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**Sent:** 15/11/2018 3:01:46 PM  
**Subject:** Online Submission

15/11/2018

MRS Sandra Hudspith  
1E / 10 Hilltop Crescent ST  
Fairlight NSW 2094  
sghudspith@bigpond.com

**RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094**

Mrs Sandra Hudspith  
1E/10 Hilltop Crescent  
Fairlight NSW2094

Re: DA/2018/1708 Lot 87 DP 1729 and lot 2 DP 589654 195 Sydney Rd Fairlight NSW 2094  
Demolition works and construction of a boarding house

Council please accept my comments and concerns on the above-named development. Whilst I support the need to provide affordable housing for short time residents. I believe this current development has many problems that need to be addressed during the evaluation process. Therefore, this project should be declined or significantly reduced to meet residents' concerns in the interests in public safety and equity.

Bulk: The bulk and size of the whole development is not in keeping with the streetscape. The set backs of only 6 meters in stead of 8 is not helpful to the neighbours and could be the beginning of the end making our suburb just like any inner-city area. This should not set a precedent for future developers.

Height: I fail to see how the 8.5-meter height of the building can equate to this development. The developer has used the slope to create, in effect, a 5-story building on the site as the 8.5 metre as the height allowance is not taken from the street level.

Waste management: Northern Beaches Council is currently reviewing and changing the waste management policy and bin types. The design of the bin room is not able to accommodate the 13x 660 bins with the 1-meter corridor as the waste consultant recommends. I realise this is a design issue but an important one for the day to day management and may influence the neighbours and the residents.

The grass roof: Whilst the grass makes the design look good on paper, I am concerned that it could be difficult to maintain thus upsetting the look from above and the street.

Laundry facilities: Not sure if the residents will be provided with adequate laundry facilities. I make this comment as I would not like to see the building with laundry hanging from the balconies.

Parking: As this development is located close to the exit to Bellevue Street, I believe that the use of a large car park on this corner would be dangerous. I am also concerned that currently parking is a problem in the street. Most evenings there would not be a spare space in the street and on the weekend the parking filters into all the side streets. It would be made even worse for all the current residents if a clearway is created as the traffic flow problems in the area can only get worse.

Kitchen: I note kitchen facilities are provided in the studios with no central communal area for catering, apart from BBQ areas is this safe in respect of the fire safety?

Noise: Currently the area is a nice quiet area in which to live. I believe the ability for weekend parties and noise could become an issue. Good management practices would need to be

implemented.

Access: Access to and from the site during construction while removing and changing the site levels will need to be carefully monitored. The amount of change to the site must be considerable and thus the vibrations and disturbance to adjacent properties must be considerable. The Standard set back must be adhered to ensure adjacent properties are not damaged.

BCA report: I note there are a considerable number of issues that need to be finalized regarding the BCA requirements. This needs to be monitored carefully.

Size of the Studios: The size of the studios is very small and like living in a corridor. I studied the various design options and failed to see a wardrobe or storage space. This may indicate very short-term stays and could equate to a hotel in residential zone.

In conclusion I hope the Council listens to the resident's concerns and refuses this submission. To accept this proposal can only set a precedence and we will look like any other inner-city suburb. I ask of the Councillors and the Council Officers. Do they want this to happen?