
Sent: 30/10/2020 1:06:12 PM

Subject: DA2020/0514 - 1BBolingbroke Parade Fairlight, Online Submission

I would like to formally record my objection to this application. I am familiar with the area having visited friends who live nearby. The proposed development is clearly oversized and inappropriate for the site and goes well beyond simple reinstatement and repair. The reasons for refusal have been clearly enunciated by other objectors and I don't propose to repeat them here. I will however comment on the traffic report provided on behalf of the developer/applicant.

Anyone who has tried to find parking in the vicinity of the development site will appreciate the difficulty.

The traffic report analyses and breaks down likely traffic impacts simply by reference to the change in number of craft likely to be stored or used as a result of the change in storage capacity. It seems to ignore a more holistic consideration of the likely impact on levels of usage of the facility as a result of the effect of the overall development. The report is dismissive of the likely effect of the improved seating arrangement for the kiosk and instead focuses on the limited use of the existing kiosk. The development contemplates a new indoor seating area of 16.8M2 and a new outdoor area of 19.4M2. Presumably this is going to encourage people to the venue simply to eat and take in the vista, regardless of whether they store a vessel at the facility. It follows that any works that enhance or beautify the facility will act as a drawcard for people, families, outside the immediate area to visit.

Similarly, the traffic report dismisses the changes to the size and design of the residential component as having no relevance to traffic usage. I would have thought that the proposed alterations would also substantially enhance the attractiveness of the residence and its use for entertaining guests on the harbour.

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