
Sent: 16/11/2018 7:05:46 PM
Subject: Online Submission

16/11/2018

MS Marina Dunshea
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Fairlight NSW 2094
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RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

RE: OBJECTION TO DA2018/1708 - 195 SYDNEY ROAD FAIRLIGHT NSW 2094

To whom it may concern.

Appropriate development forms the backbone of any successful community through respect, improvement, commitment and not only financial gain. A sense of community, life cycle and sustainability that goes beyond just the development and construction phase needs to be further considered. Unfortunately there has been no community consultation for such a vast project that typically will be resented if the community feels they have been ignored with little or no involvement.

As this is a so called "New Age Boarding House development" you would expect the development application to move away from traditional minimal standards and set a precedent to offer enhanced living standards and community involvement for low to moderate income people. Reading through DA documentation did not read the way of a New Age Boarding House and felt as though it was purely aimed at maximizing investment returns.

The Mission statement presented on MicroNest website (<https://micronest.com.au/>) quotes "We believe people are happier when they live and play together".
"We Belong! We aim to create happy micro-communities where people will belong and feel connected".

We understand the applicant ticked most of the appropriate boxes, but ignored the very nature of the project - the community. As this project is still in its approval stage, we suggest that enough time be made available to allow the community to digest the applicant documents and to start the process of consultation, so the Fairlight community can buy into such a project and provide a public voice that has so far been ignored. As this DA feels like exploitation of planning laws mainly State Environmental Planning Policy - Affordable Rental Housing 2009 you really wonder who this development is targeting, as all who live here, work hard to afford this life style.

The main issues we object to are:

Over development. Doubling the FSR is not in keeping with the character of this area and sets a precedent which will drive out the very people who created this desirable location. Up until now Manly Local Environmental Plan 2013 has had control of General Residential (R1) and restricted any overdevelopment due to nature of the area.

SEPP Affordable Rental Housing 2009 Clause 30A - Character of Local Area states:

"A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area."

We suggest Northern Beaches reviews the development in regards to character of the local area, noting that two original bungalows will be demolished to make way for a development that is totally out of the local character.

Onsite Parking. Even though parking is considered acceptable (page 28 PDC Traffic Management Assessment). Onsite parking is considered inadequate and should be reviewed to suit the development area and not the planning laws. In the Plan of Management there is no mention how the parking will be allotted (1 space per 2 units) and states :
Due to planning conditions local council car parking permits are not available to Residents On Sydney Road and the side streets surrounding the development there is currently no parking restrictions. So unless Northern Beaches Council is looking at introducing stickered parking at a later date, this statement is pointless. Road conditions / traffic at this busy Brisbane Street / Sydney Road intersection can be fast moving, especially going west down the hill in front of the development.

Excessive Noise and Vibration: Considerable Construction Noise, vibration, impact, inconvenience, pollution, and dust during a lengthy construction period in our neighbourhood especially arising from the proposed extensive rock excavation and other construction work.

Setbacks: The Proposed Development setbacks (all) appear to be insufficient for such a large scale development. In reference to the Statement of Environmental effects, the report acknowledges non compliances in the project.

"The assessment report associated with this approval identified and supported non-compliances in relation to front, rear and side building setbacks and landscaped area." P9 SEE

The rear setback is proposed at 6m and therefore numerically noncompliant.

This is unacceptable due to such a large scale development and the rear unit's loss of amenity getting very little winter solar access, as their main aspect is to face south.

Waste Management: The waste collection strategy is unactable and if not properly managed will create an ongoing issue with stray bins and early morning extended noise during bin collection. This development is located on a very busy road and to see a mass of bins taking over the pavement will be an eyesore for visitors and residents, trying to navigate past the development.

The Statement of the Environmental Effects states - p12:

Waste management will be undertaken by a private contractor on site from within the basement. A waste holding area and loading space has been identified on the plans. Waste collection will occur two times a week. In the event that the private waste collection arrangement fails and waste is required to be collected by a council service, the bin storage room is located in close proximity to the street to enable convenient movement of bins to the kerb.

This strategy is unacceptable and further work will be required to collect rubbish within the development behind the closed roller shutter.

We ask that you take into consideration all of our above concerns, along with those

submissions of the other residents of Fairlight and give them the due consideration they deserve. To allow a DA of this nature to be approved under the banner of a Boarding House for affordability housing, just does not stack up. This development will have a permanent and adverse impact on the whole of our community, for various reasons, if it is allowed to go ahead.

Kind regards

Marina Dunshea and Robert Bruce