
Sent: 17/11/2018 6:21:48 PM
Subject: Online Submission

17/11/2018

MR Robert Godfrey
12 / 201 - 207 SYDNEY RD
FAIRLIGHT NSW 2094
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RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

Dear Assessing Officer,

I have a number of concerns in relation to the proposed development at 195-197 Sydney Rd, Fairlight (DA2018/1708) and would request this application be rejected in its current form.

1. **INCONSISTENT:** The development is significant in size and markedly different in design and purpose to the dwellings in the surrounding area. Homes and apartments of two to three stories are predominant rather than high intensity dwellings such as that proposed in the submission that seeks to cram 126 people into 75 rooms on the site of two previous houses.

2. **NOT REALLY NEIGHBOURLY:** We live two doors down and will be overlooked by the development due to its height and scale. The site is already on a natural hill meaning that it will be dramatically higher than the properties on the western side and will result in the development overlooking us even more than the existing dwellings. Residents will have clear view down on and into our property. Further, it will be a large building in our immediate line of sight to the east.

3. **IMPACT ON THE SURROUNDING AREA/SAFETY:** Parking is already at a premium on Sydney Rd and in surrounding streets. A dwelling of this size that only provides 38 spaces for 75 rooms and 126 residents is more than likely to put further pressure on already busy streets. It is my opinion that the impact on streets and residents beyond the immediate vicinity also needs to be considered as residents who cannot park on site will seek to find parking wherever they can. Most likely they will take up spots in streets one to two blocks away.

Furthermore, the vehicle entry/exit to the dwelling on Sydney Rd is into 'the bends' that have poor line of sight east bound and west bound due to cars parallel parking on the street. Sydney Rd is used by buses, cyclists, significant volumes of commuting traffic, significant volumes of visiting traffic to Manly and pedestrians walking to Fairlight, Manly and Balgowlah. The increase in volume of traffic entering and exiting the property at speed to beat the traffic and seeking to park on this busy road will increase the risk of accidents to road and footpath users. To add to this issue, traffic does now slow through the bends, with vehicles often cutting the corners for a better line, increasing the risk to all users.

I would be grateful if council would take the above concerns into account.

Yours sincerely,

J Godfrey
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