
Sent: 23/06/2020 2:32:09 PM
Subject: DDP 24 June 2020 10:00 AM RE: DA2020/0302 41 Upper Clifford Avenue Fairlight
Attachments: Submission from 1 Ashley Parade Fairlight F Louwe.pdf;

Dear Livia,

Regarding the above named matter, please find attached my written submission to be included at the meeting of the DDP tomorrow.

As time is of the essence and considering the importance of the matter could you kindly confirm receipt of this submission and ensure it will be referred to the Panel.

If you have any questions, I can be contacted on 0403 075 551.

Many thanks.

Kind regards
Fenny

Fenny Louwe
1 Ashley Parade
Fairlight NSW 2094

*Fenny Louwe
Accountant (FIPA FFA)
Wyse Productions Pty Ltd*



BAS agent
21378009

*Fenny Louwe & Graham Wyse
1 Ashley Parade
Fairlight NSW 2094
flouwe@ozemail.com.au
0403 075 551*

23 June 2020

Attn: Development Determination Panel

**Re: DA2020/0302
41 Upper Clifford Avenue, Fairlight
DDP – Wednesday 24 June 2020 at 10:00 AM**

I am writing this letter in the capacity of owner and occupier of 1 Ashley Parade, Fairlight because I am majorly concerned and very upset by the proposed development noted above and the subsequent Development Application Assessment Report prepared by Claire Ryan.

I purchased a home with delightful harbour views in 1993 (see bottom of page 2) and due to "View Sharing" this view has been reduced by more than 60% over the years. First, by the 2nd storey that was added to 46 Upper Clifford Avenue, followed by the renovation and transformation of 39 Upper Clifford Avenue into a concrete bunker. What is currently left of the harbour view (North Harbour/Forty Baskets) from my property will pretty much all be lost if DA2020/0302 is approved in its current format.

The "report" notes that the loss of view from my property is considered "moderate". I would like to argue that the loss of view is in fact "severe"!

Both our neighbours at 46 Upper Clifford Avenue and I stand to lose a massive amount of harbour views and all that for the profit of the developers and applicant.

I can't help but feel that the "report" as prepared by Claire Ryan is rather one sided and bias towards the applicant. Please consider there are 9 submissions with many different concerns raised but not one concern is seriously acknowledged by way of a requirement for the applicant to amend the current proposal.

Even the "Overall Public Domain View" – the loss to the general public has simply been brushed aside. You cannot compare 41 Upper Clifford Avenue with any of the other developments due to its location with Ashley Parade running towards this site providing a beautiful view for pedestrians and motorist alike while moving along Ashley Parade. Under the current proposal this will all be lost and will be replaced by the proposed development.

41 Upper Clifford Avenue is a large site. There is no need for the new construction to be so high and so bulky. The garage does not need to exceed the height of the existing garage, the building can easily be at a height that falls well below what is currently proposed and create a "View Sharing"

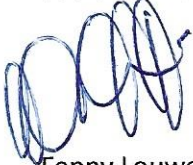
situation rather than a "View Taking" for profit and depriving current owners and the public at large. New vegetation can be planted that is of a kind that is not going to cause loss of view to surrounding properties.

There is lots of scope and room for us all to work together and end up with a win-win for all.

I bought this property for a reason. I worked hard to afford it and I would like to retire here with a view over the harbour to look at!

I ask the Panel to seriously consider the concern raised above together with the submission prepared by Sarah McNeilly from Watermark Planning on my behalf dated the 20th of April 2020.

Yours faithfully,



Fenny Louwe
1 Ashley Parade
Fairlight NSW 2094

FAIRLIGHT
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INSPECT: Friday and Saturday 10-11 am
AUCTION: Saturday, October 16, 1993 at 3 pm
VENUE: In rooms, 555 Sydney Road, Seaforth
DETAILS: Robert Klaric 018 401 692

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