
Sent: 17/11/2018 5:04:24 PM
Subject: Online Submission

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RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

I am writing to object to the above DA application for development at 195/197 Sydney Road, Fairlight. I am a local resident who is, consistent with the local area, owns my property in the residential suburb of Fairlight, only metres away from the proposed development. I note that we were not lettered dropped for this development, but we were letter dropped for the previous DA for 3 luxury townhouses on the same plot of land.

I would like to raise the following objections:

1. Density - This is an extremely high density proposal with a scale that is absolutely not in keeping with the local area. The proposal consists of a block of "micro-units" which is not suitable for the existing low density character of the neighbourhood. I note that the previous approved DA for this location (DA20/2017 for three luxury town houses) was much more in keeping with the local area and did not have the associated environmental/social issues of a shift to such a high density dwelling.
2. Environmental Impact - The environmental impact of shifting from 2 single story dwellings (maximum 10 people) to 75 rooms / 126 people will have a detrimental impact on the local area from both a traffic management, parking, noise and waste perspective. Traffic congestion, road safety and parking availability is currently an issue in the area with the proposed number of parking spaces insufficient for 126 adults.
3. Social Impact - The purpose of the dwelling is a "boarding house" that is likely to have a cumulative negative social impact on the area as a result of the transient nature of the population who have no vested interest in maintaining and improving the local area. Who will "police" the property to ensure it is being run as described in the DA by the prospective managers? What are the views of the local Police department for the location of a property that may attract the social problems associated with high density, low-cost accommodation?
4. Completely inappropriate location for a large scale Boarding House - With a small amount of research into Boarding Houses, I found the following points of note.

According to Don Davison, Architect and Town Planner of the Boarding House Division Property Owners Association, in his report "BOARDING HOUSE DEVELOPMENT CONTROL PLANS":

"Many people who use Boarding Houses, are by nature transient. The most successful boarding houses are located close to facilities such as employment centres, hospitals, educational institutions, recreation areas and transport services". None of these apply to the local area, even though two other, much smaller, Boarding Houses have recently been approved in Fairlight and Balgowlah. They are clearly using the SEPP to bypass development

restrictions.

Also according to the same report, "residents of boarding houses do not prefer to share facilities such as bathrooms, kitchens and common rooms. Especially when men and women share facilities, significant conflict can be generated. When common rooms are provided for lodgers, it has been the experience of boarding house owners that the rooms are not used". So, you have to ask, why does this development not even follow these simple guidelines?

I believe that, instead of attracting primary workers looking for low-cost accommodation, they will actually target backpackers in the future for this accommodation for the property owner's monetary gain, with no benefit to the local area or community. So, it begs the question, would a Backpackers Hostel for 126 people be approved in this quiet, residential location?