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To: DA Submission Mailbox
Subject: Online Submission

05/03/2025



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

As a resident of the suburb in which this development is proposed, please find below my objections to the DA.

- Materially exceeds FSR: 1.12:1 when the permissible FSR for Manly LEP is 0.6:1
- Materially exceeds height restrictions (13.25m vs. 8.5m which is 63% higher than what is allowed): The drawings that have been submitted do not clearly indicate the height as measured above 'existing ground level' and therefore do not provide a clear representation of the non-compliance
- Traffic: an additional 35 car spaces added to Clifford Ave, a no-through road does not seem considered. A carpark entrance on Fairlight St which is a wider arterial road for the area would make more sense
- Privacy: such a large development on the high side of Clifford Ave will result in loss of privacy in particular to numbers 5, 7 and 9 Clifford Ave
- Precedent: such a considerable overdevelopment would create a concerning precedent for the area. What is approved for one, should be approved for all

It is surprising to see that the developer thinks it would be acceptable to neighbours and council to submit a proposal so far beyond what is permissible. Such overdevelopment should be resisted and instead a greater effort should be put into maintaining the character and heritage of the buildings in the area.

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