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**Sent:** 8/11/2018 3:07:28 PM  
**Subject:** Online Submission

08/11/2018

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**RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094**

Application no: DA2018/1708 and also DA20/2017

I wish to object to the proposed development as a boarding house development. I have read the Development Application provided by Micronest, and I see that the development appears to be an assembly of independent units, each complete in themselves with bathroom and kitchen facilities surrounded by some common areas and therefore should be seen only as a Strata Plan Development. As a Strata Plan Development Northern Beaches Council would rate each unit individually and thereby each tenant would properly contribute to the Council's upkeep.

The proposed buildings with proposed high density occupancy, short-term leases and limited parking provision is inappropriate and not compatible with local character of the area which is low-density housing with many owner-occupiers, many long-term residents, and many young families. The proposed development will change the very nature of the area and will impinge on the value of surrounding properties.

Also the parking provision for this proposed development is inadequate. There should be at least one parking place for each unit. There is already a parking problem in the surrounding streets and especially in Brisbane Street, which is directly opposite the proposed development site. Cars are already regularly and illegally parked in the No Stopping zone at the end of the street obstructing the turning area and driveways at that end.

The development application says that the outside communal areas of the proposed development are to be closed at 9pm. I note the proposed house rules decree that "Alcohol is strictly prohibited from being consumed at the property. Visitors are prohibited from possessing or consuming alcohol. Alcohol must not be consumed in common areas. Alcohol is strictly prohibited from being consumed immediately outside the property or any of its entrances or exits". With the number of residents planned for this development I am concerned, therefore, that the reserve on Griffiths Street at the end of Brisbane Street, as the nearest public open space, will become the defacto partying area leading to a situation now being experienced by the residents close to the East Esplanade Manly which the Council is now trying hard to clean up and redevelop.

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Ann Skea