
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

01/03/2025

DR Janelle Humphreys
4 / 1-3 Clifford AVE
Fairlight NSW
[REDACTED]

RE: DA2024/1835 - 9999 Warringah Road DEE WHY NSW 2099

Development Application ref: DA2024/1835

As a concerned resident of Clifford Ave, I wish to lodge my opposition to DA2024/1835 for the following reasons:

SIZE

The proposed building clearly exceeds council regulations in size, height and number of apartments.

TRAFFIC

There will be loss of local street parking on Clifford Ave and Fairlight St during operation of "Work Zones" for demolition, construction and fit-out phases.

Local traffic and vehicular access to neighbouring properties will be impacted in Clifford Ave due to the high number of truck movements during demolition, excavation and construction phases.

There will also be the impact on local street parking due to lack of provision for worker parking on the site.

Post construction, there will be the impact on the already congested street parking due to the minimal number of basement visitor parking spaces provided within the scheme.

ENVIRONMENT

Environmental issues affected by the proposal include the change in the physical geography caused by drilling 15metres deep. This will have possible long term effects on surface and subterranean drainage and the stability of the ground for both the proposal site and neighbouring properties. A thorough geophysical and engineering investigation is urgently required.

NOISE, IMPACT AND VIBRATION

Neighbouring residents will be effected by the high volume of demolition materials and hard

rock to be excavated and removed from the site over an extended period of time.

Inclusion of noise reduction barriers into the site security fencing and noise attenuation shrouds on heavy impact equipment will be required.

There will be the possibility of structural damage to nearby properties caused by heavy impact equipment during demolition and excavation phases.

Consideration should be given to requiring the developer to carry out dilapidation surveys of nearby properties and the results provided to owners prior to the works commencing.

ASBESTOS/DUST HAZARD

It is essential that a thorough asbestos survey be carried out on the existing buildings and the necessary control measures put in place prior to demolition commencing.

Air quality sampling should be carried out during the demolition and excavation phases to ensure regulation levels are being adhered to.

Effective dust suppression methods will be needed to control the high level of silica dust that will be generated during the demolition and excavation phases.

SPECIAL NOTE ON SILICA

Demolition and construction always poses problems for the occupational health and safety of the workers and the surrounding residents. The proposed 32 weeks of drilling for an underground car space is unacceptable. This will mean windows of properties in the vicinity will need to be kept closed and children kept indoors for an unreasonable length of time. There will need to be very clear safety controls in place to avoid carcinogenic silica dust escaping to neighbouring properties during drilling. Clifford Ave has already experienced unacceptable levels of air borne silica dust from prolonged drilling in no 6. Asthmatics have reported the need to resume puffers after years of being asthma free. Longterm exposure to silica dust is particularly dangerous for the elderly, the infirm, young children and asthma sufferers.

Thank you for your consideration of these important issues,
Regards,
Janelle