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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 28/06/2022 3:20:34 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

28/06/2022

MS manyee kam  
3 / 31 fairlight ST  
fairlight NSW 2094

**RE: DA2022/0688 - 35 Fairlight Street FAIRLIGHT NSW 2094**

Re development application no. DA2022/0688  
Address 33 and 35 fairlight street fairlight  
Submission by : Man yee kam , unit 3 of 31 fairlight street.

I am submitting my concerns re the above development on the following issues :

1. Density of the development : The density of development ratio exceeds the current allowable ration under current Manly LEP - R1 zoning. I have read all the justifications provided by the applicant town planner and I understand their reasonings however, I trust when the council assessing the development, a bigger picture of other developments in the Fairlight area and the well being of the total neighbourhood will be taken into account instead of one side justifications.
2. Traffic : this increased development ratio has flow on effect on the increased traffic and pressure on on street parking. With 6 flats - 20 rooms development 16 car parking space and one car lift : the likelihood of congestion along Fairlight street. In addition, each flat is entitled to 3 on street parking permits, a total of 18 parking spaces will be potentially taken up on the street. This will worsen the current tight demand for on street car parking spaces in Fairlight area. As I mentioned earlier, there is other developments in Fairlight area, the nearest one is 30 Fairlight street.an appeal is on going for their multi residential flat development : imagine the traffic and street parking situation if both development approved without proper and comprehensive assessment.
3. Privacy concern : Side window of unit 6 on lot 33, along lot 31. The side window , Master drawing set page 4 of 26 refer, in the living room is directly opposite my current apartment front door and which look straight into our living room. A Modification on design is required to preserve the privacy.
4. Inconvenience and ordour : The proposed development has a wrapped around sewage system and the sinks are directly next to my courtyard. I am concerned how well and reliable this system can be and trust Sydney water will gives us the assurance that this system is safe and will not cause undue inconvenience and ordour in the future.
5. Other issues which need addressing :
  - 5.1 What is the mechanism of recording and getting the right compensation from developer re any structural damage to our buildings in the excavation and construction process?? In the current development proposal , the excavation is very deep.
  - 5.2 What is the reporting mechanism and protection measures to the nearby buildings if asbestos is found during demolition of existing buildings??
  - 5.3 What is the reporting and rectification mechanism during constructions of the new development if non compliance is suspected????

5.4 What is the common wall design and height between lot 31/lot 33 and lots 35/lot 37???

5.5 If the proposed sewage system is agreed to be used and subsequently has technical issues that affect the neighbourhood, will that be the developer or sydney water be liable for damages???

Lastly , any development need to be well thought out on the ground of minimal disturbances and preserving the amenities of the nearby neighbourhood and then enhancing the value and the attractiveness of the area. I sincerely trust Northern Beach Council Planning and development panel will consider my concerns listed above on assessing the development proposal. I am happy to provide further explanation and assistance when need.

Sincerely yours , manyee kam