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**Sent:** 15/11/2018 9:41:16 PM  
**Subject:** Online Submission

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

I strongly object to the proposed development on the following grounds:

- Parking in the area is already a significant problem due to the lack of a residential permit scheme and the inadequate parking proposed in the development will exacerbate this issue
- Road safety is already an issue around the Fairlight bends with the area being a local traffic accident hotspot. The proposed development will exacerbate this problem with the additional traffic entering a dangerous part of Sydney Road.
- The proposed scale of development is not suitable or necessary in the area
- The affordable housing guise of the application is not likely to be upheld and needs to be regulated and monitored if the generous FSR bonus is granted on the basis of it being affordable housing. What metric is used to substantiate affordability in boarding houses and against which baseline?
- The applicant proposes significant excavation to remain within the building height limits which demonstrates the over-intensive development of the site. This extent of civil works also creates significant environmental and amenity impact.
- The proposed development may have some merit in inner city areas but not in a family suburb with a low density development profile
- The management of the boarding house over the long term is a significant concern particularly due to the transient nature of the occupants - how will this be policed, what controls are proposed and what penalties will be levied against the owner/operator in event of breach? For example, how will the no alcohol policy be enforced - will council rangers randomly inspect of each property daily!!
- Noise from 126 residents on their balconies will be a significant impact from the development, especially in the Fairlight area which is largely silent after 10pm.
- The small size of the apartments and lack of communal space will force residents to use their balconies which will increase impact from the development
- The developer has maximised the number of the smallest units to secure the highest profit margin, this again, increases the impact of the development
- What market for tenants is the development targeting, has analysis on the need, price and amenity of potential residents been considered to demonstrate that the development is meeting local requirements?
- What safeguards can be put in place to prevent an airbnb super block?
- The population of the boarding and extent of development to the extremities of the site boundary indicate the over development of the site and will mean a unacceptable impact on privacy and amenity of surrounding properties
- The original DA for the townhouse development was appropriate for the site and the boarding house application is more a reflection of the housing market downturn than a genuine desire to provide affordable housing

I trust Council will listen to the concerns of the local community and I look forward to a response to my points and questions.