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14/11/2018

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

We wish to lodge our objection to the proposed development at 195-197 Sydney Road, Fairlight. The proposed development is high density with 75 rooms over just two lots in addition to 38 vehicles plus motorbikes.

It is understood that Fairlight lacks affordable housing, however, the proposed development is traditionally attractive to short-term holiday makers and transient people which is out of keeping with the present community and demographics of the area. Boarding houses can also be associated with high levels of noise and disturbance to neighbouring properties and risk the right to "quiet enjoyment" by present residents. Such a large number of rooms increases this risk.

Also of concern is the the increased traffic on Sydney Road and added pressure to street parking which already overflows from Sydney Road to adjacent streets. There does not seem to be an allowance for visitor parking which will exacerbate anticipated parking problems. We also note that the traffic study was undertaken in peak hour periods on a week day. Not only does the study assume that most residents will be working, it is also inadequate as it does not take account of the regular and significant congestion that occurs during the weekend in summer months as out of area visitors make their way to and from Manly Beach.

Even if a large proportion of the possible 126+ residents use public transport, present over crowding of the commuter buses along Sydney Road will mean passengers will be left behind more frequently at the Sydney Rd/Bellevue St stop and those further along Sydney Rd.

Present transport infrastructure is already struggling to meet commuter demand in peak hour and such a large influx of new residents will be a significant tax on the system and commute times.

Finally, the impact of operational aspects (garbage management, night time noise, building/garden maintenance, parking/house rules, etc) and the behavioural norms of the tenants will only be as good as the quality of management. A poorly managed property would be a disaster for residents and the council alike. As a privately-owned commercial undertaking (rather than a community focused one) we are fearful that a drive for profitability may eventually lead to the same neglect and dereliction of the properties currently existing on the site while also introducing long lasting disruption and reduced amenity to present residents.

Yours sincerely

AnitaTymkiw & Ken Bolton