
From: Ann Stone
Sent: 25/11/2021 3:14:57 PM
To: Council Northernbeaches Mailbox
Subject: DA2021/2034_30 Fairlight Street, FAIRLIGHT

For the attention of Adam Croft

Dear Adam,

I am the owner and resident of Unit 7, 2-3 Berry Avenue, Fairlight and this submission raises my issues relating to the latest DA for 30 Fairlight Street, Fairlight. Some of my concerns are similar to a previous DA (DA2020/0103) submitted to Council in March 2020.

- Neighbourhood/Street Scape: the proposed development is non-standard in that the front of the development (south side) is not set back sufficiently from Fairlight Street. The highest point is higher than the last DA (both non-compliant), there is inadequate side boundaries and lack of privacy to both neighbouring buildings and the occupants of the top floor unit of the proposed building. Based on drawings, the design of the building appears bulky and not in keeping with the architecture of the surrounding neighbourhood.

- Over Development: although this site is entitled to 5.7 units and this DA has 5 units proposed, the number of floor levels allowed is exceeded based on the size of the plot and 'Floor Space Ratio' is unreasonable.

- View Sharing: I was unable to locate a 'View Sharing Assessment' report. Currently my view includes water glimpses and numerous trees and foliage. Once again, the view from my living room and balcony could change to having no more water glimpses, minimal foliage and a direct view onto balconies and into rooms. Timber templates should be erected / provided to understand the impact as it is difficult for me to ascertain from the drawings.

- Parking/Traffic: I have concerns regarding cars exiting the basement parking. Based on the design there seems to be inadequate visibility of the passing of pedestrians.

- Landscape: there is little if no landscape visible at the south end of the block and to the sides which is disappointing. We live in a leafy neighbourhood which we all enjoy and to erode this is undesirable. The trees located at the rear of the block is a haven to many birds who use a flight path between 1 Berry Avenue and 2-3 Berry Avenue. Removal of these trees has the potential to impact the habitat of the bird life in the neighbourhood.

- Deep Excavation: Yet again the required depth of excavation in order to achieve the proposed development could have an impact on groundwater flow. Further investigation and commitment to not worsening the current groundwater flow situation should be addressed. Potential impact of rock excavation to neighbouring buildings is of great concern and a full mitigation plan should be provided.

In summary, I am opposed to the latest DA and I request that Council considers the concerns raised and proceeds with not consenting to this DA.

Regards, Ann Stone