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**Sent:** 15/11/2018 12:53:33 PM  
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15/11/2018

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

I am writing to oppose DA 2018/1708 for the construction of a "new age" boarding house.

There are a few points to address, and they are all closely related:

1. Parking: as is, there is already a shortage of parking in this area. We have had our driveway blocked a number of times, either fully or simply put horrible parking jobs where car is unable to pass. As an immediate problem, the proposed build would obviously require tradesman to park nearby, although not sure for how long, as I couldn't find an estimate of duration of works - would be appreciated if someone could inform -, but of course, the ratio of units vs parking spots is completely unreasonable. We already have had problems where campervans were parked and would block view of incoming Sydney Road traffic, increasing chances of an accident just getting out of our driveway. I can't foresee an improvement with works of this size happening across the road.

Not only cars and buses, we have huge flow of trucks already to Manly, as this is the main road. Construction would impose a massive strain to commute and traffic management, and once up and running, buses that already struggle with peak hour crowds, would only see an increase.

It is also worth a mention that people in boarding houses own their cars. The proposed 38 car spots (mind you, only 1 for staff, where are any others supposed to park?) would not be sufficient to address the demand that this building would require. Any new parking plans (2P or resident only) would definitely face challenges upon implementation given the temporary outlook of the residents (how could they be honestly impacted with fines and the likes if they leave?). Would the proposed building management team itself suffer any consequences? Most unlikely.

2. Safety: there is a contrast to me between the nomination given to this building, with the work gone into the facade and plans, and the purpose of it. The transient nature of people and its desired environment clashes with the established family feel of this quiet suburb. It raises questions about safety, behaviour and about accountability of whoever stays there. As a mother to two young children, this is not what one hopes to have next door. Although I understand that being a young family is not a strong statement to oppose this construction, I believe it can help understand my point of view of how the new building is ill fitted for this region, given also the incredible high density it wants to implement, which in my opinion, can lead to a change in demographics that is not necessarily the direction we'd like to go and the impact it can have on the suburb.

I am particularly concerned with night time activities, regardless of the management plan presented - since to me, all it does is minimize their responsibility of actions outside their walls. The no alcohol on premises policy will most likely lead tenants to public areas. Fairlight does not have bars, pubs, and is not suited to accomodate 100+ that would wish to drink somewhere (albeit not at the same time of course, but not just one or two individuals would be

involved, should be noted), whether a bottle of wine or full pre party mode. This is something to consider, given if approved, it would be very hard to monitor and stop this behaviour. We would be left to just suffer the consequences.

3. Change character of Fairlight: this is a suburb sought after due to its established family friendly safe feel. It's quiet, close to Manly, but not with its hectic environment. This is for living, not for short term experience. We value where we live, we look after it. We are a community. That's its appeal. We are predominantly, young families, retirees, stay at home for work or for children, small businesses. The height of the new build might fit required standards, but the sheer size of it and proposed number of occupants does not. Allowing the proposed building to go ahead, changes not only visuals (demolition of the beautiful Californian bungalows), but also demographics. This is considering not only who might stay there, but who might NOT want to live near it. By allowing this, it can have a serious impact on neighbouring properties, on value, on feel, on occupants. How will Council measure this? How will it weight, given the unanimous concerns by all of those speaking out?

The impact to the immediate next-door neighbouring properties is tremendous, from having two houses, to a 4 storey block, with the influx of people and cars, not to mention rubbish, expected noise, and all that comes with it. It completely changes the character of the place we love to live in. It affects the reason why we want to live here.

Please stop this from going ahead. Please listen to everyone that would be impacted by this development, and how it affects them. There are so many other issues, the dust and noise of works this size in a residential area, road safety once building is in place (Bellevue Street would be prime candidate for turning around to Manly, creating so many chances of accident with that dangerous proposed exit and curve coming into Manly), the additional traffic (impact to commuters who are here for the long run), rubbish (regardless of the twice a week pick up, imagine how the increase in population would impact general rubbish in this area), property values, washing (where are all these people washing AND drying their clothes? surely they are not ALL going to the laundromat?). It is an incredible clash of way of life.

Please withhold my mobile number from being published online.