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13/11/2018

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

Regarding DA2018/1708 and related DA 20/2017 for development of a boarding house at 195 and 197 Sydney Road, Fairlight.

We strongly object to the proposed development on the following grounds:

- \* The density is grossly disproportionate for the area. The Fairlight suburb is largely low density housing and small block apartments with families and children. Its a suburban area with primary schools, preschools and parks frequented by families and children.
- \* The apartments are extremely small barely larger than a large bedroom and there are 75 rooms with up to 126 residents. Its highly unlikely these will be occupied by long term stable residents. It is more likely to be used by short term travellers given that Manly is a tourist area - who will be typically be working part time or shift work and in holiday and partying mode.
- \* The impact of this density combined with the small size of the apartments is that the occupants will not be able to entertain or do any recreational activities within their own small apartments so they will spill out onto the minimal communal space that has been allocated, impacting the quiet and privacy of neighbours and passers by. Some of this communal space fronts onto Sydney road where children and families walk to school or the local shops or walk their dog or kids down to the beach.
- \* The communal space included in the plan is grossly inadequate for the small size of the individual apartments and the number of occupants of the boarding house.
- \* The lack of common space means boarding house residents will also need to find other areas for recreation and/or to entertain guests which will include local streets, parks etc. We're concerned that local parks currently used by families and children for play will become overrun with travellers and short term visitors making noise, consuming alcohol etc.
- \* Short stay accomodation increases the risk of residents that will exhibit other anti social behaviour such as theft, graffiti, litter, vandalism, noise, alcohol and drug use etc. which will create a risk for children and families that live in the area.
- \* The parking spaces allocated are inadequate. There are only 38 spaces for 75 apartments and potentially 126 residents. Both Sydney road and the local side streets that run off Sydney road already have a massive issue of lack of street parking and this will very much exacerbate the situation.
- \* The idea that any kind of alcohol ban (or ban of any other illicit substances) will be able to be

enforced within the complex seems laughable. The likelihood is very high that there will be both alcohol and potentially drug use on these premises and in the communal areas and within the local community.

\* The large number of residents potentially gathering and socialising in the common areas will create noise problems and privacy issues for neighbours and local residents who regularly walk past this development.

The whole development is ill conceived and completely the wrong fit for the suburb of Fairlight.

Thanks for your consideration