
Sent: 14/11/2018 1:49:44 PM
Subject: Online Submission

14/11/2018

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

RE: DA20/2018/1708
Address: 195 / 197 Sydney Road, Fairlight, NSW 2094
Attn: Assessing Officer

I am writing to object to the above DA application for development at 195 / 197 Sydney Road, Fairlight. I am a local resident who as consistent with the local area, owns my property metres away from the proposed development. I would like to raise the following objections:

1. Density - This is an extremely high density proposal with a scale that is absolutely not in keeping with the local area. Furthermore, the proposal does not comply with the NSW Government Planning and Environment circular "Stepping Up & Planning & Designing for Better Places: Respecting & Enhancing Local Character." The proposal appears to consist of a block of "micro-units" which is not suitable for the existing low density character of the neighbourhood. I note that the previous approved DA for this location (DA20/2017 for a small number of luxury apartments) was much more in keeping with the local area and did not have the associated environmental/social issues of a shift to such a density dwelling.
2. Environmental Impact - The environmental impact of shifting from 2 single story dwellings (maximum 10 people) to 75 rooms / 126 people will have a detrimental impact on the local area from both a traffic management, noise and waste perspective. Traffic congestion, road safety and parking availability is currently an issue in the area with the proposed number of parking spaces insufficient for 126 adults.
3. Social Impact - The purpose of the dwelling is a "boarding house" that is likely to have a cumulative negative social impact on the area as a result of the transient nature of the population who have no vested interest in maintaining and improving the local area. Who will "police" the property to ensure it is being run as described in the DA by the prospective managers? I do not believe that that the development is either social or affordable housing, is this a backpackers / holiday rental? Why do we need affordable housing for a transient population?

Regards

Janine Woodside