
Sent: 6/12/2018 9:30:47 PM
Subject: Online Submission

06/12/2018

MRS JULIA READER
10B / 10 HILLTOP CRES
FAIRLIGHT NSW 2094
annabelreader@shelstonIP.com

RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

I wish to add my concerns regarding the development proposal at 195-197 Sydney Rd Fairlight. They are as follows:-

1. Front and rear setbacks. Neither setback as shown on the submitted plans meets the required standard for that area of Fairlight.
2. Car Parking spaces and traffic. The developers have allowed for 38 car parking spaces on the site, but that includes the sites for the disabled. This does not meet the requirements for boarding houses on site parking as set out by the govt. The boarding house residents who can not park on site will be forced out onto the local residential streets, which are already over filled with the cars of the local residents, meaning more chaos and illegal parking.
3. The number of residents. Currently the site holds around ten persons. The developer wishes to cram 75 small rooms for 126 residents into this site, which is just too many. Especially when the management document allows each resident to have a visitor for 5 days stay. Potentially you could have 252 people staying on site, with the added cars parking on the already crowded local streets and outdoor amenities over crowded.
4. The developer says there will be a three month stay for each resident. This means there will be a constant turn over of residents coming and going, with the resulting lack of time to build neighbourly and community links and ties.

This site is incompatible for the proposed development.

I ask the Council to reject the proposal as it stands and require that the development conforms with all the rules governing residential developments in this area.

thank you.
Julie Reader