
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 8/08/2025 2:30:28 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

08/08/2025

MS Vanessa Lansdown
- 50 Upper Cliffird Road ST
FAIRLIGHT NSW 2094
[REDACTED]

RE: DA2025/0972 - 48 Upper Clifford Avenue FAIRLIGHT NSW 2094

I am the owner of 50 Upper Clifford Avenue Fairlight NSW 2094, and am writing to comment on DA2025/0972 being the development proposed on our eastern boundary

I am supportive of the development in principle, but have a few comments on the proposed design that I would like Council to consider in their review of the application.

Ground Floor balconies. The proposed balcony line will block my views to North and South Head from my entrance, as it is more than a metre above my balcony floorline, and with the solid balustrades creates a jarring, blank wall. Could they be cut back to align with their proposed high screen? Could the extended roof to the Garage level also be cut back to suit to further retain our views?

First floor balconies. Can the balcony roof to the ground floor and the first floor balcony balustrades be moved back and shortened so that the roof detail is in line with my first floor building line? This will allow my existing iconic views across the water to North and South Heads and Smedleys Point to be retained. Could the line of the screen behind the bbq area be extended further south to align with the average setback line to provide more privacy to my balcony seating area from overlooking as their floor level is at least 550mm above ours? The Ground Floor rear living area and the greatly extended First Floor Alfresco area will shadow my rear yard and extend way behind the existing building line. Could at least the Alfresco area and the roof portion extending below it to the north be brought back in line with the Living area below?

I have a large Eucalyptus tree in my rear yard (not shown on the Arboricultural Impact Assessment Report), a feature native tree, that I would like to ensure that it and its root structure are protected during the extensive excavations and tree removal works whilst under construction. I ask that this tree be added to the Arborist Report before the Construction Certificate being issued, and their protection made a Development Application approval condition

Tree 3 (Oleander) also noted provides privacy to my property, particularly our rear balcony, and I ask if this can be preserved. The trees and shrubbery on my eastern rear boundary and the north eastern boundary need protection from any damage, and I ask that this be noted in any approval documentation.

Can T1 the giant palm tree be retained? The entry stairs to the western unit can be moved to the north without major replanning issues, and the overarching roof structure built around its trunk and foliage. This will provide privacy for my entry area, ground floor, and first floor from the development floor levels and open balconies that overlook ours.

I ask that an Asbestos report and management plan be an approval condition

Could more shadow diagrams be produced that refer to each season, and particularly more winter morning, so that the full impact of the building and its potential shadows can be

assessed?

I am available at any time to discuss the items listed above

Sincerely

Vanessa Lansdown