

---

**Sent:** 14/03/2020 9:44:52 AM  
**Subject:** Online Submission

14/03/2020

MR Roger Twigg  
4 / 2 - 3 Berry AVE  
Fairlight NSW 2094  
roger.twigg@bigpond.com

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

Dear Northern Beaches Council,

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 ago. 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.

In addition to that they comply with being only 3 stories which keeps the ambience and appeal that is so special about Fairlight. As a community we need to ensure that this suburb continues to stay special and to do that needs to abide by the regulations in place.

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. 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 as the surrounding streets are already full.

In addition to the impact on the boundaries and parking the height will also have a personal impact on the amount of sunlight my apartment gets as well as impacting my view which is very precious to me.

From a community viewpoint, I notice that there are lots of submissions against this proposal and although progress and change is understood, it should be done in accordance to the regulations so that Fairlight stays a pretty and desirable suburb.

Best wishes,

Roger Twigg