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**Sent:** 14/12/2018 12:48:57 PM  
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14/12/2018

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**RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094**

DA2018/1708 Submission

#### Environment

- Constructing such an oversized development on what is a space currently occupied by 2 Family homes is a gross overdevelopment of the site and utterly out of character with the majority of the existing homes in the vicinity.
- The proposed building is completely out of character with the local area, due both to the bulk of the building and the ugly visual appearance, including excessively high walls.
- It will be totally at odds with the current streetscape.

#### Traffic Impacts

- There are insufficient parking facilities in the proposed development. This will result in a spill-over of parking onto the main road. There is already a lack of parking available to local residents on the road. Any new development of this nature will only result in a further worsening of the existing problem
- Having high volumes of traffic entering and leaving the development which is on a particularly dangerous stretch of road, will present increased level of danger to both traffic and pedestrians.

#### Social Impacts

- There is little doubt that such a development will have negative social impacts on the neighbourhood.
- The development will result in be increased noise levels and potentially anti-social behaviour.
- There will be invasion of privacy of the surrounding residences.
- There are no guarantees that this development will provide low rental accommodation on an ongoing basis for those people that need it.
- There is a high likelihood that rents will increase making it unaffordable for the people it is purporting to provide accommodation for.

#### Construction Issues

- I do not believe that the proposed development meets many of the basic accommodation requirements, including:
  - o providing minimum accommodation space requirements
  - o providing adequate communal areas

#### Community Consultation

- I do not believe that this application is in either the general public or local community's interests.
- There has been insufficient consultation with the local community on the impacts of this proposed development