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Sent: 6/03/2025 5:38:44 PM
To: DA Submission Mailbox
Subject: Online Submission

06/03/2025



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

I submit the following objection as a Northern Beaches rate payer and resident for development noted. My objections are as follows:

1. FSR materially exceeds what is allowed at 1.12:1
2. The height of the development materially exceeds what is allowed at over 13m. The height in the submission doesn't make this the non-compliance explicit.
3. The overall bulk and scale of such a development is not in line with the predominant streetscape qualities such as building form, scale and vegetation (there is limited green space in the proposal)
4. Incoming and outgoing traffic that would increase as part of this development would be on a no-through road that narrows precisely where the development is located. This will lead to considerable congestion and make the street less safe. It would be more logical to locate the carpark on the Fairlight St side of the property
5. Stormwater will need to be better considered. It cannot all drain out to Clifford Ave. A considerable tank system will be required at the very least to ensure Clifford Ave doesn't flood in large rain events (looking at flood maps, this property will drain all stormwater out to the lowest part of Clifford Ave which is already in a flood zone)
6. Loss of privacy and noise pollution from such a huge development (15 apartments proposed on a site that should fit no more than 9) will be considerable for the nearby residents to the proximity of the development and opposite the development
7. The approval of such a development would create a precedence whereby all other residents of these two streets and indeed, the Northern Beaches council area, would be able to site this particular development to get additional DA's that materially exceed FSR and height restrictions with substantial consequence to the relevant streetscape and impact to existing residents.

Were the FSR and height restrictions for developments in the Manly LEP to be respected, and the inability of Clifford Ave to handle the additional traffic and stormwater to be taken into consideration, it would result in a better development from the area.

I request my personal details remain private.