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Subject: Online Submission

22/06/2020

MRS pamela scott
9 bolingbroke PDE
fairlight NSW 2094
pamdscott@gmail.com

RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

I am writing to object to this DA.

The intended works will substantially extend and expand the footprint of the facility. The hours of the present uses are to be extended, and consent is sought for additional uses involving the storage and rental of water craft, and a kiosk seating at least 70 patrons from 5am in the morning until 6pm at night for the outdoor area, and at least 20 patrons until 10pm at night for the indoor area. These activities are to take place every day of the year. Access to stored craft is to be allowed 24 hours/day. The parking solution is to rely on 33 parking permits granted under the previous scheme and 2 further permits, making a total of 35 permits.

I believe the development will inevitably detract from the amenity of my home, Esplanade Park and the general area. It will bring many more people into the immediate vicinity than the previous use of marine repairs ever did. This will cause congestion and in turn put even further pressure on the available parking, which is already quite inadequate even on ordinary evenings and weekends. I do not support the bid for 35 parking permits, and I do not believe the Boatshed should be allowed to keep the 33 permit it has had to date, especially given that under the new scheme to start early next year all businesses and clubs will be allowed only 1 permit. Many people in my street have no private parking at all, and some buildings to the west of the site are completely land locked and dependant on the parking in the lower part of the Parade, which has only 20 or so parks. It is not realistic to say, as the SEE does at p38, that only 2 extra traffic journeys will be generated.

The proposal will produce an unreasonable level of noise from the general activities, and the preparation and service of food and drink. There will be noise from plant and equipment, and noise from patrons both in the facility and coming and going, and especially at night. It will start early and finish late. It will be intrusive for residences in the area, and an annoyance to many as sound travels here up the hill from the water and for a good distance. I do not believe it will be possible to mitigate the effects of the noise, and especially the noise from the outdoor dining area.

I am concerned by the noise of servicing the site. The level of operation envisaged will require frequent servicing, but the Boatshed is at the bottom of the street and there is little opportunity to manoeuvre large vehicles to enable servicing to happen. Trucks usually have to reverse in and drive out, which is dangerous and will be noisy, especially with reversing alarms in operation.

I oppose the scale of the kiosk. If the facility is really just for Boatshed customers and passers by as explained in the SEE at p38, It does not require 70 plus seats. Surely this need could be easily met by the 20 plus indoor seats which are planned. Anything more would be a restaurant

or large cafe, which I would oppose as very unsuitable on the site. Nor does it need to open until 10pm each and every day of the year. I would also expect conditions prohibiting the sale and consumption of alcohol as inappropriate for a kiosk.

I ask Council to refuse this DA.

Yours Sincerely

Pam Scott