
Sent: 14/03/2020 12:28:57 PM
Subject: Fwd:
Attachments: IMG_0047.JPG; IMG_0048.JPG;

RESPONSE TO DA2020/0103 . 30 FAIRLIGHT STREET

Please find the attachments containing our response to the above application.

Graham Carlton
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13 March 2020

The Executive Manager Development Assessment
Northern Beaches Council

RESPONSE TO DA2020/0103 30 FAIRLIGHT STREET

Patricia and I purchased our unit in December 2016, we have resided here since.

I am voicing our concerns of the proposed development at 30 Fairlight Street and a proposed precedent being set for 32 Fairlight Street future development.

The proposal for 30 Fairlight Street is for the demolition of a well established family home including the removal of all trees and shrubs, to be replaced by a block of 7 units over 5 floors, this shows the building to be an unrealistic size in relation to the size of the site, creating an over development that does not conform to residential standards and/or guidelines. The removal of the Family house and replace it with 7 units that almost cover the entire site is not in keeping with the look of Fairlight Street

Using Residential Development Control rules the FSR proposed (1.01:1) does not meet the required FSR, a relaxation of the rules has been requested to overcome this problem.

The 7 units proposed is over and above the guidelines for density levels, using the Council's own rules the maximum number of units allowed is 5.74.

The 5 levels of construction are over and above Local Councils rules and guidelines, 3 is the maximum number of storeys allowed and even this for the width and size of site may be excessive.

The overall height is extreme; it will have a visual impact of being overwhelming, creating a loss of amenity that is essential to all who live in Fairlight and particularly adjacent residence.

The position and set back of the building is non-compliant and this mixed with the overall height will create enormous issues with loss of amenity and degradation of streetscape.

Light and Sky views will be restricted in various degrees by adjacent owners.

Shadowing will be created to the detriment of adjacent owners.

Ocean, harbour and horizon views will be restricted if not lost forever to adjacent owners.

Overlooking from the East or West elevations must be of concern especially to number 32 however, if the owner, of 32, agrees to be a part of the proposal to develop number 30 and then develop number 32 of course it will be of no concern to them. The benign submission from 32 appears to suggest that this could be the case. The impact on 34 will be catastrophic.

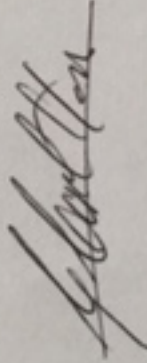
The car parking layout is inadequate for the proposed building, it will not be enough to satisfy the needs of the development. As a result the overflow parking will make excessive demands for additional on street spaces.

In reality this narrow, single dwelling house plot of land is simply too small for the oversized bulky building proposed. The result is non-compliance with all the main Building Controls, loss of amenity to neighbours generally, and an unsympathetic streetscape response.

We would respectfully request that Council refuse the application on these grounds.

Yours faithfully

Graham and Patricia Carlton

A handwritten signature in black ink, appearing to read 'Patricia Carlton', with a long horizontal line extending to the right.