
Sent: 15/11/2018 4:11:42 PM
Subject: Online Submission

15/11/2018

MR Michael Ryce
2C / 10 Hilltop CRES
Fairlight NSW 2094
mryce@bigpond.com

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

Concerns regarding proposed over-development at 195 Sydney Road Fairlight 15/11/2018

1. Noise. The proposal encourages outdoor activities including large TV screens, music etc due the very small living areas. This together with the number of people involved in the small spaces available will have an adverse and significant impact on the current noise levels in the area.

2. Developer undertakings. The developer has given certain undertakings eg. No alcohol, time restrictions, specific number of people in units, no noise, rowdiness, etc. How does the Council intend to police all these undertakings? Previous experience in the greater area does not give us confidence in this respect.

3. Transient tenants. This development is aimed at people who will rent for 3 months. Short term leases encourage transient people. They will not assimilate into the community, take pride in or care about our neighbourhood. There will be also be constant moving in and out of tenants with utes, removalists, etc causing even more traffic problems on Sydney Rd.

4. Café: The architectural drawings do not indicate a café. Nevertheless, this café would need to service 120 people and will require regular deliveries, refuse removal, etc, causing further problems in a difficult traffic area.

5. Rear setback. The 8-metre setback to rear southern boundary has not been adhered to. A 6-meter setback is proposed. This is imposing on our rights and expectations to have minimum setbacks to adjoining properties. We see no valid reason for Council to compromise on this issue to the obvious advantage of the developer and to the permanent detriment of neighbouring properties.

6. Building height. The height of the building as shown along the southern elevation has an adverse visual impact from Tarquin when viewed from the so called "communal open space" level. This impact has obviously been exacerbated by the reduced setback which has allowed for a taller building.

7. Overlooking issues. No surface RLs are indicated on the "communal open space" of Tarquin, thus the architectural sections and elevations showing the relative heights and visual impacts are schematic only and may be misleading. We would have expected that a series of actual RLs to have been used to give an accurate and realistic representation.

8. Skylights: There will be many large skylights on roofs of the development. At night, light emanating from the sky lights will be visible to the majority of occupants of the neighbouring property - Tarquin 10 Hilltop Crescent. This is in contrast to the current pleasant district views we have. One only has to observe how much light even the small skylights at Palm Grove emanate at night, let alone the multiple huge skylights proposed.

9. Area character. The over development of this site is out of character with the surrounding area and will result in a loss of amenity for all its surrounding neighbours.

10. Sydney Road entry & exit. The garage entry off Sydney Road is on a blind downhill corner making it a particularly dangerous place for some many cars to entering and leaving given what a busy street Sydney Rd is.

I would like to lodge my strong objection to Application No. DA2018/1708 for the reasons outlined above.

Your Sincerely, Michael Ryce.
10 Hilltop Crescent Fairlight