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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/03/2025 10:09:33 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

04/03/2025



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

I would like to object to the proposed development at Fairlight St/Clifford Ave in Fairlight. As a resident of Manly, I pay close attention to developments in the local area and am troubled to find a DA submission that so materially exceeds Manly LEP height (by over 5m) and FSR (at 1.12:1) restrictions. Upon close inspection of the drawings it is also apparent that they do not clearly indicate the height as measured above 'existing ground level' and therefore the non-compliance is not as clear as it should be.

It's natural that new developments are brought to the area- it is, after all, a beautiful place to live. However, the Northern Beaches Council places strict limits on development that must be respected to maintain predominant streetscape qualities such as building form and scale.

I note in the proposal as well that the limited green space will have consequences for the properties 'downstream' of this development i.e. those on Clifford Ave and Lauderdale whose properties appear to lie in flood zones. So much water to be dumped on Clifford Ave will be a lot for that street, and the street below it, to handle.

Approval of a development such as this would create a concerning precedent as what is approved for one, should be approved for all to maintain fairness and equity but if that were to be the case, the resulting development of the area would be totally out of line with the building form and aesthetic of the streetscape and neighbourhood more generally.

In making this submission I would like to request that my personal details remain private.