
Sent: 12/11/2018 10:40:25 AM
Subject: DA Submission
Attachments: DA 195-197 Sydney Rd.pdf;

Hi

Please find attached my submission regarding the development proposed at 195-197 Sydney Road.

Kr – Denise Quinn

12 November 2018

To Whom It May Concern

We are writing in response to the proposed development located at 195 and 197 Sydney Road Fairlight to construct a Boarding House (DA 2018/1708). We are in general terms supportive of additional housing being introduced to Fairlight but feel that the magnitude of this development will overly strain the local resources and reduce the amenity we currently enjoy:

Road safety.

We're deeply concerned about the increased congestion that will occur by adding a minimum of 68 more vehicles (38 cars, 15 motorcycles, 15 bicycles) that need to access a major arterial route, that being Sydney Road. We believe this additional congestion will affect road safety and amenity as the proposed development will mean longer wait times for people living in our townhouses to leave the building in their vehicles as they wait for the stream of traffic from up the road to abate.

We believe that the estimates of 15 vehicle trips per hour during AM and PM peak periods is definitely understated (see 5.1 Trip Generation). Further the expectation that 25% of all traffic will go to the East and 75% will go to the West (away from the Beach) doesn't seem to be reasonable either and we're concerned at the impact turning right into Sydney Road and across oncoming traffic will place on residents.

While the Traffic report that accompanies the DA draws a parallel between Sydney Road, Pittwater Road and Condamine Street, suggesting that Sydney Road can take the capacity we do not believe that this will improve the amenity of the area. Condamine and Pittwater are regularly congested and are hardly an example of well flowing traffic. I do not think we should be ascribing to this standard going forward, particularly as this road is the main road into Manly from the City.

Additionally, we believe that having 68 vehicles able to cross over Sydney Road and turn right could cause accidents as people accelerate into Sydney Road. There is also going to be an impact on the buses that run down into this area to collect passengers. The impact on buses does not appear to have been dealt with in the report.

When the amazing transformation was done up at Fairlight shops traffic flow needed to be considered and then changed accordingly. Consequently, we believe that an independent transport flow plan should be required to assess the impact on neighbouring and inbound and outbound traffic into Manly.

Further, this many vehicles coming out of the underground car park and entering the road would have an impact on pedestrians who cross these driveways on a regular basis to get to the bus and we'd like to see some kind of pedestrian warning system included on cars crossing the pavement.

Parking

While the SEPP Requirement for parking appears to have been met there has been widespread dissatisfaction expressed about the negative impact Boarding Houses have on existing residential on-street parking. In fact this number has been revised up and I believe it will be revised up again as people realise that people in Boarding houses often own cars and these should be accommodated on the property not on the street.

Parking in Fairlight for locals is already difficult with many residents along Sydney Road and adjoining streets without parking within their property boundaries, so we believe adding additional strain on an already compromised resource will adversely affect current owners and tenants.

We see the shortage of parking exacerbated by trailers, caravans and boats that are parked for long periods in Fairlight. Now that this is coming under control, it'd be a crying to shame to lose that ground by creating a new problem based on tenants and visitors in short term accommodation who don't have space to park their vehicles. 38 spaces is inadequate for the demographic who will use these spaces. Will the parking spaces be allocated to specific residential addresses or will it be allocated on a first come, first serve basis? We believe without allocation to specific residential addresses and controls on who has access to the carpark you will have more than just residents attempting to park in these spots.

The Works Zone area that will also be required for the duration of excavation and construction while not defined will also mean local residents lose car spaces during this period and buses will also have a shorter area to pull into. We believe the impact of this should be assessed.

Waste collection.

The proposed Boarding House is located on the main road used to travel into and out of Manly and we do not want to see it overcome with overflowing rubbish bins.

The waste management and traffic management plans that have been provided see 13 x 660 litre mobile garbage bins collected twice a week. Of the 13 bins, 9 are general waste and 4 are recycling. While the report states that this is adequate I do not believe that this is enough. The sheer number of people and the nature of the Boarding house with people who may stay ~3 months is likely to mean that additional rubbish is 'dumped' when people end their stay.

I see that the bins will be collected from within the building and that they will not be wheeled onto the footpath. I believe that this should be a condition of approval as to have these bins that are very large (see page 13 of the Waste report) on the footpath would be dangerous and an eyesore. There's also the noise that accompanies emptying bins and so it is good that the Traffic impact report specifies that this will take place within the basement. I believe that this should again be a condition of any form of approval.

Page 10 outlines how the rubbish is transported from the basement out to the road, but not how the rubbish bins are moved down to the basement from each level. Do these travel in a dedicated goods lift? I believe the management of the bins that are external to the basement should be defined as undesirable animals are attracted to rubbish overflowing from outdoor rubbish bins and we'd not want to see these animals in our backyards.

I note that the 30m² allocated to onsite storage of these bins is shown tightly packed and it will be difficult in the current plan to reach the bins at the rear of the drawing. I think this space would need to increase. I see that this is also mentioned by Council's waste management team but do not see an update to plans to reflect this requirement.

Laundry facilities

Can't see the provision for laundry. Don't want to see washing hanging off the balcony and yet there doesn't seem to be a provision for sufficient clothes washers and dryers in the communal spaces.

Run off / Stormwater

I can't see where the onsite detention tanks are for this development. I can see on the BASIX that a central water tank of 5000L needs to be installed (this seems small) and can also see provision for a car washing bay onsite but am unsure where the water from this runs to / stores.

I'm concerned about the soft/hard scape ratios in that while BASIX nominates 900m² I can't see that on the plans. I am concerned about the impact that these dwellings will have on the rain that runs off the property onto our property which is downhill from this development.

Inadequate Open Space

I note that the communal spaces provided on site for the 126 people living in these dwellings is inadequate and will mean an increase on the local amenities which will not only adversely impact current residents of the area but will also impact the amenity of future residents.

Pets

I'm not sure what the rules are around this but I'd like to see animals being restricted from being kept in these dwellings. There is no heating or cooling being put in these apartments other than windows and the thought of a pet being kept in a room this small that could overheat is not good.

Excavation

We're concerned about the impact the vibration from the excavation work will have on our property. Specifically noting the requirement for the construction of the basement car park to excavate up to 10.0 metres below existing ground surface levels along the southern basement wall. We note that the geographical report states:

Particular care will be required to ensure that buildings or other developments on adjacent properties are not damaged when excavating the rock. The structures on the adjacent properties are likely to be founded directly on the sandstone. Buildings founded directly on rock can often be very susceptible to damage from vibrations.

We'd like to request that Council ensures conditions are mandated around the excavation work that protect our property from damage due to vibrations from this excavation work.

Thanks in advance



Denise Quinn

14/201-207 Sydney Road, Fairlight