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29/10/2019

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**RE: DA2019/1092 - 64 Fairlight Street FAIRLIGHT NSW 2094**

Submission regarding 64 Fairlight Street, Fairlight: DA 2019/1092

My objections to this DA are as follows:

1. Size

In the supporting DA documentation, the #64 block of land is referred to as "undersized". Surely the land is what it is. The actual existing house is already stated to be "oversized" in terms of both height and floor space ratio.

The new house plans ask for even more exemptions in both these areas of non-compliance; a minor variation in roof height, and a 10% "forgiveness" over excessive hard space. Council makes strict rules about floor space ratio, presumably for reasons of water flow between blocks and noise control. Why would the rules not be followed in this case, since all our run-off flows down into the blocks behind us facing Hilltop Crescent?

2. Swimming Pool Noise and other pollution

I live upstairs in Number 66 Fairlight Street. My bedroom's large bay window is about 11 metres from the centre of the proposed pool. Our building is a carefully restored Art Deco duplex, so there is no possibility of installing sound reducing window treatments.

I can already hear conversations from the front garden of #64, and look down into the proposed pool area. With the additional hard surfaces such as paving, glass panels, pool and fire pit, I will not be able to sleep peacefully (or breathe) with my window open. (I believe this simple amenity is required for everyone, as per the provisions of EPA legislation).

And because the pool is designed to be only 1.7 metres back from the nature strip, all neighbours opposite will also be subjected to jackhammer noise from the estimated excavation (which is 12.3 cubic metres of the sandstone shelf upon which our houses sit).

3. Child Safety Concerns

Two doors away from #64, on the nature strip, there is a swing hanging from an old tree. This swing is frequented daily by toddlers with a parent or grandparents. It is so popular that the grass underneath never gets a chance to grow back.

On latest count, we have five preschoolers living opposite the proposed pool (at #65 and #71), plus the many others regularly being minded by their grandparents in our cul de sac .

From our street I led a four year long, hard-fought campaign to save public land from a Sydney Water selling spree for use as a playground/park. After another three years, NBC is now

preparing to install landscaping and children's park furniture in this area. The new park will be located in Ashley Parade, just around the corner from our houses in Fairlight Street. We believe Council is planning signage to direct locals with children to the new park.

Why would anyone be permitted to install a front garden pool, and thereby set a precedent, in this child friendly area? We all know the backyard pool drowning statistics. We have always believed that pools were not permitted in front gardens for obvious reasons. And once a pool is installed it becomes an everlasting safety and noise pollution hazard for all future residents.

Marian Hambly

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