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**Sent:** 8/11/2018 7:40:30 PM  
**Subject:** Online Submission

08/11/2018

MR Brett Shepherd  
208 Sydney RD  
Fairlight NSW 2094  
Brettshepshepherd@gmail.com

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

As residents of Fairlight we are highly opposed to the development of a boarding house at 195 and 197 Sydney Road, Fairlight for the following reasons:

- Removal of two homes with existing family members of 8-10 people and replacing with a five story high density dwelling of over 120 people is totally unacceptable.
  - Parking on Sydney Road is already unachievable. The plans indicate inadequate parking that is only going to put additional demand on an already limited street parking problem and will compound the issue.
  - Sydney Road is already a dangerous and busy section of road and by adding 50+ more parking spots will put the safety of vehicles and pedestrians at risk.
  - We a young family who is more than just worried about the calibre of short term residents that a boarding house will attract. From previous experiences, we know boarding house residents are usually not in line with the current demographic of the Fairlight area - an area we purposely bought into to avoid the transient and party type residents.
  - The boarding house development if approved will certainly devalue our property. Fairlight is a well sought out suburb because of the community and predominantly made up of houses and a few units. A boarding house across the road will have a significant negative effect to the value of our property not only our property but Fairlight as a suburb.
  - We expect that with so many people in such a small space will have negative issues with garbage retrieval and sustainability issues
  - The developer has a poor track record of maintaining his property at 197 Sydney Road dwelling that has been neglected for years
  - We are more than concerned that we, now happy Fairlight residents, who pay a significant amount of money for rates etc, will be disadvantaged and disappointed residents of the Northern Beaches Council. We had to make a compromise as it was to live on a main road in order to purchase in this area, please don't allow a boarding house development to further add to this compromise and make living on Sydney Road, Fairlight impossible.
- From a more than a concerned resident of Sydney Road, Fairlight.