
Sent: 15/11/2018 10:05:54 PM
Subject: Online Submission

15/11/2018

MRS S Tipping
ST
Fairlight NSW
samantha_bird@hotmail.com

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

I note that the application seeks to a) utilise the FSR incentives available for the provision of affordable housing under the Affordable Housing SEPP and b) avoid the development requirements of the Apartment Design Guide for standard residential apartment developments under the guise that the development proposes affordable housing and yet the type of affordable housing proposed, being a 'boarding house', is one of the least controlled and genuinely "affordable" of the development types covered by the SEPP.

How will the claim of affordability for the boarding house be substantiated? What cap can be placed on rents and how will tenants be vetted/evaluated to ensure that accommodation is genuinely affordable and goes to people in genuine need of affordable housing?

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?

Notwithstanding this critical issue, the proposal represents a gross overdevelopment of the site. Yes, the development is within the generous FSR bonus afforded to it by the SEPP and the prevailing height limit - but only because it achieves this through significant excavation and development right up to each site boundary. The height and FSR limits are maximums - not givens. The proposal should respect the scale and general character of the area, cognisant of amenity, privacy and traffic impacts - which this proposal does not.

- 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 small size of the apartments and lack of communal space will force residents onto their balconies creating noise and privacy issues for neighbours. Noise from 126 residents on their balconies will be significant and impact greatly on immediate neighbours and the wider area given that this part of Fairlight is largely silent after 10pm.

I strongly object to the proposal and trust that you will consider my points when assessing the application.