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05/03/2020

MRS Carol Richmond
6C / 28 Woods PDE
Fairlight NSW 2094
robrich@bigpond.net.au

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

RE DA 2020/0103 30 Fairlight St Fairlight. 2094

My husband and I live in Quintella, an apartment block built in the 1970's before Manly Council sensibly implemented strategies in 2013 to ensure any future developments would not impact on the residents living in existing homes and units. In particular, one of Councils requirements were that all new developments would be designed to allow reasonable sharing of views from surrounding and nearby properties.

The proposed development at 30 Fairlight Street will most definitely impact on the views of neighbouring homes and units.

In particular at least 8 of the units in our block will partially or completely lose their easterly views over Manly Cove, Fairy Bower and Manly Wharf. One of my greatest pleasures as an ageing resident, is to wake in the early hours and watch the arrival and departures of Manly ferries from my bedroom window.

It is imperative that Council insist that the developers install height poles and string lines so that we can accurately envisage the impact of the proposed development.

The view sharing assessment of Richard Lamb's report on page 5 claiming that Quintella is unlikely to be affected is simply untrue. In fact, the photomontage in the report clearly demonstrates the effect that the development will have on our residents. Clearly the height and the scale of the development will impact on the views of several neighbours not only on those living in our building.

We bought into this unit block more than twenty years ago primarily for the wonderful views that the building offered. Naturally, we are resistant to any inappropriate development that will impinge on our outlook. During that time period the local streets have become so much busier. Off street parking is at a premium with residents often jostling for limited spots in Woods Parade, Margaret Street and Fairlight Street, the area known as Tower Hill. The proposed development will have 9 parking spots for 8 apartment. It is highly likely that there will be an overflow onto already congested streets.

The site for the proposed developments is presently the site of one single storey dwelling. A site on 861 square metres, the frontage is only 16.01 metres. It is a ridiculously inappropriate site for a development of 6, two bedroom units and one 3 bedroom unit. The two bedroom units (113sq metres) do not meet Councils' minimum requirement of 150 sq metres. The only unit to meet this requirement is the 3 bedroom penthouse apartment.

Finally, from what I could determine from the proposal 33 trees are to be removed from the site and only 11 retained. The developers indicate that soft plantings will replace the trees and shrubs to be removed. I understand that Councils are required to ensure that new developments do not significantly impact of the existing flora and fauna. The removal of 33 trees from such a small site is surely a significant impact.

I urge Council to seriously consider the impact that this development at 30 Fairlight Street, Fairlight will have on existing rate paying neighbours, many of whom, like us have been paying council rates for many, many years.

Yours Sincerely

Carol and Robert Richmond