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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/11/2021 2:33:14 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/11/2021

MR James Graham  
4 / 137 Sydney RD  
Fairlight NSW 2094  
[REDACTED]

**RE: DA2021/2034 - 30 Fairlight Street FAIRLIGHT NSW 2094**

To: council@northernbeaches.nsw.gov.au  
Subject: DA2021/2034 (Lot 50 DP 705739 30 Fairlight Street Fairlight)

Dear Adam,

I have been notified via mail of the proposed Development Application DA2021/2034. I own and reside at 4/137 Sydney Road Fairlight, which is located diagonally adjacent to the address subject to the aforementioned Development Application (DA).

I have the following concerns regarding the proposed Development Application:

1. I note that the proposed Floor Space Ratio (FSR) of the DA is 0.9:1, which is in excess of the designated maximum FSR of 0.75:1. I also note the side setbacks are also above the requirement in the Manly DCP. According to the Manly DCP, section 4.1.4.2 Side setbacks and secondary street frontages, item A, the side setbacks should be a third of the wall height (being approximately 3.5m for this development). Although the DA has attempted justification of exceeding requirements, I believe these breaches are particularly significant in light of other concerns listed below.

2. I note that while drawings and renders have been provided regarding the proposed new dwelling, and these appear to be within allowable height limits, a comparison to the height of the existing dwelling has not been provided, and no physical basis of comparison has been erected on the site. It is therefore difficult to fully assess the impact of any revisions to dwelling height from the DA, and therefore its impact on the privacy of surrounding dwellings, their views and so on.

3. I note that the proposed DA involves the removal of a significant number of mature trees from the site. The removal of these trees poses significant concerns to me, including

- o Environmental impacts, including the loss of the removed trees' ability to act as a habitat to birds and other wildlife, and act as a carbon sink; and
- o Impacts to the privacy and views of surrounding dwellings.

In addition, the proposed trees along the east and west boundary cannot provide much screening as they are planted above the basement slab. Deep soil is required to grow trees and shrubs and provide sufficient screening and privacy. I note planting deep soil is an objective of 4.1.4 Setbacks (front, side and rear) and Building Separation of the Manly DCP. Deep soil and good canopy cover are important in reducing temperatures. The recommended tree canopy target is 40%, which is far from what this development is providing.

4. In addition to the aforementioned points, the scale of the development, in comparison to the existing dwelling poses concerns regarding privacy of the surrounding dwellings (including my own), especially given the north-facing balcony and garden outlooks from the proposed new dwelling onto surrounding buildings. A complying proposal in terms of FSR and 3.5m side setbacks would reduce concerns of privacy.

As a result, I object to the approval of the current proposed DA.

However, if the DA were to be further assessed, I request the following at a minimum occur:

- a) Further sections and elevations are provided regarding the comparison of the height of the existing and proposed new dwelling compared to the neighbouring buildings to allow for a proper assessment; and
- b) Adequate conditions are imposed as part of the DA process to ensure minimal impacts to privacy and the environment. In particular, boundary vegetation of sufficient maturity, height, scale and density should be maintained or planted as relevant to provide enhanced cover for privacy and habitat for wildlife. Where possible, existing tall trees should be retained, even if this means temporary excavation and re-planting. Additionally, I request further 3D's that depict the plating proposal, and provide details on how trees and any other screening will be able to grow to adequate dimensions.
- c) Setback the basement from the boundary to increase deep soil areas. This is particularly important along the east and west boundaries to allow mature trees and hedging to increase privacy.

Yours truly,  
James Graham