
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/03/2025 2:02:05 PM
To: DA Submission Mailbox
Subject: Online Submission

04/03/2025

MR wayne seabrook
3 Montpelier PL
Manly NSW 2095
[REDACTED]

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

Re- DA2024/1835 10 to 12 Clifford Ave, Fairlight.

Dear Sir or Madam,

I am writing to formally object to the proposed Development Application. This proposal flagrantly violates key development standards outlined in the Manly Local Environmental Plan (LEP), specifically concerning floor space ratio (FSR) and building height. Below, I outline my objections in detail:

1. Excessive Floor Space Ratio (FSR):

The proposed FSR of 1.12:1 drastically exceeds the permissible limit of 0.6:1 according to the Manly LEP. This overdevelopment not only contravenes the regulations but also threatens to alter the character of our community.

2. Height Restrictions Breach:

The proposed building height of 13.25 metre surpasses the 8.5-metre limit, exceeding it by 63%. The submitted drawings fail to clearly demonstrate the height as measured from the existing ground level, thus masking the full extent of non-compliance.

3. Traffic Concerns:

The plan to add 35 car spaces on Clifford Avenue, a no-through road, lacks foresight. A more logical solution would involve a carpark entrance on Fairlight Street, a wider arterial road that could better accommodate increased traffic.

4. Stormwater Management Issues:

The area, historically a quarry, has an antiquated stormwater system over a century old. This development would exacerbate current deficiencies, particularly threatening properties in flood risk zones on Clifford Avenue due to reduced green space and increased stormwater runoff.

5. Loss of Privacy:

The proposed development's size on the elevated side of Clifford Avenue will invade the privacy of residents, particularly at numbers 5, 7, and 9.

6. Problematic Precedent:

Approving this overdevelopment would set a dangerous precedent, potentially leading to similar requests and unchecked growth throughout the area. It is crucial to uphold the established LEP standards to maintain community integrity.

7. Streetscape Incompatibility:

The proposed building's form, scale, and design elements fail to align with the surrounding streetscape qualities, as mandated by council legislation. It disregards the character and aesthetic that define our community.

I strongly urge the council to deny this application in its current form. The developer appears to be testing the limits, likely aiming to secure approval for a slightly reduced proposal that

would still significantly exceed LEP restrictions. The council must reaffirm that its regulations are not mere guidelines but enforceable standards that apply to all, including developers. In submitting this objection, I request that my personal details remain confidential. Please confirm receipt of this letter and address any inquiries to my contact information provided below.

Thank you for considering the serious implications of this proposal on our community. I anticipate your decisive action against this development application.