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**Sent:** 16/11/2018 10:56:08 PM  
**Subject:** Online Submission

16/11/2018

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**RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094**

I've recently brought a property near to the proposed development of a boarding house at 195-197 Sydney Road and wish to express my concerns over the development for the following reasons;

- The development is not in keeping with the area and is completely out of character with the neighbourhood both in terms of scale and the proposed use. I can't see how this proposal is consistent with local planning considerations.
- The proposed use is likely to be neither social or affordable and is likely to significantly detract from the amenity of the area by creating an over populated development that, in my opinion, has the real potential to lead to significant noise pollution and anti-social behaviour.
- My standard of living and that of my family will be compromised both during construction and also during operation of such a development.
- During construction there will be excessive noise pollution, dust generation, vibration issues (with potential damage to adjoining properties) and traffic congestion. All of which can have negative health connotations.
- The construction phase will require a construction zone to be established on a major road for a significant period of time, resulting in a loss of existing parking and significant traffic congestion. The location of the construction zone is on a corner of a busy road which will impact travel times and present a more dangerous situation to road users and pedestrians.
- There is a lack of information on any utility requirements for the project and impacts on the local infrastructure with the potential for the development to lead to service disruptions
- The value of my property will be negatively impacted by the development as a consequence of its environmental and social impacts. Increased noise, traffic, pollution and waste generation.
- My rights to light will be reduced and I have concerns over the accuracy of the shadow study which does not cover a significant duration of the afternoon when I benefit from the afternoon sun.

The timing around notification and short duration with which to respond has meant I've not been able to fully consider all information within the application and the above represents only a number of my concerns with such a proposal.

Thank you for taking the above into consideration.

Regards