
Sent: 10/11/2018 2:25:15 PM
Subject: Online Submission

10/11/2018

MR Stuart Butcher
- 213 Sydney Road ST
Fairlight NSW 2094
spb111973@gmail.com

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

We strongly object to the proposed development of 195-197 Sydney Rd Fairlight as a Boarding house. This objection is based on the following reasons

1. Scale and Density. We believe this proposal is total overdevelopment for the two suburban blocks of land it is to be built on. This is a very dangerous blind corner of Sydney Road and unsuitable for a development of this size. At present this land is occupied by two individual houses, one of which is in disrepair, and replacing them with a five story building that will house potentially 126+ people in 76 units, is total overdevelopment, given the size of the land and location. Our feeling is that this nothing more than a commercial venture, with DA as a boarding house to provide affordable housing simply a mean of getting it passed by council, then will be sold off for massive profit as individual apartments with inadequate parking and services, leaving lasting repercussions at the detriment of the Fairlight community.
2. Parking. We live on Sydney Rd and parking is already a huge issue in this area with very limited parking available at most times. Adding 76 units with only 38 car parking places will create a parking catastrophe for all residents in this area of Fairlight.
3. Demographic. There is no information about who this boarding house style of accommodation will attract, and whom it will be marketed too. Our fear is a transient population of party goers and holiday makers that will have no regard for the residential area in which this building is proposed for, creating unnecessary noise, unruly behaviour, and posing a potential security risk to the current residents of Fairlight.
4. Building and Environmental issues. The huge excavation of this land will cause traffic chaos in a very dangerous and precarious part of Sydney Rd, not to mention the noise and dust pollution it will create Environmentally, the lower part of Sydney Rd just beyond this proposed development is prone to flooding in heavy rains, and storm water is not adequate to handle this at present.

Fairlight is a lovely, safe, family friendly, and entirely residential community, that does not need a boarding house/hostel/hotel. Whilst we are not opposed to development of these residential blocks, this proposed is too large and imposing, unnecessary for this area, and will cause a detrimental change to the community in which we reside. We strongly urge council to consider what the rate payers are saying and deny this development application.

Regards,
Stuart & Melissa Butcher