
Sent: 15/11/2018 3:33:25 PM
Subject: Online Submission

15/11/2018

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

Mr & Mrs John & Sandy Reid
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Re: DA2018/1708 - 195 Sydney Road, Fairlight, NSW 2094

To whom it may Concern

We would like to submit our strong opposition to the boarding house proposal for 195-197 Sydney Road.

The areas which concern us are as follows:

1)The unfair manner in which we as residents were advised of this proposal.

The initial application purported to be luxury townhouses on the site at 195 Sydney Road and then without much warning to residents this application was changed to a high density boarding house over two sites at 195 and 197 Sydney Road. Given the very serious implications of this change, we as residents have been given an unreasonably short amount of time to respond to a development of this nature.

2)The sheer scale and design of this proposal.

This proposed construction is not in keeping with adjacent properties and our neighbourhood and certainly not in character with the Fairlight community. (The developer's term - very high density boarding house with 75 boarding rooms for up to 126 persons with 3/4 storeys). The demographics that such a development will attract is very different to our current family styled community.

3)The sheer number of potential occupants (+- 126) raises serious concerns relating to:

- On street parking; which is at a premium already - the development will only cater for 38 parking spots, the remainder therefore will spill over onto the streets.

- The site proposed for this high density boarding house is on a dangerous bend on an extremely busy arterial road and this will be extremely hazardous to all traffic using Sydney Road. The additional 126 residents will certainly adversely impact on the already congested traffic at peak times and weekends. The closest pedestrian crossings are located on either Thornton Street or on Hill Street, some 300 to 500 metres away. It is reasonable to assume that many tenants will likely avoid walking the additional distance to the pedestrian crossing and try to cross outside the building, which could result in serious consequences.

- Noise is always an issue with high density living and given the transient nature of the tenants, we believe that this will be even more of a concern than typically seen with longer term tenants

who have a vested interest in good neighbour relations.

4) Additionally, the design proposal includes an "informal cafe" at the entrance on the street level which is not in keeping with the residential nature of this site. We are not sure what the developer means by the informal cafe "activating the street". Other factors relating to a retail outlet in a residential area need to be considered; for example:

- How are deliveries going to be handled for this cafe?
- What level of noise will this café generate?
- What are the hours of operation?
- Will there be spill - out onto the street of people attending the café?
- Will litter become an issue due to the café?

Furthermore and most concerningly, we believe that by adding a short term tenant boarding house, along with a café, to a quality and family orientated residential area, existing properties will incur a deleterious impact on property value.

Yours sincerely
John & Sandy Reid