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To: DA Submission Mailbox
Subject: Online Submission

19/11/2025

MR Justin McGirr
- 6 Ralston AVE
Belrose NSW 2085
[REDACTED]

RE: DA2025/1540 - 1 Neridah Avenue BELROSE NSW 2085

Subject: Formal Objection to DA2025/1540 - 1 Neridah Avenue, Belrose

Dear NBC Planning Officer,

I am writing to formally object to Development Application DA2025/1540 for the proposed housing development at 1 Neridah Avenue, Belrose 2085.

Summary of Objections with Relevant Planning Controls:

1. Out of Character with the Neighborhood

The proposed duplex is inconsistent with the existing streetscape, which consists entirely of single-occupancy dwellings. Under the Northern Beaches LEP and DCP, development must respect the local character and streetscape, Approval would set an undesirable precedent for dual occupancy on small lots in Belrose and neighboring suburbs, contrary to the intent of maintaining low-density character. Although this is a corner block, the size of DA2025/1540 is excessive and impactful. Causing neighborhood disunity.

2. Excessive Bulk and Encroachment

The building's size is disproportionate to the narrow block and intrudes on neighboring properties at both 3 Neridah Avenue and 6 Ralston Avenue. The DCP requires minimum setbacks to reduce visual bulk and maintain privacy (DCP Part B4 - Building Setbacks). Unit A of the development is positioned very close to the fence line of number 6 Ralston Avenue, breaching the intent of these controls, plus causing large privacy & natural light issues.

3. Privacy Impacts

The second story of both Unit A and Unit B will overlook the main living areas of 6 Ralston Avenue, causing severe privacy loss. DCP Part B9 - Privacy and View Sharing require developments to minimize overlooking through design measures such as increased setbacks, screening, and window placement. Due to the narrow block and size of the subsequent development we have concerns that the new building will be too close and impact privacy, which may include us using blinds which block natural light into the house currently.

4. Loss of Natural Light and Overshadowing

The double-story structure will cast significant shadows over 6 Ralston Avenue from sunrise until midday. DCP Part B10 - Solar Access and Overshadowing require that adjoining properties retain reasonable solar access to living areas and private open space. Blocking sunlight for up to six or more hours is excessive and non-compliant. This will impact our

house in adding solar power units impacting us in the future as energy cost rise.

5. Traffic and Parking Concerns

The proposed development includes 8-9 bedrooms, likely increasing vehicle numbers. DCP Part C - Transport, Traffic and Parking require adequate on-site parking and consideration of traffic impacts. Given the narrow street and proximity to Ralston Avenue, this development will create serious congestion and safety risks during peak times, a kindergarten in proximity could be impacted due to flow of traffic and safety. The entrance & exit of Neridah avenue by residents will be impacted causing traffic flow issues.

6. Stormwater Runoff and Drainage Risks

The block slopes toward our property. Stormwater Management requires developments to manage runoff without impacting adjoining properties. Due to the size of the development this proposal potentially will exacerbate flooding risks already present during heavy rain that floods our eastern boundary with storm run off from 1 Neridah avenue currently. Drainage will not be able /cannot sustain if the block is largely a building, this will increase further run off into our property.

7. Noise Pollution

Increased occupancy (2- 3 families or 10-12 occupants) and proximity to fence line will raise noise levels, impacting residential amenity and decrease in livability.

8. Construction Impacts - traffic

Construction traffic over the building period of 1 Neridah Avenue Belrose will severely restrict access to Neridah Avenue, reducing it to a single lane and causing delays. The neighbor at the entrance of Neridah will see excess vehicles impacting entry and exit flow to the street and onto Ralston Avenue which is at capacity during peak times now. Potentially could contravene DCP Part C - Traffic Management During Construction, which requires minimizing disruption to local traffic. During this period I would assume due to street entrance size they would need to hire traffic management in busy peak periods.

9. Loss of Vegetation

Removal of 1 x mature gum trees conflicts with DCP Part B7 - Landscape and Vegetation Management, which seeks to retain significant vegetation for environmental and visual reasons.

10. Precedent for Overdevelopment

Approval would encourage further dual occupancy on small lots, and this would create increasing pressure on infrastructure in Belrose, contrary to the objectives of the LEP and Local Housing Strategy. We're not located 800m to a town center, so how does this development application fall into a R2 zoning which generally really relates to primarily for single-family homes, maintaining a suburban character with green spaces and lower population density.

For these reasons, I strongly urge the council to reject this application in its current form. The proposed development poses unacceptable impacts on neighborhood character, privacy, amenity, traffic safety, and environmental sustainability.