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MR Richard Linstead
11 Bellevue Street ST
Fairlight NSW 2094
richlinstead@gmail.com

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

As close neighbours, we strongly object to the proposed development at 195 Sydney Road. This is a relatively low density neighbourhood and a boarding house is completely out of context - it will put impossible strain on local infrastructure and significantly affect quality of life for everyone in the area. I'm very surprised that the proposal has even made it this far, and it's very disappointing that it hasn't been stopped earlier by council.

Our reasons are as follows:

- Despite a perception that this is social/affordable housing, this is clearly not the case. It is a cynical attempt to cram as many people as possible into 75 boxes in a way that is absolutely not conducive for them to feel a sense of home and pride. The unit size and target lease length makes it clear that this will only be suitable for transient residents, who will not assimilate into a family neighbourhood that has a very strong existing community character.
- Therefore a development of this size and density will fundamentally change the nature of the Fairlight neighbourhood and does not comply with the NSW Government Planning and Environment circular "Stepping up planning and designing for better places: respecting and enhancing local character"
- There will be significant noise pollution and overcrowding from 126 people being accommodated in a block area that was previously used for two families - this is high density housing in an area that is patently not suited for it. I do not believe that the proposed waste management will be sufficient for the volume of residents - and based on similar boarding houses and hostels in Manly and other areas, rubbish will be dumped on the street and in local shared spaces and gardens.
- There is absolutely no way that the 38 car spaces proposed will be sufficient for 126 people. The parking situation on this section of Sydney Road and on other streets, such as Bellevue Street, is already difficult. This development will result in several dozen further vehicles needing to be parked where there is already a challenge finding parking. For families with babies and young children like mine it will become a major issue and potentially dangerous on a busy road - having to walk hundreds of metres from home to vehicle.
- I have major concerns about the management and policing of a sizeable development such as this. What restrictions will be put in place to manage troublesome tenants and ensure the block does not become one huge AirBnB - effectively a low-rent hotel? All of us know the realities of tightly-packed hostels and boarding houses - the late-night parties, alcohol, drugs and noise that come with them - in central Manly there are regular police patrols, but how will a block like this be monitored?

- The development process itself will be incredibly lengthy and disruptive - the huge volume of trades-people, and accompanying parking required; drilling and break-up of the sandstone base - this is a vast change to the local environment, and completely out of character. An appropriate house, town-house or small unit block development would provide a fraction of the disruption and be a reasonable alternative.

There can be absolutely no doubt that this proposal will significantly damage the Fairlight community, and create traffic, waste and anti-social behaviour issues for decades to come. If it occurs, we will see traffic accidents, police call-outs and health hazards that could have been avoided. We therefore implore council to throw this proposal out, and to only consider appropriate low-density proposals that fit the local environment.

Thank you,
Richard