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**Sent:** 13/01/2019 10:54:30 AM  
**Subject:** 195-197 Sydney Road Fairlight

We would like to oppose the construction of a 126 person boarding house at the above address. Our reasons are as follows:

- 1 Parking – the area is already congested and we are sure the 36 parking spots would not suffice the amount of people planned to live in this development. No additional street parking permits should be permitted for this development.
- 2 Green space –insufficient green space for the amount of people planned to reside in this large development.
- 3 Onsite Manager – no alcohol rule, monitoring this would be an issue for this Manager.
- 4 Council does not have specific policies relating to boarding houses – a development of this size and the planned boarding houses in the area, the community will require the Council to provide a policy for all boarding houses.
- 5 These boarding houses should be not built in a R2 zoned area – childrens safety, elderly people...
- 6 Landlords obligations, responsibilities and penalties – for this development and any boarding houses planned for the Northern Beaches there must be some ruling for the landlords/devlopers
- 7 Fire Regulations – exit points, assembly points, will the Onsite manager be the fire warden
- 8 No traffic lights or pedestrian crossings in this area and located on a dangerous corner, walk over bridge to the 126 residents.
- 9 Increase in crime rate
- 10 No adjacent parks in the area for recreational use
- 11 No common rooms in the development

Regards  
Max & Jenny Paterson

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