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Subject: Online Submission

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RE: DA2020/0103 - 30 Fairlight Street FAIRLIGHT NSW 2094

PROPOSED DEVELOPMENT AT 30 FAIRLIGHT STREET, FAIRLIGHT DA 2020/0103 BY APPLICANT CASTEL 240 PTY LIMITED

I am the owner and resident of Unit 7, 2-3 Berry Avenue and this submission raises my issues relating to this DA.

- Neighbourhood/Street Scape: the proposed development is non-standard in that the front of the development (south side) is not set back from Fairlight Street and it does not have a landscaped common area. It is interesting that the sample development for 32 Fairlight Street has an adequate set back but the proposed development for 30 Fairlight Street does not. At its highest point, the height of the building is 11 metres, this is above the neighbouring buildings at the same location. These two points highlight that the development is not in keeping with the adjacent buildings. In my opinion such a development would impact the character of the neighbourhood.

- Over Development: the number of floor levels allowed is exceeded based on the size of the plot, number of units proposed is 7 but the plot is entitled to 5.7 units only. The 6 metres requirement between each boundary is not met and the 'Floor Space Ratio' (0.75:1) is unreasonable.

- View Sharing: the proposed building and tree removal does not provide a comprehensive understanding of the impact to existing views. Currently my view includes water glimpses and numerous trees. The 'View Sharing Report' indicates little risk to my views being impacted, I disagree.

The view from my living room and balcony could change to no more water glimpses, minimal foliage, metal roof and direct view onto numerous balconies reduced bird life activity. Timber templates should be provided to understand the impact.

- Parking/Traffic: although the proposed number of car parking spaces meets the Councils DCP requirements, it would be naive to think that all six 2 bedroomed units would only require 1 parking space each. Potential buyers of such units in this location are likely to have more than one car per unit. Such a development will more likely require a minimum of 12 parking spaces and if the number of car park spaces remains at one per unit then street parking would be impacted. Likewise, an assessment of street parking being increased by only one space is short sighted. Street parking is already at capacity and such a development will only add to the problem as well as increase local traffic volume.

- Access: the 'Arboricultural Report' refers to some trees on adjacent allotments. These trees require 'General Tree Protection Measures'. Access and delivery of these measures cannot be guaranteed without access being granted by adjacent land owners. Similarly, there is a risk that the design of the retaining walls cannot be met if neighbours do not allow access.

- Deep Excavation: the required depth of excavation in order to achieve the proposed development could have an impact on ground water flow. The bottom unit at the north end of the block would be 3 1/2 metres in the ground, ground water flow could be interrupted. There is

already an existing issue on Fairlight Street with ground water flowing to its natural level and flooding the pedestrian path; this could be made worse.

In summary, I am opposed to such a development for the reasons raised above.

Regards, Ann Stone