
Sent: 23/11/2018 12:47:44 AM
Subject: Online Submission

23/11/2018

MS Katrina Peterson
- 210 Sydney RD
FAIRLIGHT NSW 2094
katmat@ozemail.com.au

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

Dear Mr Perry

With reference to DA2018/1708 and DA20/2017, my husband Matthew Gane and I wish to register our strenuous objection to this development for the following reasons:

- Impact to street parking - There is insufficient parking for the new development. Parking is already fraught in the vicinity of the development. Our residence at 210 Sydney Rd is a corner block with 4 parking spots surrounding it. We already have difficulty finding even one of these spots vacant at the best of times and regularly find ourselves having to park way down Bellevue St or worse still, on the opposite side of Sydney Rd in Bellevue St, running the gauntlet to cross Sydney Rd with 2 children and groceries in tow to get to our own home. Increasing the demand on street parking will only make this situation worse.
- Impact to amenity - The bulk and scale of the development (5 floors @75 rooms) does not fit into the current streetscape that largely consists of low level units and free standing/semidetached houses.
- Maintenance / Sustainability - There are valid concerns, given the lack of maintenance of the current residences on the proposed site, that this development will fall into disrepair soon after being built and become a huge eyesore; which will, of course, adversely impact surrounding property values.
- Impact of high density living - Putting a 75 room boarding house accommodating 126 people in the space of 2 homes that accommodated approximately 10 people (i.e. on 1750 square meters) with only 38 parking spaces has negative impacts on amenity (visual, noise etc.), parking and traffic flow, and is not in keeping with the current streetscape and demographic of the area.
- Demographics - The nature of a boarding house is that the population is largely transient. This does not align to the current demographic of the Fairlight area where housing stock is generally tightly held and residents, whether in units or free-standing houses, owners or renters, are largely permanent.
- Vehicle access and egress onto Sydney Rd - Locating even the limited number of parking spaces to be allocated as part of the development (i.e. 38 car and 15 motorbike spaces) on a busy main road such as Sydney Rd will only exacerbate traffic flow issues and impact what is already a dangerous and busy section of Sydney Rd.
- Loss of heritage value of surrounding properties - The heritage value of existing properties will be adversely impacted by the development.
- Garbage storage and retrieval - There are valid concerns that given the transient nature of boarding house residents, garbage bins will not be properly stored, cleaned and/or put out for garbage collection thus creating a health hazard. This will potentially be compounded by Council regulations limiting the number of bins that can be put out and emptied (without additional cost). Additionally, collecting multiple bins on the section of Sydney Rd adjacent to the site is dangerous given poor visibility of oncoming traffic and the temptation for motorists to try to pass a garbage truck which will be occupying the single west-bound lane in or close to

the morning peak for the duration of time required to collect the garbage (because there won't be any space for the garbage truck to pull over to the side of the road).

Boarding house tenants - There is valid concern that transient tenants such as back packers who are (for want of a better phrase) 'here for a good time and not for a long time' will cause disruption to the peaceful enjoyment and quality of life of residents in surrounding properties whether this be through excessive noise or other anti-social behaviours.

In summary, we believe that if allowed, this development will have a serious negative impact in and around our vicinity and therefore request that you consider the points outlined in this submission as you conduct your assessment with a view to rejecting the Application outright.

Yours sincerely,

Katrina Peterson and Matthew Gane