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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 14/02/2025 5:11:24 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

14/02/2025

MR Doug Martin  
1 / 14 Clifford AVE  
Fairlight NSW 2094  
[REDACTED]

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

Hi,

I am very surprised at the proposed scale of the development, with the issues primarily revolve around the proposed bulk and scale of the development and the significant non-compliance with the Building Height and Floor Space.

13 x 3 bedroom apartments and 2 x 2 bedroom apartments, - carparking for 35 vehicles, comprising 31 residential and 4 visitor spaces, accessed via a driveway from Clifford Avenue.

The proposed development has a gross floor area of 2626.47m<sup>2</sup> and a floor space ratio of 1.12:1 resulting in a 1215.27m<sup>2</sup> (86.1%) non-compliance with the FSR development standard prescribed by clause 4.4 of MLEP 2013.

A significant increase in traffic through Clifford Avenue, with considerable congestion on an already narrow street. Off Street parking is already overcrowded and with the number of proposed new residents - this is going to be chaos.

Sunlight Access and Overshadowing:

Being built so close to the neighbors property - this will definitely impact the amount of sunlight across the building.

Roof - Carpark exhaust duct

This is going to significantly effect residents health with fumes from cars, generators etc. being dispersed into the air and settling on neighbors property .

Views:

This will significantly impact the street scope and views on the neighbor's as a result of the size and scale of the development.

Landscape:

Significant amount of large established trees will be removed and this also should be a concern.

Construction:

With the narrow street and limited site access - ALL Clifford Avenue and surrounding area

residents will be effected. The roads have steep elevations, narrow and are already busy and with trucks and heavy machinery moving around poses additional risk to accidents and safety.

I am not opposed to the construction BUT the size and scale that meets regulations and improve the street scape, safety and comfortable living for all residenta.