
Sent: 15/11/2018 6:27:16 PM
Subject: Online Submission

15/11/2018

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

To Whom it May Concern,

I am writing in relation to the development application (DA)2018/1708. My wife and I are the new owners of an apartment in 199 Sydney Road. We have recently been informed of a proposal for the development of a "boarding house" to be erected in between a house and our small 5-block apartment building to which we just bought. This boarding house is to include 74 units, with up to 148 residents (assuming two per unit) to occupy just those two lots which currently have two heritage style houses. Logically, we cannot understand how a proposal like this could be the slightest bit appropriate due to a number of factors including:

-Traffic: As it stands, parking on Sydney road is very limited at any time of the day and worsens on the weekends and during peak hour periods and beyond. The development of a 74 unit "boarding house" that may house up to 148 residents with only 38 car spots available (and limited motorbike and bicycle parking) is absurd. Sydney road is an arterial road to Manly so, if there were to be potentially 148 MORE cars parking, entering and departing that already dangerous bend of Sydney road, I fear for the danger of the local residents and anyone who may try to get to the beach via this almost one and only route.

-Privacy and noise: After reviewing the proposal documents for DA2018/1708, I am struck by the stark difference in the current neighbourhood and the buildings the make up this area compared with the "boarding house" proposed. In no way does this 74 unit, approximately 20m2 area each, reflect the character of the area in which it is proposed to be built or anywhere around it. Further, the additional noise that will permeate far and wide with up to 148 residents on those two blocks of land will severely impact the livability of the area, where young families (include us) have or plan to have children and yearn for quiet, peaceful homes. Further, I fear for the lack of privacy from the proposal where the architectural drawings have depicted windows looking over areas where children will play (in the backyard of 199 Sydney road) and where many residents live.

-Views / sunlight: With the addition of the development, the obstruction of views as well as the additional shade that will inhibit our apartment block directly is inappropriate. As mentioned, there is a grassy communal area for the apartment block in 199 Sydney road which will be completely obstructed by the new development and will be shaded. Also, the apartment block itself will be obstructed severely.

I oppose this incredibly inappropriate development proposal which will drastically negatively impact traffic, parking, privacy, noise, views and sunlight. Logically, I am sure the council will also come to the same conclusion.

Kind regards,

Chris Sirote