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Subject: Online Submission

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

I want to address a development proposal for an adjacent property (195 Sydney Road) on which currently sits two residential houses. The proposal is to demolish the two residential buildings and construct a "boarding house" (developer's words) for 126 residents in 74 units; 38 car parking spaces including 3 accessible car parking spaces and 1 for staff; 15 bicycle parking spaces; 15 motorcycle parking spaces; storage areas (bulky Goods and General Storage); and indoor and outdoor communal areas (135sqm)

In summary I have two concerns:

- The manner in which this proposal has come to the attention of Fairlight residents; and
- The high density/transient-resident character of the proposal within the Fairlight community.

A. Manner In Which Notice Has Been Handled

Earlier in the year a Development Application was made with the Council for three "high-end" townhouses on the site, in keeping with the residential area. However:

- No early notice was provided to residents that the application changed to a proposal for a high density "boarding house" of 74 units for up to 126 residents; and
- When notice was published by exterior signage the council website (until today) still contained information on the last development proposal. Anyone, including myself, searching for information had none and then when information was uploaded on the new proposal it was comingled with the previous application which was confusing for anyone trying to locate the new application. Some persons attending the website thought the new application was the same as the previous and did not consider the application further. Now that they are aware the time within which to file their objections is too short. Given the, now available, large volume of information and reports relating to the new proposal it is unfair to expect residents and owners to file anything other than a perfunctory objection.

The manner in which this proposal has been handled is quite frankly unfair to residents.

B. High Density Boarding House:

The overall development proposal is not in keeping with the character of the neighbourhood and is not in keeping with a number of policy objectives of the Manly Development Control Plan 2013 on a number of fronts including

- Objective 1.7(b) - street scapes
- Objective 1.7(d) - needs of the community

- Objective 1.7(f) - surrounding character

In short, the proposed development by reason of its size, depth, width, height and resident-massing would have an unacceptably adverse impact on the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of personal and acoustical privacy and visual impact (height). On the last point, notwithstanding that the spatial height matches the current height of the existing structures, the height of the building itself compared to the existing buildings is overbearing for the neighbourhood.

Moreover, there would be an adverse impact on traffic density, parking and safety if this proposal were approved. Parking on Sydney Road in the vicinity of the proposed development is already stretched but the higher volume of traffic to accommodate the larger number of residents in the one development site would impact pedestrian and vehicular safety as Sydney Road in the area of the proposed development has a blind angle travelling west-east at a rate of 60 kms on which there have been accidents. I have been involved personally in an accident at that site angle.

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12 November 2018