
Sent: 16/11/2018 3:56:33 PM

Subject: objection to DA 2018/1708 195 and 197 Sydney Road Fairlight

Objection to DA 2018/1708 - From Leigh Coppin, 11/189 Sydney Road, Fairlight.

I am the owner of apartment 11/ 189 Sydney Road, which is to the immediate east of the proposed development.

I wish to lodge an objection to this development on the following grounds:

General Issues

I consider this development will have a most detrimental impact upon our residential neighbourhood. The scale of the proposal (75 micro apartments) is a gross over development of the site (which is zoned as R1) and will have the following negative impacts:

- a) The bulk and scale of building will be imposing and out of character with the zoning. The FSR concessions for boarding houses results in a floor area approx. twice that allowed for in this zone.
- b) 75 micro units (replacing two single storey sole occupancy dwellings) will generate a large population resulting in significant impacts, including;
 - i) increased traffic entering and exiting the site with limited sight lines off an already busy road.
 - ii) increased demand on an already insufficient amount of street parking (as many of the surrounding houses and units do not have on site parking).
 - iii) noise generation from communal open spaces. Boarding house developments prescribe large open spaces for interaction and socialising of the semi-permanent residents. In using these areas, the 128 expected tenants will generate noise levels in excess of that anticipated within R1 zoned areas. This noise will contravene my right to the quiet enjoyment of our properties.
 - iv) noise generation from the balconies. With 75 micro apartments the noise generation from semi-permanent residents spilling out to their private balconies will also impact on the quiet enjoyment of our properties.
- c) The excessive excavation required for the proposed design will result in the following impacts;
 - i) disruption of groundwater flow paths and geotech issues.
 - ii) the protracted build time required for this level excavation with the associated dust, noise and vibration issues will make living adjacent to this development untenable.

Issues Specific to my Apartment

My apartment is located on the western side of the rear block of 189 Sydney road. As such I am the apartment most impacted by this proposal. In particular:

1) View loss

The developer claims that the proposed buildings fall below the 8.5 metre height control and no neighbouring views will be impacted. I strongly refute both claims. Currently my living, balcony and bedrooms all enjoy significant district views to the north and west over the current dwellings on 195 and 197 Sydney Road. The proposed three storey stepped rear building of the development in question will block most of this view.

The submitted drawings indicate a rear building with roof levels of 4.9 metres and 2.0 metres above my floor level which extend approx. a further 20 metres to the north than my balcony. This indicated height would greatly erode my view. However the plans are misleading. **These plans do not accurately depict the true height of the proposed building which will further erode my view.**

The submitted plans fail to provide any soil depth for the proposed landscaped roofs. Within the submitted statement of environmental effects these roof gardens are included within the total landscaped area calculations. Council require a minimum soil depth of one metre for such gardens, raising the proposed roof levels from RL67.2 to RL68.2 and from RL64.3 to RL65.3.

Not only does this further obliterate my views, it also results in a building that will exceed the allowable 8.5m height control. My understanding of the controls is that a development standard can only be exceeded if it does not result in an adverse impact on adjoining properties. This proposed exceedance certainly impacts adversely on my views.

I am also concerned that no safety/ maintenance railings have been indicated, around the perimeter of these roof top gardens. If these are required they would further raise the heights of the roofs and further adversely impact my views.

2) Lack of detail within documentation

The submitted plans give no indication of the location of any air conditioning, mechanical ventilation, central hot water or other plant. My concern is that the developer will wish to locate this plant on roof tops (typical of many multi residential developments) and/or within the side boundary set back areas. This would further impact my amenity, including further view loss.

For the above noted reasons I strongly object to the proposed development.

Regards, Leigh Coppin

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