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**Sent:** 11/12/2018 3:03:48 PM  
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11/12/2018

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

Re/DA2018/1708, 195-197 Sydney Road Fairlight

Dear Sir/Madam

We wish to object to the above proposal. We do not believe that this development complies with the intent of the NSW Government's Environmental Planning Policy (Affordable Rental Housing) 2009 including for developments "that encourage affordable housing development which incorporates the needs and character of the surrounding area."

This is a commercial development that needs to provide a financial return for the developer/investor (Micronest Pty Ltd). With reference to the Australian Financial Review dated 28 November 2018, Micronest Pty Ltd state their plan is to "cater to young professionals seeking affordable rental accommodation".

Affordable Housing is defined in the Governments policy housing as housing for "very low income households and moderate income households " Is this policy intended to assist young professionals? We therefore request Council to dismiss this development application in its entirety as not being relevant to the State Environmental Planning Policy legislation.

Additionally;

- This development is a large scale development in a predominately low density suburb certainly. It does not reflect the character of this area.
- Based on the "micro" nature of the units we believe it will in fact attract backpackers and Air BnB tourists?
- The traffic and congestion impact for all residents of this area will be significant both during construction and thereafter. A 26 metre work Zone on a bend in Sydney road will not only restrict parking but will also create traffic congestion.
- With reference to the traffic management plan 7.2 pg figure 5 it is not reasonable or realistic to expect that construction, service and refuse vehicles will take a 5 km (approximate) detour via Burns Bridge Deviation/Kenneth Rd/Pittwater Rd/Sydney Rd to gain access to the property. Instead these vehicles, along with resident vehicles, will proceed east along Sydney road and attempt to turn right across two white line markings and oncoming city bound traffic. This turn location is on a dangerous road bend with busy city bound traffic travelling downhill at this point. Significant delays will also occur for Manly bound traffic as these turning vehicles attempt to synchronise with egress vehicles.

- Despite the developers attempted compliance with the parking requirements of SEPP our experience is that most residents, professional or not, WILL have a car which they park in the surrounding area. Those that have a car space will use it for storage, due to the size of their units and once they realize the difficulty of accessing and exiting the development will instead use on street parking which is already limited.