
Sent: 12/11/2018 8:24:43 PM
Subject: Online Submission

12/11/2018

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

I would like to submit my opposition to the development proposal for 195-197 Sydney Road. My opposition to the development is based on the expected transient demographic that will occupy the proposed boarding house, potentially leading to increased noise pollution and crime in the surrounding areas and public spaces.

The "House Rules" attached to the application states that alcohol will not be allowed to be consumed on the premises which is clearly an acknowledgement by the developers to preempt any concerns by existing residents. This will lead to spillover effects and consumption of alcohol by occupants moving to adjacent public spaces (such as the public park below Brisbane St). This will increase noise pollution and potentially increase anti-social behaviour (theft, drug taking and other related crime). The expected transient demographic is in direct contrast to the existing residential demographic of the area which consists mainly of young families, retirees and working professionals.

The development proposal is also not in keeping with the existing low density residential character of the neighbourhood, thus failing to comply with the NSW Government Planning and Environment factsheet "Stepping up planning and designing for better places: respecting and enhancing local character".

The increases to traffic resulting from the additional people in the area previously occupied by two families will increase congestion and lead to potentially more traffic accidents in the area. This is exacerbated by the lack of off-street parking in the development proposal.

I request that the assessing officers consider these concerns when assessing the development application.