
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

05/03/2025



RE: DA2024/1835 - 35 Fairlight Street FAIRLIGHT NSW 2094

To the assessor of this DA,
I have family in Clifford Street who will be impacted by this development. As grandparents my wife and I spend considerable time in this area, an area where I spent my childhood with my own grandparents. My family has objected to this DA and I wish to add my own comments.

This DA is materially in breach of the two main development standards of the Manly Local Environmental Plan (FSR and height). An FSR of 1.12:1 is well in excess of the LEP permissible 0.6:1 and a height of over 13m is well in excess of the LEP permissible of 8.5m.

Property development should improve an area, not detract from it. Creating a development of such overwhelming bulk and scale detracts not only from the streetscape of the impacted streets in question but the area more generally. The overdevelopment will not allow for sufficient landscaping to 'soften' the impact the complex will have from an aesthetic perspective and will certainly reduce the opportunity for water absorption which is critical in built up areas to prevent incidents of flooding.

In order to maintain the integrity of the existing streetscape and avoid creating a dangerous precedent of overdevelopment in the area, council must ensure that developers are required to follow the rules, just as any regular person trying to get a DA through must also do. Reducing the floor space of the complex would allow increased set-back on all boundaries which would provide for more deep soil gardens, allowing more attractive landscaping and reduce storm water runoff. Unit levels should be further recessed up the land profile to reduce the imposing bulk of the proposed structure.

I have spent enough time in Clifford Street to see the consequence of heavy rain causing flooding in the street, particularly outside #11, #9 and #7. The excessive FSR proposed, and the consequent reduction in garden area that currently absorbs rain and reduces runoff will result in even more runoff to Clifford Street. In addition to garden runoff, the drainage plans provided by the proponent indicate that all the storm water from the combined property of 33-35 Fairlight Street and 10-12 Clifford Street will be directed by drains onto Clifford Street. The consequence of this is that a street that already floods regularly will flood more often and to a greater extent. Perhaps the proponent should be paying council to install a separate drainage system under Clifford Street to pipe their property's storm water away from the street itself and directly into an underground stormwater pipe in the area.

I note that on rubbish-bin days Clifford Street has more rubbish bins than there is curb side

space and as a result bins are cued down the middle of what is already a narrow thoroughfare at a bifurcation of the street. If all of the 15 units proposed are to place their bins on Clifford Street as currently planned, there will be no space for them, they will be a hazard and they will get in the way of traffic. Those units to be built on 33-35 Fairlight Street should be set up so that their waste bins are to be stored and emptied on the Fairlight Street side of the complex, rather than imposing on residents of Clifford Street.

Clifford is a narrow street where cars are always parked on both curbs. Having the proposed complex's garage of 30 cars accessing and departing via Clifford Street dramatically increases the traffic load in this narrow, bifurcated and dead-end street. It would make so much more sense that any cars belonging to units situated on 33-35 Fairlight Street should have their garage accessible only from Fairlight Street. This could also provide the solution to the garbage bins I mention in the previous paragraph.

I request my personal details remain confidential.