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**Sent:** 11/12/2018 4:56:31 PM  
**Subject:** Online Submission

11/12/2018

MR James Ferguson  
259 Sydney RD  
Fairlight NSW 2094  
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**RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094**

The development is in stark contrast to the local area, considering the size of the development, the number of units, lack of parking it will have a negative on the local community.

With 75 apartments which could have over 130 persons occupying will impact the area in multiply areas.

Traffic congestion - flow, with double lines on Sydney Road there will be limitless times when cars will be crossing this to gain access and as such cause congestion towards Balgowlah.

With only 38 car spots for 76 units Parking on the street will also become a nightmare.

Why is it that this type of development is allowed in a R1 Zone be allowed when the Minister for Planning on 28/11/18 has proposed to be restricted to 12 units per site ?

The developer is a company who are looking to maximize returns to investors and do not have the community interests at heart- rents can be set at the discretion and for their profit. this will be a pure money making venture.

I am sure the development does not meet compliance for floor space ratios.

The set backs for the front and the rear access would be not in keeping with regulations.

There has been no community consultation process, and would appear that this development has been purely as a profit opportunity for a faceless corporation with the backing of government.

The size of this crass development has the hallmarks of the Gold Coast developer profile - profit at all cost.

Your consideration is requested to stop this confronting over sized sham of a development that will destroy the local residential community.

Thanks  
James