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25/02/2025

MS Maree McDonough  
3 / 1 - 3 Clifford Avenue AVE  
NSW  
[REDACTED]

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

I am writing as a resident of Clifford Avenue to formally object to the proposed development (Application Ref: DA2024/1835). While I acknowledge the need for thoughtful and appropriate development, this proposal significantly exceeds planning controls and poses serious risks to residents, infrastructure, and the local environment. My concerns are outlined below:

**1. Demolition of a structurally sound home**

The existing house at 10 Clifford Avenue is only 16 years old and in excellent condition. Demolishing a perfectly liveable home is wasteful and environmentally irresponsible, raising concerns about sustainability and unnecessary resource wastage. There has been no justification for why this home cannot be incorporated into a more reasonable development plan.

**2. Excessive scale and non-compliance with planning rules**

This proposal far exceeds what is permitted under local planning controls:

- o Too many apartments - The site is zoned for 9 apartments, but the developer is proposing 15 (a 62% increase).
- o Excessive floor space - The maximum allowed Floor Space Ratio (FSR) is 0.6, but the proposed FSR is 1.12 (an 86% increase).
- o Over height design - The building exceeds the height limits, in some areas by up to 5.37 metres (63%).

This is not a minor variation-it almost doubles what is permitted. While development is expected, it must be in line with planning rules to ensure sustainability and fairness for the community.

**3. Excavation risks: Structural damage, dust, and noise**

The proposed 35-space underground car park requires excavation to 15 metres deep, yet the developer has not conducted a proper geotechnical assessment. This raises serious concerns:

- o Vibration risks - Drilling into sandstone could damage neighbouring properties, causing cracks in walls and foundations.

- o Hazardous silica dust exposure - Sandstone contains 98% crystalline silica, which can lead to serious lung diseases. We have already experienced this exposure with the six plus weeks of drilling of stone for the duplex at No 6 Clifford Avenue which caused excessive dust, making it unsafe to open windows and for children to play in the garden.
- o Noise and disruption - Prolonged drilling will generate high noise levels, affecting residents' quality of life.
- o Water and drainage issues - Deep excavation can disrupt underground water flow, increasing the risk of flooding in nearby homes.

Excavation without proper safeguards is reckless. A comprehensive risk assessment and dust management plan must be in place before this development is considered.

#### 4. Traffic congestion and safety risks

Clifford Avenue is a narrow dead-end street, and this development places all parking access and garbage collection here, instead of Fairlight Street, where some apartments are located. Without careful planning, this will cause serious congestion and safety risks:

- o Blocked roads will delay residents - We already experience delays when the garbage truck collects bins. Construction and delivery trucks will make this worse, making it harder for residents to enter and exit their homes. We have first-hand experience of the congestion from the current construction of a duplex at no 6. The parking of trucks already reduces the parking spaces in a street that is at maximum parking capacity already (where not only Clifford Avenue residents park but also those from the units in Wood Parade).
- o Reversing trucks pose a danger - The developer's plan admits that trucks cannot turn around, meaning large construction trucks will have to reverse down the street. This is dangerous, noisy, and blocks access for residents and emergency vehicles.
- o Parking access should be reconsidered - All parking for the development is only accessible via Clifford Avenue. Apartments facing Fairlight Street should have parking access from Fairlight Street, rather than adding more pressure on Clifford Avenue.

While well-planned development is welcome, this project fails to consider traffic flow, safety, and resident access. A detailed, independent traffic management plan must be reviewed before approval.

#### 5. The development is out of character for Clifford Avenue

The developer justifies this project by comparing it to Fairlight Street developments, but this is misleading. Clifford Avenue has a different residential character. This proposal would:

- o Significantly alter the streetscape
- o Reduce privacy and sunlight for existing homes
- o Set a precedent for further overdevelopment in a low-density area

Appropriate development should respect the existing scale and character of the street, rather than forcing an oversized, high-density project into an unsuitable location.

#### 6. Long-term environmental and infrastructure concerns

This project greatly exceeds LEP and MLEP planning controls, nearly doubling the allowed density. As a result, it will:

- o Reduce green space and tree canopy
- o Increase stormwater runoff and put pressure on local drainage
- o Strain local infrastructure (sewer, power, water systems)
- o Create additional parking and traffic congestion in an area with limited parking already and public transport options

This scale of development is better suited to transport hubs and high-density zones, not a quiet residential street.

### Conclusion

I am not opposed to development, but it must be responsible, sustainable, and in line with planning rules. This proposal far exceeds what is reasonable for Clifford Avenue and will have long-term negative impacts on residents and the local environment.

If the council considers approval, it must impose strict conditions, including:

- o A comprehensive excavation and dust management plan
- o An independent traffic and parking review
- o Revisions to ensure the development fits the character and scale of Clifford Avenue and meets the planning rules.

I appreciate the council's time in reviewing these concerns and trust that decisions will be made in the best interests of the community.