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Subject: Online Submission

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

Application no: DA2018/1708 and also DA20/2017

I have read through the Architectural Design Report attached to the above Application and have the following concerns.

1. Does this design meets the criteria for a 'boarding house'?

One definition of a boarding house is a house (frequently a family home) in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months, and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. They normally provide 'room and board', that is, at least some meals as well as accommodation. Lodgers legally only obtain a licence to use their rooms, and not exclusive possession, so the landlord retains the right of access. (Wikipedia - Boarding House).

It would seem that each 'room' in this proposed development is a individual flat or unit complete with its own bathroom, bedroom, kitchen, dining area and a sitting area. Each unit is accessed from a semi-public area rather like that of a gated community. What is not clear at this time is how the utilities (electricity, gas, water and internet) are to be supplied and metered. Nor if there is to be a common laundry area. If it is proposed that each unit be individually metered then I suggest that this development is not a 'boarding house' but a de-facto strata plan and, if this is the case, the development must be reviewed as such and in accordance with the present Council requirements.

It would appear that each unit has little in the way of storage space which is not conducive to long term residence. This area of Fairlight is a well established community of long term residents, some who have been here for 40 - 50 years, and many young families. A transient population is most unwelcome. Presently it is proposed that units are rented on a minimum of a 3 month lease. This is too short. A standard 12 month lease would be ideal with a break clause allowing the lease to be broken after 6 months on 1 months notice.

2. Is there enough off-street parking?

The development proposal is for 74 units plus 1 manager's unit. Only 38 off street car spaces are being provided together with some 15 motorbike and 15 bicycle places. Although some units are supposed to be single use, all are shown with a double bed so one can only assume that some 150 persons may be being accommodated at any one time. Even allowing one car space for each couple these is an on-site shortfall of 37 spots. This is a supposed 'quality' development in an upmarket area and one must expect that all lessees will have at least one car with many couples having a car each. Where will the additional vehicles be parked? Brisbane Street, right opposite the proposed development already has a parking problem with

some residents having to park on Sydney Road. Unless additional parking spots are provided there can only be further parking congestion which will lead, inevitably to complaints to the Council and Police and maybe even bad behaviour. And this in an area that is home to many young families. This must not be allowed to happen.

3. Impact on service provision?

The addition of 75 units a land area that had only 2 houses begs the question 'Will the existing service infrastructure (electricity, gas, water and internet) be adequate or will additional wiring and pipework be required by the service providers.

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David Skea