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**Sent:** 10/11/2018 1:48:56 PM  
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**RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094**

I find it hard to believe that a development such as this is being considered in a suburb like Fairlight for numerous reasons.

Please don't try and pretend that this is some altruistic attempt to provide affordable housing to low income workers when it clearly isn't. The nature of the accommodation shown in the plans is obviously not designed for long term living, the apartments are tiny and there is absolutely no provision for families in a suburb which is predominantly family living. I would have no objection to low-cost, family oriented living in this area, but this is clearly not that. It is a high-density, commercial operation which I find hard to believe will be 'low-cost' with a development cost of \$11m to recoup. The generic management report which has been submitted shows that occupants sign up for a minimum of three months and yet the tiny studio apartments bear more resemblance to hotel rooms so there needs to be a lot more clarification over the proposed future use of the site. The fact that alcohol is banned seems to pre-empt trouble from residents, and if this is just to be normal residential accommodation then I fail to see why such a rule needs to be imposed? With no alcohol onsite, and a bottle shop a few meters down the road, would alcohol consumption just move to local park areas?

The access to the proposed parking is an absolute joke. Sandwiched between two blind corners on a very busy arterial road with a 60kph limit, opposite the junction with Brisbane Street and with two apartment driveways already on either side. Seriously? With limited onsite parking the overspill will spread onto the surrounding streets which are already at full capacity for on-street parking given that not all of the surrounding houses and unit blocks have sufficient, if any, off street parking.

Fairlight is a low density, family friendly suburb and this kind of development (unlike the three townhouse development which was originally proposed for the site), is completely unsuitable. How the owner plans to recoup the huge development outlay by keeping 75 hotel type rooms fully occupied with tenants who want to live in such cramped conditions and pay high rent for the privilege is a mystery. There needs to be much more clarification in the proposal as to the type of clientele the development is hoping to attract, as well as proposed future costings showing how the capital is to be repaid, otherwise this risks turning into a high-turnover, budget hostel just to meet it's costs in a suburb where short term letting isn't even permitted.

In conclusion I am amazed that the Council is even considering this DA in it's current form as this kind of development has no place in a location such as Sydney Road. This needs throwing out and completely re-designing to a development which is more in keeping with the local area. If the developer has an urge to provide low cost housing in the area then I fully support that, as long it is aimed squarely at local low-income workers and their families and is a low density development with long term accommodation. This is most definitely none of those things.