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**From:** Mark Clarke  
**Sent:** 20/11/2025 4:51:52 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Formal Objection – DA 2025/1559

Dear General Manager,

I am writing as a long-standing member of the local community to lodge a formal objection to DA 2025/1559 and to express my strong support for Northern Beaches Council's position opposing this proposal in its entirety. The applicant's decision to escalate this development directly to the NSW Department of Planning via the State Significant Pathway circumvents the usual local assessment process, and it is essential that both Council and the community register their concerns clearly and comprehensively.

The proposed development is fundamentally inconsistent with the Northern Beaches Local Environment Plan 2011 and the relevant Development Control Plan. Its scale and intensity are incompatible with the intended character of the zone, undermining objectives designed to protect neighbourhood amenity, maintain the low-rise coastal character, and ensure development aligns with existing infrastructure. The proposal exceeds acceptable height, bulk, and scale, creating a precedent for further overdevelopment in an area that should remain sensitive to its surroundings.

The development will have significant impacts on residential amenity. It will result in overshadowing neighbouring properties and intruding upon private open spaces, which is contrary to the DCP's controls for sunlight access and privacy. Its visual bulk and scale are inconsistent with the existing streetscape and the character of the surrounding area, leading to material view loss and visual dominance.

The application also fails to demonstrate that the local road network can safely accommodate the additional traffic generated. The increased vehicle movements, coupled with inadequate mitigation strategies, will exacerbate congestion and compromise pedestrian safety. In addition, the stormwater management measures proposed are insufficient and create unacceptable risks of flooding and overland flow impacts on surrounding properties.

From an environmental perspective, the development fails to respect the requirements of the Coastal Management SEPP and Northern Beaches' strategic objectives for biodiversity protection and coastal character. The proposed built form is oversized for the site, there is inadequate retention of existing vegetation, and the visual impact on the landscape is significant.

Finally, the process raises serious concerns regarding community consultation. By bypassing local assessment, the applicant has limited meaningful engagement with residents and undermined the principle of local democratic accountability. It is therefore critical that Council acts to represent the interests of its community.

I respectfully request that Northern Beaches Council formally oppose DA 2025/1559 due to its non-compliance with statutory controls, its adverse impact on residential amenity, infrastructure, and the environment, and its inconsistency with strategic planning objectives. I also request that Council communicate this objection to the NSW Department of Planning, emphasising that the proposal lacks community support and should not be approved.

DA 2025/1559 is fundamentally at odds with local planning controls, the character of the area, and the expectations of the community. I urge Council to register a strong objection and advocate for its refusal to protect the integrity of local planning and the wellbeing of residents.

Yours sincerely,

Mark Clarke

Mobile 