
Sent: 16/11/2018 5:34:49 PM
Subject: Online Submission

16/11/2018

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RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

I am concerned with the proposed development at 195-197 Sydney Road. I own a unit in the block immediately to the west of the development site, at 199 Sydney Road. The boundary between 197 and 199 Sydney Road is a sheer cliff face of natural sandstone, which rises steadily from the street front to approx. 10 meters above our land at the southern boundary.

The geo-technical report commissioned by the applicant warns that during excavation of underground car parks, there is a danger the cliff face could collapse. This is unacceptable and would cause catastrophic damage. Several hundred tonnes of sandstone collapsing has the potential to be a disaster, not only to our neighbouring building, but may also cause severe injury to people, with bedrooms only a few meters from the cliff.

The face of the cliff wall is on our side of the property boundary, and forms one edge of our narrow driveway, which is the only access to our parking area. There is no room on this driveway to provide an easement to the applicant to construct hording or other precautionary structures (nor has any such easement been sought by the applicant) to prevent any rock fall from tumbling on top of our houses.

Further, by their proposal to hollow out the sandstone cliff to provide underground structures, the applicants are in effect proposing to leave a "slice" of the original sandstone standing as the boundaries between 197 and 199 Sydney Rd. I believe that by hollowing out the cliff the applicant will severely reduce the structural integrity of this remaining "slice." This slice will be subject to natural water courses, weather events, vibrations etc. I do not believe the applicant can guarantee that they are able to sufficiently reinforce this "slice" for the next 20 or 50 years, or even longer, so as to be structurally sound and safe for neighbouring residents.

I believe that excavation in to the cliff as proposed by the applicant represents too great a risk to neighbouring residents and property, and should therefore not be approved in its current form.

I also note council concerns over lack of clearance space for garbage removal underground. Any attempt to address this by excavating deeper will only increase the risk of catastrophic damage to the sandstone cliff. It would not be appropriate to store or collect garbage on the street front as this would require holding huge bins full of rotting garbage directly under my kitchen window. The issue of appropriate garbage storage and collection must be given serious consideration.

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