
From: [REDACTED]
Sent: 8/11/2021 4:11:47 PM
To: Council Northernbeaches Mailbox
Subject: Development Assessment - Mod 2021/0776
Attachments: 64 Fairlight St - DA submission.pdf;

Dear Sir / Madam

Please find the attached letter of concerns from [REDACTED]



8 November 2021

Attention: Development Assessment
Northern Beaches Council

BY EMAIL: council@northernbeaches.nsw.gov.au

Dear Sir / Madam

Modification No: Mod 2021/0776
Address: Lot B DP 104229 64 Fairlight Street, FAIRLIGHT
Notice: Objection to Development Application

We write to you to express our concern with the abovementioned development application (with proposed modifications), in particular the lack of adequate attention given to water run-off management.

Our property at [REDACTED] and is situated at an elevation below 64 Fairlight Street. This results in water run-off from 64 Fairlight St entering our property.

The issue is that the water run-off is excessive and well beyond reasonable tolerances.

We submit that the cause is due to inadequate water run-off management at 64 Fairlight St, most notably as a result of non-complying downpipes and agricultural pipes.

The downpipes of 64 Fairlight St adjacent to the western boundary run into agricultural pipes that are directed downhill along our driveway and terminate at our carport door. This causes a deluge of water at our carport, which overwhelms our strip drain and causes localised flooding and mould in our rear rooms. With heavy rain the water travels further into our house and pools in our garage at the front of our house.

We attempted to raise this issue, and resolve it, with our neighbour at 64 Fairlight St, but unfortunately the response we received was dismissive without a dialogue.

Clearly, better water management from 64 Fairlight St is needed and should at a minimum include connection of downpipes and agricultural pipes into subsequent pipes that are carried to town stormwater drains.

We are concerned that the modifications to include a new pergola structure above the existing rear deck and other structures, without proper water management, will further increase water run-off issues. Heavy rainfall may lead to a sudden deluge of water from the pergola roof and lead to additional localised flooding. This could potentially result in the collapse of our landscaping and garden structures below, lead to further mould build-up or worse it may compromise the structural integrity of our house.

The Manly Local Environmental Plan 2013 Applicable Controls, clause 1.2(2)(f)(ii) (as extracted below) includes as an Aim of Plan that regard be given to various forms of water management and water sensitive urban design. This Aim is noted at section 4.3 as an applicable clause to the Statutory Planning Assessment in the Statement of Environmental Effects.

(ii) to promote energy conservation, water cycle management (incorporating water conservation, water reuse, catchment management, stormwater pollution control and flood risk management) and water sensitive urban design,

We appeal to you to please consider the adverse effects of the current and further proposed inadequate water run-off management at 64 Fairlight St.

There is a real risk of further damage and destruction to our property caused by the failure of the existing and modified development to include an adequate drainage system.

We also request that our personal information be redacted prior to publication by Council, including on its website.

Yours faithfully,

