free from errors, viruses or interference. Unless specifically indicated, this e-mail does not constitute formal advice or commitment by the sender or Leasebank or its subsidiaries. To unsubscribe from receiving further commercial electronic messages from the sender, please reply by return e-mail and insert your name and the word "unsubscribe" as the subject field.

Peter & Viviana Adams
Unit 3
1 Berry Avenue
FAIRLIGHT NSW 2094

23 November 2021

Mr A Croft
Planner
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Email: council@northernbeaches.nsw.gov.au

Dear Adam

PROPOSED DEVELOPMENT AT 30 FAIRLIGHT STREET FAIRLIGHT 2094

DA 2021/2034 BY APPLICANT 30 FAIRLIGHT PTY LIMITED

Thank you for the opportunity to lodge objections to the development of 30 Fairlight Street which is directly below my unit – our small complex of 4 units, of which I am an owner of Unit 3, will be greatly impacted by this building development.

SEPP 65 Design Verification Statement is a misleading report as description of development as 5 very large residential units over 3 floors is really a FOUR storey poorly designed and unattractive box. This development would look better in Dee Why than charming Fairlight. **The developer and architect's goal was to get as much income raising floor space at the cost of good design and aesthetic appeal.**

It is an over development of what is a single dwelling residential house block. The available square meterage is really only suitable for a duplex or, at best 4 units. This is by their admission in SEPP65 – Issue A a R1 zone and such 0.75:1 is allowable however, this proposal 0.9:1 – way too much.

Developers greed over residents' quiet enjoyment.

Loss of street scape which has a mix of original bungalow dwellings dating back to 1910 and a neighbouring stepped back unobtrusive unit dwelling. A pleasant blend of old and new. Proposed development will result in loss of street appeal and does not add any merit to the Tower Hill precinct. The fact that there are considerable units around, supports the need for LESS imposing and ugly structures to soften the landscape. The adjacent layered unit development shows that low impact development is achievable.

I note that the actual height of this proposed 'block' has been glossed over and no height impact on surrounding structures has been illustrated to show actual impact. **No height poles have been erected to give neighbours a 'feel' for the impact the height will make on the blocking of views and over shadowing accurately.**

Removal of vegetation will result in unobstructed views straight into the bedroom windows and rear balconies of units. **It is not clear how much air conditioning plant will be located on the roof and if so how much more of the height limit will be exceeded? Also, the noise factor of this equipment against acceptable EPA standards.**

1 Berry Avenue features roof terraces that overlook the site from the North. There appears to be significant risk of view loss caused by the proposed building exceeding height limits. To illustrate this

we attach photos from our balcony to prove this. We currently enjoy magnificent water & horizon views interspersed with beautiful trees & why should we lose this from a developer trying to fit so much on a small residential block to maximise his return at our loss. Not acceptable. Height poles will confirm the top level is unacceptable, exceeds Planning height regulations to any fair minded Council, as it will prove invasive to neighbours & totally non-compliant.

I would like the Council to review and check that there is enough open space, it does not look like there is sufficient and from 65% water absorbing land to almost nothing is considerable. Planting will be of unsubstantial planter boxes.

Currently there is a water run-off issue in the Berry Street area and Sydney Water has been required to address the problem of flooding during heavy downpours as there is no green space to absorb water, it all just runs off to the neighbouring properties below and ultimately to the stormwater. With the amount of run off their basement parking will get flooded. Our retention tanks and pumps cannot cope with the run off due to the quantity of hard surfaces.

Retention wall at rear of property bordering 1 Berry Ave. Is this to be replaced, what happens whilst the excavation is on, new fence??

Parking spaces – luxury apartment owners usually have two cars attached to each apartment, so where does the other family members & visitors park, obviously the already overcrowded Fairlight Street? Set back regulations are not compliant.

