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Send to: Northern Beaches Council

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PROJECT: 64 Fairlight Street Fairlight NSW 2094

SUBJECT: Response to letter from Pauline Hole 67 Fairlight Street Fairlight NSW 2094

As the architect for the above Development Application I write on behalf of the applicants and owners Ian Donaldson and Lucy Shepherd in response to the emailed objection received on 31st October 2019 from Pauline Hole of 67 Fairlight Street Fairlight NSW 2094. We note that she

Using the same order as the email my comments are:

67 Fairlight Street Fairlight	
1.	As a small sit eof under 250sqms the owners are entitled to 0.6 FSR based on a 250sqms site The proposed development asks only for additional space within its existing footprint and for better , more detailed landscaping that will give back to the street frontage.
2.	The development is non compliant for some parts of the new floor within the existing roof space. Development is over the FSR. Both issues are the subject of 4.6 Modifications to Standards that are the right of our clients to seek Neither non-compliance creates any further footprint to the site, and neither non compliance causes increased shadowing to any neighbours or any overlooking privacy issues.
3.	Our clients agree that carparking is an issue and wish to assist in not adding to the current lack of street parking. Provision has been made for onsite carparking. The existing carparking space – noted on the attached drawing will still be available for use by the owners. No change to existing carparking arrangements, and especially any perceived reduction will be made.

We would appreciate consideration of our responses when addressing these comments

The owners and I are available to meet Council and /or the owner of 67 Fairlight Street Fairlight at any time to discuss her concerns and the responses contained in this letter.

Sincerely

David McCrae
Principal
MM + J Architects