
Sent: 14/11/2018 9:02:31 PM
Subject: Online Submission

14/11/2018

MS Valerie Crawford
15 / 201 - 207 Sydney RD
Fairlight NSW 2094
Val.crawfore@bigpond.com

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

I would like to express my concern and objection to the proposed development at 195-197 Sydney road.

I am an owner and have been a resident for 13 years in the town complex called Palm Cove. I feel the proposed development is totally out of character in this relatively low rise, low density residential community, a community of families and long term residents.

The development promotes accommodation for 126 people in double and single rooms with a communal residential recreational amenity and some parking

None of these rooms will be owner occupied but tenanted, and I believe they will be short term rental for maximum return, with high traffic in and out.

As a result of the small size of each dwelling the communal outdoor area will become the recreational and socialising area for the residents with noise and disruption to neighbouring families.

Who will police the noise and disturbance in such a densely populated development.

I have read the traffic impact report and have to disagree.

In reality, Sydney road is the major thoroughfare in and out of Manly, my experience is that it is both difficult and dangerous exiting off street parking on to Sydney road in particular on weekends and at peak times in the morning and afternoon.

It is almost impossible to cross the road to access bus stops on either side due to the congested street parking, decreased visibility, the speed and high volume of traffic including buses and many trucks.

This development will exacerbate existing difficulties by overpopulating this quiet residential community with the addition of cars, bikes, motor bikes and pedestrians from this dwelling and associated service vehicles.

Sydney road will be more hazardous.