
Sent: 13/03/2020 10:34:56 AM
Subject: Online Submission

13/03/2020

MRS Elizabeth J Tyner
2C / 28 Woods PDE
Fairlight NSW 2094
ejanetyner@gmail.com

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

Elizabeth J. and Howard Tyner
2C/28 Woods Parade
Fairlight, NSW 2094
Mr. Alex Keller
Planner, Northern Beaches Council,
PO Box 82
Manly, NSW 1655

Dear Mr. Keller,

Re: Proposed Development at 30 Fairlight Street, Fairlight DA2020/0103

My objections to this development focus on the following:

1. Height of the proposed building
2. Loss of views
3. Decreased street parking availability

HEIGHT

In order to accurately assess the impact of the height and bulk of the proposed building, I request that Height Poles be erected and String Lines installed. I imagine that I am far from alone in having difficulty visualizing the size of the structure and the its impact on our neighbourhood. The published photos have been taken from carefully selected angles to minimize one's impression of the size of the building. Larger buildings constructed around 50 years ago should not be used as an excuse to regard them as relevant to current construction. Community expectations have changed. The Mondrian (34 Fairlight St.) is a more useful example, an apartment complex that barely affects the streetscape or views from nearby buildings.

LOSS OF VIEWS

We live in Quintella, 28 Woods Parade, Fairlight, in Unit 2C.

The lower levels (2,3,4,) in the B tier of units are most directly affected by this proposed structure, as it will block their main view - from the living-dining area and main balcony towards Manly Wharf and East Esplanade.

That being said, the 2,3,4, C tier is also significantly impacted. Views towards Manly Wharf, ferry arrivals , and activities along the East Esplanade and Harbour Beach would be completely obscured by the 4-storey structure currently proposed.

DECREASED STREET PARKING AVAILABILITY

Streets surrounding the proposed building - Fairlight St, Woods Pde, Berry St. - already have barely enough parking. Even though the proposed apartments will provide a parking place for each residence (2 spaces for the penthouse), this will be insufficient. In particular couples with

children, or renters with a couple of housemates, can be assumed to require 2 spaces.
Conservatively, an additional four street parking places would be required on an ongoing basis.

Sincerely,
Elizabeth J. and Howard Tyner