
From: Gareth Edgecombe
Sent: 25/08/2022 3:31:35 PM
To: Council Northernbeaches Mailbox
Cc: Eva Edgecombe
Subject: Fwd: attention Adam Croft re DA 2022/0688 Submission by 10 Clifford Ave Fairlight

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 25 August 2022 at 5:08:29 pm NZST
To: Gareth Edgecombe [REDACTED]
Subject: FW: attention Adam Croft re DA 2022/0688 Submission by 10 Clifford Ave Fairlight

From: [REDACTED]
Sent: Thursday, 25 August 2022 2:58 PM
To: 'council@northernbeaches.nsw.gov.au' <council@northernbeaches.nsw.gov.>
Subject: attention Adam Croft re DA 2022/0688 Submission by 10 Clifford Ave Fairlight

To Whom it May Concern,

We own 10 Clifford Ave Fairlight , positioned directly in front and below the proposed development.

Our home has a North facing outdoor living off our kitchen and main family living area, we are use this area the majority of the time as a family so the impact of the proposed development would have many detrimental effects on our standard of living. Our master bedroom and bathroom is above the kitchen so also affected.

While we are supportive of development in the area we see that adjustments to the proposed design would reduce the detrimental impact. We object to the current Design.

1. Bulk and density : The proposed design is a huge rectangle block imposing over our home;
The current design accommodate 6 units where the allowed number is 4.
If the design was reduced to 4 units then the scale of the development and impact could be reduced , for example the 4th floor could be reduced in width and height to reduce the scale versus spanning the full width of the property , more in line with the current homes skyline
We see the Level 2 and 3 balconies could be reduced in size, to not come forward (sth) as far to reduce the feel of imposing over our living.
2. Sunlight : The proposed design has an impact on our sunlight , our Nth facing outdoor and indoor living will be affected , given the scale. The development should be no higher than the existing buildings , and level 2 and 3 balcony could be reduced in size.
3. Noise : The proposed design with increased 6 units versus 4 units, will mean more in occupiers and noise both on balconies and the outdoor courtyards.
We would like to ensure double glazing on all windows and doors to reduce inside and outside noise. No outdoor speakers allowed on balconies or outdoor courtyards
4. Privacy: The proposed design has so many windows and balconies all looking down over our

home , we would like to see all balconies and windows that impose on our privacy to be complete opaque glass not clear. We have children and do not feel its appropriate to take away their privacy by being watched on while playing and swimming in our nth facing living areas and kitchen living. The proposed Roof top terrace should be removed , outdoor living should be provided other than this. Further impacts on privacy.

5. Lights and Glare : With the proposed design the number of windows is vast, if installed as proposed they would reflect the sun dramatically, and also with the lights on all inside the units would make our master bedroom very bright. We would like to see a reduction in windows and balcony lighting lighting plan to state subdued is required.
6. Removal of Tree and landscaping : The current tree provides privacy for us from the current properties (see photos) it also provides a home to birdlife, with a development the size of this we would like to see large established trees planted to replace the existing one being removed. A review on the landscaping plan is required to ensure the local birdlife and environment is not affected by this development.

A more of a staged overall design up the sloping section , similar to neighbouring properties , (our property and 31 Fairlight as examples). A design that is also set back further to the north boundary, reduced in height and with an increased setback from our joint boundary. These changes would alleviate the Scale and Density and imposing feel and address concerns above.

I would be happy to have council visit to our home to understand the impact this proposal would have, as I would like to have a verbal discussion on the impacts if possible.

Kind Regards

Eva & Gareth Edgecombe

