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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 17/02/2025 2:33:54 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

17/02/2025

MR Mark McGee  
17 Clifford Avenue AVE  
Fairlight NSW 2094  
[REDACTED]

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

This development is objected to on the following grounds:•

The relevant Development Control Plan (DCP) permits 9.4 flats on the site. The applicant is seeking approval for 15 flats (a 62% non-compliance)

- The relevant Local Environment Plan (LEP) permits a Floor Space Ratio (FSR) of 0.6. The applicant is seeking approval for a FSR of 1.12 resulting in an 86.1% non-compliance with FSR development standard.
- The proposed development has 32 parking spaces, with all traffic entering/exiting the complex via Clifford Ave. There is no planned vehicle access from Fairlight Street.
- Garbage and recycling from all 15 flats will be collected kerbside in Clifford Ave.
- Visitors to the complex will compete for scarce on-street parking in Clifford Ave.
- If the proposed application is approved, the impact on traffic, parking and waste disposal will be significant. At present, just 2 Lots impact Clifford Ave. Under the proposed development, Clifford Ave will be impacted by all 15 Lots. The burden could be spread with each pavilion (upper & lower) having its own basement carpark, and for all upper pavilion traffic to entering/exiting via Fairlight St. Similarly, the upper pavilion's garbage bins should be placed for collection on Fairlight St, not Clifford Ave.
- The proposed 'Work Zone' will impact on-street parking:
  - 9 meters (about 2 cars) during demolition & excavation (32 weeks); and
  - 20 meters (about 4 cars) during construction & fit out (36 weeks).
- Clifford Ave will be used for heavy vehicle access