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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

14/04/2025

MR Neil Salmon  
4 / 2 - Fairlight William ST  
Fairlight NSW 2094

**RE: DA2025/0302 - 156 Sydney Road FAIRLIGHT NSW 2094**

In relation to DA 2025/0302, we make the following submissions:

Waste management plan

We noticed section 5 for commercial premises not competed. Please make available the architectural and landscape plans that include the information referred to in 3.2 (waste storage area design) and 3.3 (waste storage area location). We are concerned about the environmental impact of this change in commercial use of the premises (litter, odour and rodent issues on the street).

In addition, at present, there are no litter bins by the premises, with only 1 street bin in front of the Butchers Café. This is insufficient for the new use of the building.

Statement of environment effects

Signage

Currently there is no branding for the Vets on William Street, including on the east facing building wall or current awning (east and north facing aspects). The proposed signage changes this.

3.1.1 (a) states Location and size of signage is similar to that of surrounding commercial and retail tenancies in the immediate locality and existing signage on the site and the statement in the heritage response 'As the proposed signage is mostly replacing existing business signage, and there are no major changes to the external fabric of the existing building...' is not correct as it relates to the proposed signage on William Street.

In particular:

- Section 3.2 - signage on eastern elevation (William Street) is proposed as a large (1200mmx 2500mm) illuminated flush wall logo. This is on a residential street on a wall that currently does not have signage. With the proposed large sign on the top of the building structure on the corner and awning signage on Sydney Road, the premises will be well advertised for the main road and passing traffic. The bright colours of the company branding (which I wouldn't class as 'modest' as suggested on page 16) will be very prominent. I suggest that there should be no wall logo on this easterly wall. It also has an obscured view from people travelling west up Sydney Road by a tree. The proposed logo is not in keeping with a residential street and locals on William Street and surrounding areas in Fairlight don't need advertising to know the fast food outlet is there! Maximum visibility on these aspects of the building is inappropriate and will not achieve the statement in section 4.2.1, 3.1(1)(a) (ii) 'acts as a wayfinding purpose which will assist the general public in navigating Sydney Road' as this logo is not on, or visible from Sydney Road

- 2 x awning logos on William Street side of the premises (eastern and northern side of the awning) - no signage should be included in these areas. The current awning does not have signage here, it is only visible to the residential street and as per the above point, locals don't need this advertising to know the outlet is there so maximum visibility in these areas is unnecessary.

- Illumination of wall signage - page 17 refers to this being during business hours - these hours have not been made available to local residents. The vet was open during day time only, 6 days a week. What hours of operation are proposed and allowed for this business? We notice on the website of the new operation that many of their other businesses are open 9am-9pm, 7 days a week. This is significantly longer hours than the prior vet business on the site.

Noise, odour, delivery of materials and use of machinery

Section 4.2.2 states "To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery." - please confirm what the plans are to ensure no impact to local William Street (and Sydney Road) residents around noise, odour, deliveries and machinery.

Suitability of the site - Parking and Access

4.5.2 states "The proposal retains the same intensity of use on the site as existing and therefore has no impact on parking or access requirements to the site". This is not correct. Parking on William Street for residents is already a nightmare with the church and to a lesser extent the Sydney Road shops. Often we are not able to park on the street and have to park on other nearby residential streets. This fast food outlet will make the parking, volume of traffic on the residential street and noise from traffic much worse.

Our concerns are:

- Where are people picking up food going to park?
- What is the proposed plan and restrictions so not to impact local residents being able to park near their home?
- There is likely to be a significant number of uber delivery bikes on the street and pavement, something that doesn't occur at present. This creates additional traffic in the locality and hazard for locals.
- Has consideration been given to block off the entry from Sydney Road at the top of William Street so it is no longer a through road in attempt to limit some traffic.

Regards

Neil Salmon and Rachel Day