
Sent: 20/11/2018 9:31:18 PM
Subject: Online Submission

20/11/2018

MR Eric Goodwin
20 / 4-8 Hilltop Crescent ST
Fairlight NSW 2094
goodwins1@ozemail.com.au

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

Dear Ms/Mr,

The Strata Committee of SP4363 would like to register some concerns in relation to the proposed development on behalf of the Residents of 4-8 Hilltop Crescent. It was raised at an AGM on the 20th November and agreed by all Residents present at the meeting representing 32 Unit Owners. that an objection be submitted.

> The proposed development would appear to be an over development of the site in question and while being advertised as a town house complex and boarding house the proposed development is more akin in short stay accommodation.

> The development provides accommodation for 126 people in small single and double rooms with a communal outdoor amenity ideally suited to short stay accommodation. This use is not in keeping with the surrounding residential area nor in keeping with Council's zoning for this area of Fairlight.

> None of the accommodation is for owner/occupiers and is to be rented for short term accommodation.

> Parking is only provided for 38 cars in a complex providing accommodation for 126 people not including staff.

> Sydney Road is busy at all times and traffic usage to this site will increase existing traffic levels substantially.

Sydney Road is a major road in and out of Manly and the location in question is on a bend that is busy and dangerous. An onsite inspection will confirm this.

> Parking in Sydney Road and surrounding streets is not limited by time, however parking is at a premium at present and this development will only add to the parking pressures.

In summary, the proposed development is an overdevelopment of the site, providing inadequate parking and onstreet setdown and pickup space for residents and staff requiring ingress and egress from a major road.

Eric Goodwin BE MIEAust CPEng (Ret)
Secretary, Owners' Corporation SP4363