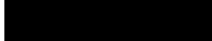

From: Valerie
Sent: 25/11/2021 11:00:25 AM
To: DA Submission Mailbox
Subject: Submission: DA2021/2034
Attachments: 30 Fairlight St-DA20212034 response.pdf;

I have twice attempted to send the submission via the council@northernbeaches.nsw.gov.au address but have not been successful. My submission is attached as a .pdf file.

I'm therefore trying this email address. My submission is attached as a .pdf file.

Please could you include it in the submissions for DA2021/2034. 30 Fairlight St, Fairlight.

Yours faithfully,

Valerie Bowman
5/26 Fairlight St,
Fairlight. 2094


Attn: Adam Croft

Northern Beaches Council

Re: DA2021/2034: 30 Fairlight St, Fairlight

I wish to object to the above proposed development on the following grounds.

1) Detrimental effect on streetscape.

The proposed development is for a four storey building on a narrow site with no setback from the street at ground level. It does not comply with the SEP65 Apartment Design Guide and the Manly DCP as to roof height, side setbacks, building separation or FSR. It is hard to justify this non-compliance as the proposed development seeks to cram five 140sqm apartments and garaging for 10 cars onto a single house allotment. Although some of the older buildings in the area have a similar FSR, they are built on much larger land areas, thus allowing for generous landscaping which contributes to the greenspace and general amenity of the area.

The proposed building is unsympathetic with the local suburban streetscape and would appear as a bulky, oversized block, with no visible garden area, slotted into an inappropriately small space.

Further, it would have a negative impact on the heritage-listed streetscape of Margaret St. The streetscape photographs in the heritage report have been taken from angles which do not allow for the true impact of the proposed building to be observed.

2) Loss of amenity, light, solar access and privacy, for adjoining residents.

Height poles defining the building envelope need to be erected so that the impact of bulk and roof height can be better assessed.

Loss of light and solar access

The overall building height could readily be reduced by reducing floor to floor heights while maintaining ceiling heights at 2.7m, thus mitigating to some extent the loss of solar access and views to neighbouring apartments.

Because of the aspect, a south-facing slope dominated by high ridge-line buildings to the north, loss of winter sunlight already severely impacts vegetation. Further overshadowing by the proposed building would have a major detrimental effect on the adjoining gardens.

The clothes drying lines for the seven units of No 26-28 would lose all afternoon sun.

Noise and loss of privacy

The non-compliant side setbacks between habitable rooms would exaggerate the problem of noise and loss of privacy between the buildings.

Because most of the windows of the proposed development face east or west, there would be a major impact on the privacy of the adjoining properties. No privacy screens are indicated for the proposed development. Complying Apartment Design Guide building separation should be a basic necessity and privacy screens should be mandated for all second and third storey side windows and balconies.

Safety of pedestrians and traffic

Vehicle egress from the garage is dangerous for both pedestrians and traffic on Fairlight St as there are no sightlines either to the east or west from the garage. The building frontage needs to be set further back so emerging vehicles can safely see approaching pedestrians. This would also result in a vastly improved streetscape contribution if combined with some landscaping elements at street level.

3) Excavation: disturbance of water flow, vibration, dust and retaining walls.

Disturbance of water flow

After rain, surface water flows in large volumes over 30 Fairlight St and cascades down the front steps to the street. Local belief is that there are significant aquifers flowing through the sandstone strata. The constant waterflow in the gutters of Fairlight St would support this theory.

It is my concern that the approx. 6m excavation for the basement carpark would interfere with water flow and cause site instability. The northern wall, which runs across the full width of the site, would act as a dam and excess water trapped behind it would flow south-east downhill and into our property. This channeled groundwater could ultimately cause undermining of the driveway and possibly the building's foundations.

We have gone to very considerable expense to overcome dampness problems, installing sumps and pumps, to deal with similar issues and would not be able to deal with increased flow.

The proposal's stormwater design allows only for seepage from the 31sqm area at the rear of the property. There is no provision for drainage behind the boundary structures.

A comprehensive hydrological and drainage report should be a requirement of the application.

Vibration

The geotech survey is superficial to say the least and acknowledges the need for a more thorough survey before plans can be finalized. It emphasizes the need for correct procedure to be followed during the excavation process because of the variable nature of the sandstone and points out that vibrations caused during excavation can damage neighbouring property. Given that the proposed excavation would take place right up to the boundary immediately adjacent to the No28 driveway and only 4.2m from the building, rock sawing of the excavation perimeter should be a condition of consent.

Dust:

The majority of the residents of No 26-28 are elderly and one in particular has significant respiratory problems. I ask that adequate dust control measures such as continuous water spray be a condition of consent.

4) **Environment effects**

The contiguous rear gardens of 26 through to 32 Fairlight St make a major contribution to the natural environment by forming a large greenspace almost unique in the neighbourhood.

The destruction of this area, filled with so much flora and fauna, would have an adverse impact on the enjoyment of all of the properties which adjoin or overlook it and, as mentioned above, further overshadowing by the proposed building would have a major detrimental effect on the local vegetation.

Wildlife

This area has become habitat to a diverse and changing range of animal species. We observe bandicoots, flying foxes, a bee colony and many birds; including owls, swallows, galahs, kookaburras, butcher birds, magpies, doves, brush turkeys, ravens, lorikeets, pied and black currawongs, pigeons, crested pigeons, sulphur crested cockatoos, koels, bulbuls and native and Indian miner birds.

The proposed development, with only a minimal rear garden, would destroy this space as would the removal of existing mature trees.

Tree removal

The removal of trees from the development site is hard to contemplate, particularly the loss of the mature 14m *Cedrus deodara*, a beautiful specimen and a favourite bird habitat.

The deep excavation to the side boundaries, is likely to negatively affect all plantings near the boundaries on adjoining properties.

Replacement plantings in the proposed development would be limited to small shrubs which are able to grow in planter boxes.

In summary:

Because of its excessive bulk and scale the proposed development would have a severe detrimental effect on the streetscape, quality of the local built and natural environment and residential amenity.

Approval of such an obviously noncompliant scheme would set a precedent for over development of single dwelling blocks in the future.

I believe such extreme over development of this site could not be justified and that it would not be in the public interest for this development to be approved.

Sincerely

Valerie Bowman