
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 5/03/2025 1:25:11 PM
To: DA Submission Mailbox
Subject: Online Submission

05/03/2025

MR MICHAEL KETTELS
- 13 Clifford Ave AVE
Fairlight NSW 2094
[REDACTED]

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

To: The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655
Att: Claire Ryan

From: Michael Kettels
13 Clifford Ave, Fairlight NSW 2094.
Regarding DA number 2024/1835
ADDRESS: 10-12 CLIFFORD AVENUE, 33-35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED DEMOLITION & CONSTRUCTION OF NEW RESIDENTIAL
FLAT BUILDING

Hi Claire,
I would like to strongly object to DA number 2024/1835.

This DA application does not comply with the development standards of the Manly Local Environmental Plan. The disregard for the Council floor space ratio combined with the non-compliance with the height, setbacks and number of stories clearly indicates that the proposal is a significant and unjustified over development of the proposed site.

A solution would be to reduce the number of units ensuring the development meets with the existing topography and is compatible with the Clifford Avenue streetscape.

Drainage

The proposal provides for all collected stormwater to ultimately be discharged to the street gutter in Clifford Avenue. Collecting all stormwater runoff from this DA site and discharging it into the street will certainly lead to more flooding. Unfortunately, the drainage in Clifford Avenue was simply never designed to carry the volume of water it currently receives. The discharge of all stormwater from the proposed DA will increase localised flooding and increase the risk of flood damage to properties on the northern side of Clifford Avenue.

Geotechnical issues

The development poses danger to all neighbours due to the vast excavation proposed by this DA. There is no Geotechnical report that appropriately assesses the risk that this excavation may encounter. This could include severe vibration exposures for adjoining sites, dust


management issues, noise issues, water and drainage issues and large subsidence issues. I would like to see a detailed, independent, mitigation/management plan in place so that local residents' rights are protected.

Traffic

Clifford Avenue is a congested street with a high demand for on site parking. The introduction of such a large development with all access from Clifford Avenue will result in a significant increase in the number of vehicles using Clifford Avenue. A more appropriate development would be to downsize the development to reduce the number of parking spots and importantly have dual access from both Fairlight Street and Clifford Avenue to alleviate the impact of additional traffic congestion and noise pollution on local residents.

Waste

Clifford Avenue already has too many garbage bins (how will another $15 \times 2 = 30$ bins on the street work? What is the proposed solution to this waste management issue?

Should you have any further queries please do not hesitate to contact me on 

Yours faithfully,
Michael Kettels
13 Clifford Ave,
Fairlight