
Sent: 9/03/2020 5:34:00 PM
Subject: Online Submission

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

I am concerned by the extent of this development in its adjacent location, immediately south-west of our ground floor unit.

I list below the reasons for our concerns and request that these factors be taken into account by the panel/Mr Keller as the project is assessed for suitability.

1. Visibility - our current limited but valued view to the waters and yachts of 40 Baskets Beach, will be completely taken by the top two floors of the project. This is one of the saddest personal losses we will have in our ground floor unit, caused by the height of the proposed development. The existing one-storey house has enabled us this view for many years.
2. Height - the height of the development should not exceed that of the units at 28 Fairlight St in order to reduce the visual impact of the development on neighbours. Ideally the development need not be greater than 2 storeys. Any more and it will become another large building in an already overcrowded, over-developed streetscape.
3. Area - the large footprint of this development on the block of land will reduce the capacity to have effective natural, landscaping used as a visual buffer with its neighbours, especially in the rear of the development. The existing vegetation will be destroyed to allow this project to happen and that will be a hugely retrograde step environmentally as well as visually. Instead of looking out on the pleasant vistas of trees/vegetation, we will just see another building. This is not improving our visual amenity.
4. Native trees/vegetation loss - currently native birds use the existing vegetation for nesting, food, shelter. It is delightful to see and hear them so close. When the block is cleared as it inevitably will be, the birds and other fauna will be lost to us immediately and for a long time into the future. (As Senior Citizens, this time counts! We can't wait the twenty years it may take to regrow to maturity.) What provision has been made to replant with mature native flora when there is so little available space remaining? How effective will it be?
5. Increasing population density of area - another multi-storey residential development means more people driving cars and congesting roadways, parking in the streets, using resources, increasing the noise potential tenfold, increasing demand on our electricity and water supplies, increasing garbage collections... just makes life less peaceful and enjoyable for the neighbourhood. However as this is an economy in which we live rather than a society, it does provide valuable high income for developers (who do not live here in our streets).

We are not alone in our objections to the scale of this application. These objections are shared by our neighbours in Unit 1 and even those in higher floors for instance Units 15 and 16, who will be less impacted.