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Sent: 5/03/2025 8:39:39 PM
To: DA Submission Mailbox
Subject: Online Submission

05/03/2025

MR Bevan McKavanagh
6 / 52 - 54 Fairlight ST
Fairlight NSW 2094
[REDACTED]

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

The proposed development has raised significant concerns among local residents. Below are some of the main issues outlined in the objections:

1. Excessive Development Parameters

- Height, Bulk, and Scale: The development's height, bulk, and scale are deemed excessive.
- Breaches of Regulations:
- The site is zoned for 9 apartments, yet the developer proposes 15, representing a 62% increase.
- The maximum allowed Floor Space Ratio (FSR) is 0.6, while the proposed FSR is 1.12, indicating an 86% increase.
- The building exceeds height limits by up to 5.37 metres (a 63% increase) in certain areas.

2. Inadequate Setbacks and Design Issues

- The design presents inadequate side setbacks and does not align appropriately with surrounding developments and site constraints.

3. Excavation Concerns

- Excessive Excavation: The development proposes an extraordinary length of excavation, which could adversely impact the amenity and structural integrity of surrounding dwellings, particularly 8 Clifford Ave.
- Potential Risks: There is a concern for undue risk to owners due to this extensive excavation phase.

4. Impact on Neighboring Properties

- Overshadowing: The north-facing courtyard of apartment 3 at 8 Clifford Ave has not been adequately assessed regarding potential overshadowing.
- View Elimination: The proposal will eliminate views from the bedroom of apartment 3 at 8 Clifford Ave, which also remains unassessed.

5. Construction Traffic Impacts

- There are considerable construction traffic impacts that have not been sufficiently planned for, lacking an adequate response.

6. Geotechnical and Hydrogeological Concerns

- The geotechnical study indicates that groundwater may be encountered due to the proposed basement depth and volume of excavation. This raises concerns about:
- Inducing compaction of unconsolidated layers beneath 8 Clifford Avenue.
- Potential damage to the 8 Clifford Avenue building and dwellings from the

excavation.

- Diversion of water onto 8 Clifford Avenue, which could exacerbate seepage and drainage issues.