
Sent: 14/12/2018 5:31:40 PM
Subject: Online Submission

14/12/2018

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

We have been local residents for 15 years, and love the fact that our neighbourhood is small, with older-style apartment blocks and houses. Our suburb is low-density, and this contributes in no small way to it's village atmosphere.

The proposed development is high-density - substantially increasing the population within the immediate vicinity and the plans do not make enough provision for car parking in an area that already has a low supply of on-street parking - already used at full capacity.

The building proposed is in no way compatible or harmonious to the local area and will have a detrimental affect on the aesthetic character of the area, not to mention on the immediate neighbours.

Traffic along Sydney Road is already heavy (and too fast for the area), with cars wishing to turn across the oncoming traffic creating bottlenecks for other traffic. This would substantially increase with up to 53 additional vehicles trying to turn into the proposed parking.

The proposed nature of the property (boarding house) has the potential to produce excessive noise and invasion of privacy for nearby residents. There is no documentation around how council propose to manage this, and previous experiences by local residents with boarding houses in the Manly area should be reviewed by council - learning from previous experiences!

There are also a number on non-compliant aspects to the proposed development -

- front and rear set-backs are non-compliant and inadequate
- communal living areas are non-compliant
- does not meet the minimum accomodation size requirements by excessive and non-complying floor space ratios

Kind regards
Rachel Edwards