
Sent: 13/11/2018 11:27:29 AM
Subject: Online Submission

13/11/2018

MR Cameron Spencer
14 Bellevue ST
FAIRLIGHT NSW 2094
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RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094

To whom it may concern,

it seems that many residents including one half of my street (Bellevue st) which is close proximity to the proposed development have been left in the dark about this DA. The concerns I have directly affect myself and surround houses in the neighbourhood.

It seems like 'A boarding house' is a strange description for what appears to be a hotel or hostel style accommodation. To change the site from 2 houses to develop it into a large facility to accommodate up to 126 people seems unsuitable for the area. Is this not high density living in a zone that I read as normal residential?

The lack of parking in the proposal is a problem. We have no parking at our house and with two children under four its is important to park in close proximity to our house. Already commuters park in Bellevue street and take a bus from Sydney rd at the bottom of the street. The overflow of cars would no doubt result in cars parking for extended periods in the surrounding streets. Zoning Bellevue street into a 2P zone may need to be implemented.

The amount of demo and excavation will create a lot of disruption to the neighbourhood and no doubt cover neighbouring properties in debris.

A boarding house is temporary, suggesting people that stay are likely to have little concern for the neighbourhood, which is very quiet and family orientated. There will probably be a rise in noise complaints, parties, rubbish and other associated issues.

Is there a cap on people staying in this development or length of time they can stay there? Who will handle maintenance, strata related common property and gardens etc? if there are no permanent residents.

Are the units self contained? are there kitchenettes?

I already view property 197 from my property and the proposed development will dwarf the existing dwelling. It will cast shadows in the morning easterly light which is the only light we get in our house in a south facing semi-detached property.

These problems may seem insignificant, but they will have a great impact on many young families that chose to reside in the suburb, far enough from larger developments and associated issues in the more dense location of Manly.

thanks for taking the time to read,

Cameron Spencer