
Sent: 15/11/2018 10:22:43 PM
Subject: Online Submission

15/11/2018

MR Alois Lechner
11A / 10 Hilltop CRES
Fairlight NSW 2094
slechner@bigpond.net.au

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

We have the following objections and concerns regarding the proposed development:

1. We are concerned that the short-term leases of this development will attract transient people, rather than those intended. This could lead to many social problems in our area.
2. The level of noise created by the tenants using the outdoor communal areas could be a big, regular problem. Many people socialising in one area could result in rowdiness and excessive noise.
3. It is being suggested that trees to be planted in the communal areas will provide an acoustic block. To what extent? If a whole lot of kids play in a park, do we hear them, or do the trees block out all the noise?
4. How will the noise issue be controlled? Apparently, there will be curfews and a 'no alcohol policy'. How will these be monitored and controlled? What assurances do we have?
5. We are concerned about the safety issues of people cooking in such small units, the size of a smallish bedroom.
6. The development is too close to the boundary with Tarquin. It should comply with the 8 metre setback. It does not at 6 metres. In doing so, the developer is able to add more units for his financial gain, to our detriment. No compromises are acceptable. The actual height of the proposed development in relation to Tarquin and how much this impacts us, is impossible to determine from the vague, inadequate drawing provided. Without the surveyed levels on the Tarquin side being specified, we cannot be expected to make a judgement in this regard. Why has the developer not provided proper RLs??
7. We object to the proposed skylights on the roofs. There will be lots of these large skylights shining all night. They will be very visible to us and impact on our current enjoyment of our natural views. These large skylights are not in keeping with the surrounding area and serve only to provide the tiny units proposed some natural light. Again, detrimental to us.

We would appreciate the Council giving our concerns due consideration.