
Sent: 19/11/2018 10:14:58 AM
Subject: Online Submission

19/11/2018

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

I would like to object to the development 2018/1708 and suggest that the following items need considering

1. The scale of the development - out of character, offensively large and taking up the whole block.
2. Parking - 38 car parks for 126 people. This is not acceptable for the neighbourhood. Car parking is at a premium in this area, and this will definitely impact the greater neighbourhood.
3. The stairs running up the left hand side (as your look at the building), to allow people access to back of the block will cause noise for the immediate neighbor (193 Sydney road). People will be coming and going at all times of the night, and their voices will be amplified and will echo between the hard physical structures. Please consider putting the stairs up the center away from the neighbours
4. The plan of management - who is responsible for ensuring it is actually managed/enforced? I have lived next door to a set of units with many transient tenants where there were "rules" but they were never adhered to, and if the rules were broken it was up to the neighbours to call the police. No action was taken by the management. There must be some sort of responsibility put onto the management or owners of the building to ensure that the plan of management is adhered to and enforced. As a suggestion, make sure that the continued operation as boarding house should only be possible if the management does a satisfactory job of dealing with complaints.
5. If there is a café in the building, shouldn't that be considered as a change of use? It is at street level, which seems to me to be a commercial/food service premises. The should be considered a separate DA.
6. Having people hanging around outside the café/even when it is supposed to be closed, will be very disruptive to neighbours. As an example, groups of friends coming home late from a night on the town, wanting to continue to talk/chat, hanging out on the street/outside the café. If they are on the street, then they are not considered to be on the premises, so therefore the "plan of management" rules will not apply, but there are some nice seats/ledges to sit on outside the café.

This is clearly an application to maximise the profits for the owners of the block at the expense of neighbours and the community. The community should not have to pick up the pieces and deal with the fall out of this unacceptable development.