
Sent: 5/07/2020 5:32:28 PM
Subject: Online Submission

05/07/2020

MS Margaret Kay
1 Cooney RD
Artarmon NSW 2064
smarkay@ozemail.com.au

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

I would like to lodge my objection to the proposal on the following grounds:

Extent of work

The proposed works appear to go beyond small scale alterations and additions with a total rebuild of the boatshed and the addition of new buildings.

The proposed kiosk is really a café or restaurant providing seating for around 70 people, which will substantially change the way the site is used. The proposal does not acknowledge the impact of these changes on the local area and surrounding neighbours.

Environmental issues

The site is environmentally significant and sensitive, and the environmental impacts and effects are profound. Increased car and pedestrian access as well as by boat will put the delicate environment at risk of degradation.

Noise

The noise impact on neighbours, both close by and living further up the hill, has not been acknowledged.

The proposal will mean noise will be increased from patronage using the restaurant, deliveries and traffic. The proposed opening hours from 5am to 10pm will significantly disturb the local community. Despite there being a proposal to keep patrons indoors in the evenings, it is difficult to see how this could be enforced and it is likely that patrons will want to use the outdoor area in the evenings.

Twenty-four hour access to the swing moorings and increased numbers of users of the storage facilities, will also significantly increase the likelihood of noise in adjoining areas.

Parking

The traffic assessment refers to the existing 33 parking passes held by the boatshed. It is difficult to understand why they hold such an entitlement when residents struggle to find adequate street parking. The proposed development will likely attract much of its patronage from people driving to the site and competition for scarce parking spots is likely to escalate. It is also difficult to see how delivery vehicles will manage in the small turn around in Bolingbroke Parade.

Considering the lack of nearby public transport, it is likely that frequent Uber and taxi trips which would further congest the quiet residential street.

Local amenity

The commercialisation of the site is not in keeping with the character of the surrounding

residential area. The site is closely surrounded by residential homes, and the Fairlight Walk is a popular place for exercise and family activities. It is difficult to see how the proposed commercial venue can offer any benefit to local residents and users of the public space and it is not in keeping with the objectives of the LEP and DCP.