
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/02/2025 8:13:35 PM
To: DA Submission Mailbox
Subject: Online Submission

26/02/2025

MRS Gillian Russell
1 / 20 Clifford AVE
Fairlight NSW 2094
[REDACTED]

RE: DA2024/1835 - 35 Fairlight Street FAIRLIGHT NSW 2094

Planning Department Gillian Russell,
Northern Beaches Council 20A Clifford Avenue,
725 Pittwater Road Fairlight, NSW 2094.
Dee Why 2099 Email: [REDACTED]
26th Feb 2025.

Subject: Objection to Planning Proposal DA2024/1835

Dear Sir/Madam,

I am writing to formally object to the planning application DA2024/1835 submitted for 10 & 12 Clifford Avenue and 33 & 35 Fairlight Street, Fairlight. As a resident of Clifford Avenue, I have serious concerns regarding the impact this development will have on the local community and environment.

My main objections are as follows:

1. Non-Compliance with Planning Regulations - The Local Development Control Plan (DCP) permits 9.4 apartments on this site, yet the proposal seeks approval for 15 apartments, representing a 62% non-compliance rate. Additionally, the proposed Floor to Space Ratio (FSR) of 1.12 far exceeds the permitted 0.6, with an 86.1% non-compliance. Such excessive deviation from existing regulations is unacceptable.
2. Excessive Building Height - The proposed height exceeds the current LEP and MLEP height limits, ranging from 500mm (5.88%) to 5.37 metres (63.1%) over the allowable limits. This will significantly impact surrounding properties, reducing natural light, privacy, and overall residential character.
3. Excavation Risks - The proposed excavation to a depth of 15 metres across the Clifford Avenue blocks poses serious risks, including severe vibration exposure for adjoining sites, noise issues, dust pollution, and potential subsidence. There is no geotechnical report assessing these risks, and residents should not be subjected to unknown dangers until after approval.
4. Traffic and Parking Disruptions - The development does not include a comprehensive traffic management plan. Given that Clifford Avenue is a dead-end street, the increase in construction vehicles, cranes, and heavy machinery will severely impede local traffic and emergency access. Fairlight Street, already a busy thoroughfare, will also be significantly affected.
5. Environmental Impact - The loss of green spaces, increased stormwater runoff, and pressure on local infrastructure (water, sewerage, and power) are substantial concerns. The proposal fails to address these impacts adequately.

6. Impact on Local Character and Infrastructure - This development would set a negative precedent by doubling the density allowed in the existing planning controls. It does not align with the long-term aspirations of the LEP and DCP, leading to an overdeveloped, incompatible structure in a predominantly residential area.

7. Noise and Disruption - With excavation and construction expected to last up to 32 weeks for excavation alone and an overall construction period of over 24 months, residents will be subjected to persistent drilling noise, silica dust exposure, and traffic blockages.

Given these significant concerns, I urge the council to reject the application outright. If the development is to proceed, I strongly request that Council require the developer to provide a new application which does not exceed any of the planning controls. Also the new application must include detailed, independent, and auditable mitigation plans to address excavation risks, traffic disruptions, and environmental impacts, ensuring residents' rights and safety are protected.

I trust that my objection will be given full consideration, and I would appreciate being kept informed of any developments regarding this application.

Yours faithfully,

Gillian Russell

Mob: [REDACTED]

Email: [REDACTED]