
Sent: 13/03/2020 12:09:52 PM
Subject: Online Submission

13/03/2020

MR Alan Keenleside
1 / 2 - 3 Berry AVE
Fairlight NSW 2094
alan.keenleside@gmail.com

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

I wish to object to the proposed development of 30 Fairlight street.
The density of the proposed development is out of keeping with other properties in the neighbourhood and will not fit in with the current streetscape.

The developer takes the view that Fairlight is in the process of being redeveloped with higher density accommodation. This is not the case. I'm a resident of the Mondrian which is the last development to be completed on the north side of Fairlight Street some 20 years again. The Mariner View apartments on the south side of Fairlight Street were completed 15 years ago. Putting aside some tower blocks that were approved in the 80's, the majority of properties in the area comply with the maximum Floor Space Ratio of 0.75:1. There are perhaps 3 small sites remaining that could be developed in the future. Fairlight is not in the process of being redeveloped into a higher density area nor is it likely to be in the future.

The development does not fit with the current street scape. Looking at the plans, the developer intends to take a small site and build to the very edges. This will have a number of impacts on the neighbours. The design shows that retaining walls are required to be built on both the eastern and western sides of the development. These walls are to be built on the boundary of the site; they cannot be built without excavations being conducted on neighbouring properties. From what I know of the neighbours, they are unlikely to consent to this. At 4 stories plus basement the building will stand taller than any building in the street. In particular the penthouse stands clear above the surrounding roof tops which gives rise to privacy concerns for surrounding residents. The setbacks to each side of the property are small. Given the height of the building this will shade other residents. The setback from the street is small in relation to the height of the building which will emphasise its height. There is little space for landscaping at the front. If you look down Fairlight street the majority of buildings are 2-3 stories, are setback from the road and have landscaped gardens. The proposed development is clearly out of character with this street.

The development will have a detrimental impact on on-street parking. I know from experience that street parking around Fairlight is tight. On occasions I can't park next to my unit in Berry Avenue and have to park on Woods Parade, Fairlight Street or Hilltop Crescent. The development proposes 7 luxury units with only 8 parking places. It's very likely these will be 2 car households and require another 6 spaces on Fairlight street. New developments should reduce the need for on street parking rather than increase the need.

His unit is out of character with the rest of the district, will adversely impact other residents in the area and should not be approved in its current form.