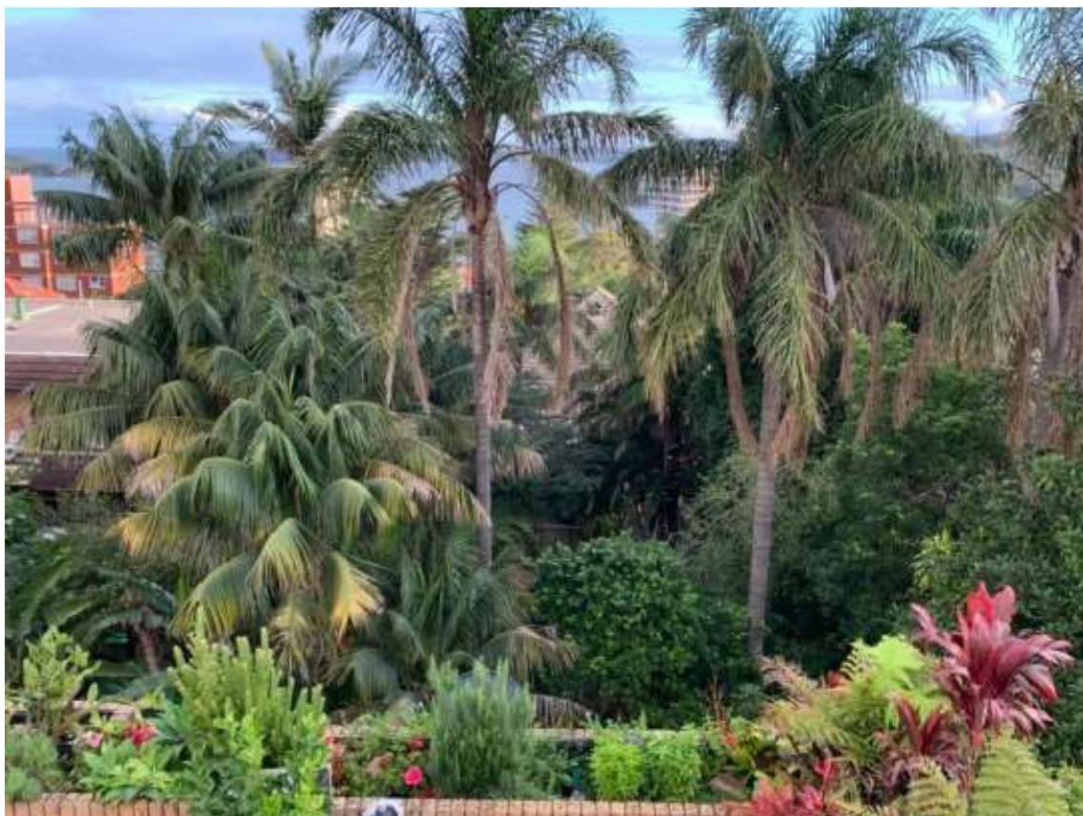
If this development goes ahead as is, my property will drop in value due to loss of water views and district outlook. I am also anxious about the impact on the wildlife that currently enjoy the wooded spaces of that site & our enjoyment of their presence.

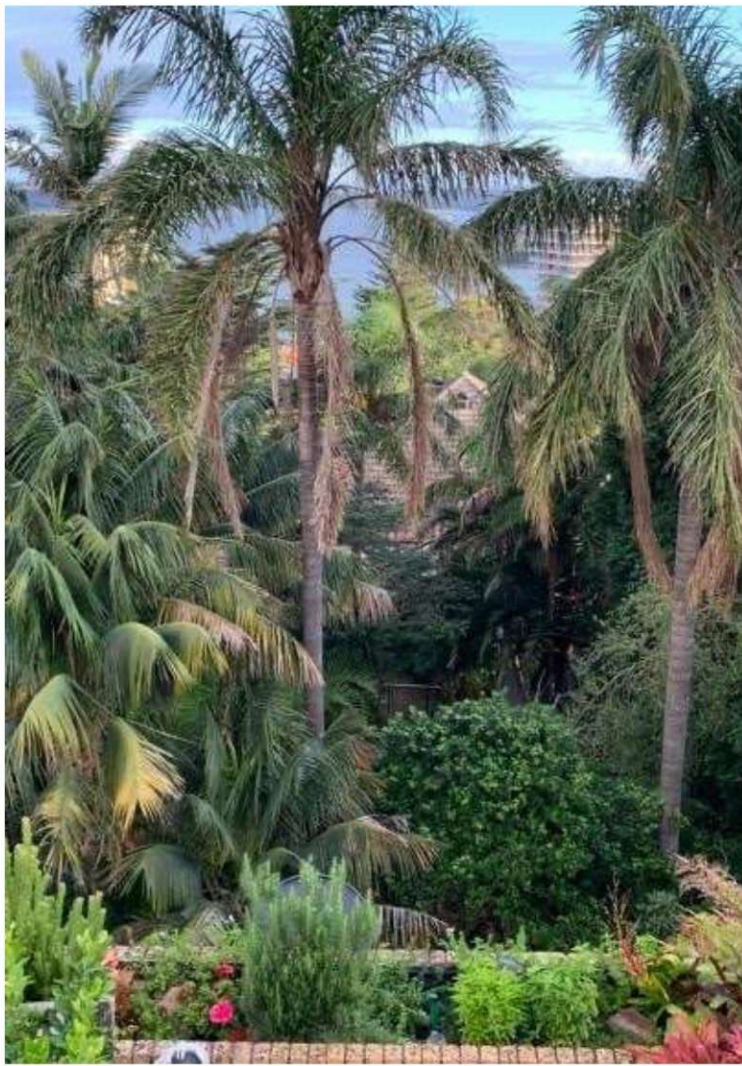
Solar – can't have, as panels would increase height further above permissible. Not very green & how does maintenance access occur with a flat roof proposal.

From the above comments you can see we are against this development as it is non-compliant in so many ways. Not even height poles & stringlines erected by this developer to give neighbours the opportunity to quantify what the rectangular box will do to our lovely suburb. The building roof height exceeds the allowable building regulations & therefore has to be lowered if this development has to proceed.

Many thanks

Peter & Viviana Adams







All photos taken from upper level balcony of Unit 3/1 Berry Ave.