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**Sent:** 12/11/2018 12:23:17 PM  
**Subject:** Online Submission

12/11/2018

MR Edmund Paton Walsh

**RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094**

I believe that the proposed development is entirely inappropriate for the area. The sheer scale of the project, to house over 120 itinerant people, most likely backpackers or similar, would change the character of the neighbourhood beyond recognition.

The neighbourhood at present is largely comprised of family houses and small-scale unit blocks. A large boarding house like this might be appropriate near Manly beach, which is a popular location for tourists and others wanting short-term lets. But it does not fit at all with the type of area that Fairlight is.

The record of large boarding houses is one of problems of noise and other serious nuisance that the police and councils struggle to deal with and there is no reason to suppose that it will be any different in this case.

For example, with such small accommodation units, use of the communal areas will be in high demand, and when these are closed down after 9pm as proposed, it is inevitable that groups of residents and guests will look to find other nearby places, such as the reserve at the bottom of Brisbane Street to carry on socialising into the night, probably every day of the week.

The development is also bound to increase the pressures on street parking on Sydney Road and Brisbane Street, which are already so full that finding a parking space can be nigh on impossible at times.

I firmly believe that this project would have a very detrimental effect on the character of the local area and the quality of life of existing residents. It should be rejected as being completely unsuitable.

Please do not make my email address or phone number public.