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

05/03/2025

MRS Belinda OSullivan  
6 / 3 Clifford AVE  
Fairlight NSW 2094  
[REDACTED]

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

Re: Development Application DA2024/1835

The proposed development application DA2024/1835 has drawn strong opposition from local residents due to numerous and significant non-compliances with the Manly Local Environmental Plan (MLEP) 2013 and the Manly Development Control Plan. The objections highlight that the scale, height, and density of the proposal represent an overdevelopment that is inconsistent with the character of Clifford Avenue and its surrounding environment.

Key concerns include the excessive size of the development, which proposes 15 apartments-far exceeding the 9 permitted under local planning controls. The proposed Floor Space Ratio (FSR) of 1.12 significantly surpasses the allowed 0.6, while the building height exceeds permissible limits by up to 5.37 metres. These breaches not only undermine the integrity of the local planning framework but set a dangerous precedent for future developments.

The demolition of the existing structurally sound home, built only 16 years ago, is viewed as wasteful and environmentally irresponsible. The lack of justification for this demolition raises questions about the sustainability of the proposal. Additionally, the extensive excavation required for the underground car park-up to 15 metres deep-poses serious risks to neighbouring properties. Potential structural damage, noise pollution, and hazardous silica dust exposure from drilling sandstone have been flagged as significant threats to the health and wellbeing of residents. Previous construction projects on the street have already caused excessive dust, with reports of asthmatic residents experiencing health setbacks.

Traffic and parking concerns are also prominent. Clifford Avenue, a narrow dead-end street, is ill-suited to accommodate the influx of construction vehicles and ongoing operational traffic. The developer's plan to funnel all parking access through Clifford Avenue rather than Fairlight Street exacerbates congestion and creates safety risks for residents and emergency vehicles. The limited provision of visitor parking spaces will likely worsen the existing parking shortages in the area.

Environmental and infrastructure impacts are another major issue. The proposal's increased density will reduce green space, intensify stormwater runoff, and place additional strain on local drainage, sewer, and water systems. The lack of detailed geotechnical assessments further heightens concerns about long-term damage to the physical landscape and neighboring properties.

Residents emphasize that the proposal is out of character with the low-density, residential nature of Clifford Avenue. Comparisons to larger developments on Fairlight Street are deemed misleading, as the two streets have distinctly different scales and characters. The proposal is seen as an attempt to force a high-density development into an unsuitable location without consideration for the existing community.

In conclusion, while residents are not opposed to thoughtful and sustainable development, they argue that the current proposal is excessive, irresponsible, and inconsistent with local planning rules. They call for council to reject the application unless significant revisions are made. If the proposal is considered for approval, residents demand strict conditions, including comprehensive excavation and dust management plans, independent traffic and parking reviews, and design modifications that align with the area's character and planning controls.