

Mr Ian @ Mrs Barbara Glover,
 "Reef Court",
 7/26-28 Fairlight Street,
 Fairlight, N.S.W. 2094
 November 22, 2021

RE PROPOSED DA 2021/2034

Attention: Adam Croft,
 Planner,
 Northern Beaches Council
 1 Belgrave Street,
 Manly, NSW 2095

Dear Sir,

As residents at the above address for over 20 years, this will be our second objection in 20 months to council with regard to the demolition of an adjoining cottage for a proposed re-development.

The original proposal (D.A. 2020/0103) of seven units was withdrawn, presumably due to non compliance and the number of objections from surrounding properties.

This new D.A. proposal has been reduced to five, 3-bedroom units, (compared to the previous D.A. of 7), however it still exceeds the permissible FSR.

Rather than attempt to describe other non compliance issues, I fully support Mr Bob Smale's comprehensive submission that fully outlines the various deficiencies in the aforesaid D.A.

STREET AESTHETICS: MARGARET TO WOODS PDE.

The proposal for a 10 car garage entrance that merges directly onto Fairlight Street's footpath must raise red flags due to safety issues.

More particularly in the morning and late afternoon when both traffic and pedestrians are a critical time; in particular school children, who invariably run or skip along the footpath, plus a multitude of joggers.

Residents who arrive home from work without off street, invariably have to leave their vehicle several streets away or in and around the Fairlight shopping precinct.

This proposal is totally out of character with this unique section of Fairlight Street, in particular the section between Margaret Street to Woods Parade.

In the period the "Reef Court" building (circa 1986) was permitted, the minimum required area was an absolute minimum of two residential blocks.

The sheer bulk and height of the proposed complex will deny it's eastern neighbor, "Reef Court" the warmth and comfort of winter's afternoon sun.

The proposed D.A. will fully occupy only one block of land with a frontage of only 16.1 metres; yet it will be a similar height to "Reef Court".

The surrounding aesthetics, setback and tasteful design of no. 34, "Mondrian" complex is an appropriate example, in so much that that it doesn't intrude on it's adjoining Federation-style neighbor.

Similarly with "Quintella" the block that borders both Woods Pde and Fairlight Street where Council set the standard that the entire block should be retained. This is a landmark and prime example of judicious town planning due to it's park-like lawns and manicured shrubs that soften the Fairlight Street frontage.

DRAINAGE

Within the context of the overall topography, "Reef Court" is considerably lower than no. 30, and over my period of residency there has been the recipient of rainwater and drainage from the aforesaid property.

The problem was alleviated, to some extent and at considerable cost to "Reef Court's" B.C., with an extensive drainage system, both under and parallel to the building, plus the necessity for two alarm pumps.

The proposed **DA 2021/2034** involves overall excavation of the entire block to a depth of 6 metres at the rear.

Using "Reef Court's" history as a guide i.e. a flooded garage, the proposed D.A. drainage system will only exacerbate the problem.

A large part of the existing problem emanates from uncontrolled rain and drainage from the block of units at the rear of no. 30 (that frontage to Berry Street) and enters the rear of no. 30 and then ultimately "Reef Court".

Photographic evidence is available of rainwater spilling down the front steps of no. 30 and across the footpath and onto the grass verge.

This excessive drainage has on occasions overflowed over "Reef Court's" concrete filled block retaining wall.

This has occurred on several occasions that necessitated immediate clean up of dirt and garden debris from the driveway and consequent clean out of the drainage sump.

In heavy downpours and no. 30 is totally saturated, water finds the obvious alternative and empties into "Reef Court's" rear lawn and tiered garden beds, and frequently into the rear section of the garage. It should be noted that the volume of water is such that the existing drainage system is incapable of handling it.

SUMMARY: Taking all the above into consideration, it's quite obvious that proposed storm water design is totally inadequate for the proposed rear area of over 30 square metres that will only create further problems for "Reef Court".

PARKING

The proposed D.A. allocates eight single and two visitors car spaces to cater for five 3-bedroom units.

Parking in Manly has been a huge issue for both Council and residents over the past 10 years and Fairlight Street is no exception.

The situation in this precinct has now reached gigantic proportions whereby residents returning home after 5 p.m., frequently resort to parking on grass verges, and risk being fined.

Many are reluctant to use their car on weekends for fear of returning only to find there's nowhere convenient to park.

COMPARISON: Forty odd years ago when street parking wasn't as critical a problem as it is now, Council's minimum requirement for "Reef Court" was 4 DOUBLE and 3 SINGLE parking spaces with two additional visitor spaces, internal and external.

NOTE: The original plan for "Reef Court" was six 2 BEDROOM units and one 3 BEDROOM unit.

SUMMARY: Surely it's not unreasonable to suggest that the residents of the 3 bedroom units in this proposal will quite possibly have more than one car.

ENVIRONMENT AND LOCAL HABITAT

If DA 2021/2034 is approved, a virtual rain forest will be demolished, a vista that "Reef Court" and adjoining properties cherish and give immeasurable visual relief and privacy. **(photos attached).**

The long established palms and assorted flora will be lost to the innumerable and colourful birdlife with their distinctive calls, and also provides a refuge for a small flying fox colony.

How could the desecration of this exquisite and natural domain for wildlife (one of the few that remain in this locality) justify a developer's proposal to erect a huge edifice on a pocket-sized and totally unsuitable block of land. This will have a devastating impact on threatened species (i.e. bandicoots, bush turkeys, etc.) and other wildlife that take sanctuary in the trees and ground cover in and around the adjoining properties.

Surely the removal of 30 fully mature trees and flora would contradict the Council's mandate to preserve trees and have on occasions provided plants (no charge to ratepayers) to encourage tree planting.

By way of compensation for devastating this haven, this D.A. has generously offered a replacement, soft plantings, in full knowledge that the proposed areas blatantly exceed council's mandatory setbacks.

Most evenings In the summer months, a cool nor'easterly brings relief through what is effectively a cool breeze "channel" behind Fairlight Street's south facing or if you wish the even numbered side.

Due to the length of the proposed building, it will effectively block the cool ocean breezes.

FOOT NOTE: In order for neighbouring properties to gain some perspective of the height of this proposal, would it be possible that Council insist on the erection of height poles.

Best regards, Ian Glover [REDACTED]

