
Sent: 17/04/2020 1:17:45 PM
Subject: DA Submission 2020/0302
Attachments: Northern Beaches DA Letter.docx;

Good afternoon,

Please find attached a letter in relation to the DA submission 2020/0302.

Please let me know if you have any questions.

Kind regards
Jody

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Jody Phillips
Phone: 0417 22 00 29

Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

April 2020

Dear Sirs,

Re: Development NO: 2020/0302 for 41 Upper Clifford Avenue Fairlight.

I refer to the notification received in relation to the development proposal for 41 Upper Clifford Avenue, Fairlight. We live at 42 Upper Clifford Avenue.

We are concerned about a few aspects of the development that affect our property and other properties in the area.

There is potential for view loss towards Davis Maria and the water ways to the south west from our property. This would be mainly due to the species of trees they have suggested they will be planting given how high they grow and the positioning of the trees. There is also the potential of view loss due to the location and height of the building development. It is hard to ascertain how high this will be at this stage as it isn't very clear from the drawings.

The impact this will have on us is the views loss to us whilst we are living here and also will likely impact the future market value of the property.

We would suggest planting species that don't grow to the height of the trees currently suggested. Foliage is nice and will soften the look and feel of a building development, but we ask that they take into consideration the surrounding properties.

It would also seem that the outlined design will have an impact on the light and privacy of properties on the south-side of Upper Clifford Avenue.

I would like to advise that we are not adverse to a development at 41 Upper Clifford Avenue. A nicely designed and developed unit block with the right foliage being planted will certainly improve our neighbourhood and surrounding areas.

We would just like further consideration to be taken into account with the height of the buildings and species of trees planted, so there is no impact on our property and the surrounding properties.

I would be happy to discuss further.

Kind regards

Jody and Simon Phillips