
Sent: 16/11/2018 12:56:32 PM

Subject: Submission for DA2018/1708 for 195 and 197 Sydney Road, Fairlight.

Dear Sir/Madam,

We wish to express our objection to DA2018/1708 for 195 and 197 Sydney Road, Fairlight.

Notification:

- Our property is located less than 200m from this proposed development. It is disappointing that we were not given notification due to the significant scale and impact from this development.

Traffic and parking impacts:

- The number of proposed parking spaces whilst meeting guidelines is not adequate for this scale of development. The area on Sydney Road and surrounding streets are already very congested with parking at a premium.
- Whilst the bus stops are closely located to this development, what consideration is made for safe road crossing and ability of buses to pass cars turning into this development.
- During demolition and construction there will be a large number of contractors and trucks coming to and from site. There is a lack of parking in the area already so what provision are being made for them during this time?

Scale and design and construction:

- This development in type and scale is not fitting with the character of the suburb. It's very large when compared to neighbouring properties.
- Buildings will be crammed on the block – inadequate setbacks from boundaries including Sydney road, it will "wall in" neighbouring properties and dominate the streetscape.
- We are concerned with such a large excavation that the dust created will impact residents within a large radius.
- The number of trucks required to be removing construction and demolition material from site will greatly increase the number of trucks traveling on Sydney road each day. Where will these trucks park?

Character of the area:

- Fairlight is a quiet family area and this development will not bring more families but more transient short term residents.
- We understand another boarding house is already being built close to the area – does this area need more boarding houses?
- The house rules including in the submission mention the boarding house will be alcohol free – will this encourage its residents to drink outside or in local parks?

We support the other local residents who have objected to this development and look forward to being included in further consultation.

Regards,

Matt and Sui-lin Baker
216 Sydney Road Fairlight.

Please keep my email and phone numbers private.