
Sent: 15/11/2018 12:32:16 PM
Subject: Online Submission

15/11/2018

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

Dear Assessing Office, I wish to lodge my objection to the proposed development for the following reasons:

- 1) The sheer scale of the development (75 room/126 people) is concerning and is out of character with the neighbourhood and does not in anyway or form comply with the NSW Government Planning and Environment circular which aims to enhance the local character of areas, which this does not.
- 2) Sydney Road is a very busy and sometimes dangerous road, where this proposed development is to be built it is on a sharp bend of the road which has minimal visibility causing issues for the access to the proposed underground carpark (particularly those tenants not familiar with the area). Traffic Management for this development has not been considered correctly for the location, the sheer scale of the development and has not taken into consideration the disruptions to traffic on Sydney Road during the construction works and proposed allocation of minimal parking (38 for 126 residents) is not sufficient and will result in even more parking congestion in the Fairlight and surrounding areas which is already difficult for local residents. Waste Management for the proposed development is also a concern as this is previously a site that housed two families in the two existing homes and now this is to be increased to 126 residents which will surely impact the local waste services.
- 3) Noise pollution from the crowding of 126 residents into such a confined space is concerning and I fail to see how this is going to be properly managed by Micronest, who has already proposed that they will have two onsite managers. This already indicates that they foresee issues with the management of their tenants. I also feel that this development will create anti-social behaviour with transient tenants who won't assimilate into the local community.
- 4) The proposed development of the mirco units is unsuitable for the existing low-density homes in the area and will impact the living standards of the current and future residents.

Thank you for the consideration and I look forward to hearing about a suitable outcome on this matter.