
Sent: 9/12/2018 9:01:45 PM
Subject: Online Submission

09/12/2018

MR John Murphy
8A / 10 Hilltop CRES
Fairlight NSW 2094
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RE: DA2018/1708 - 197 Sydney Road FAIRLIGHT NSW 2094

My Wife and I have the following objections and concerns regarding the proposed development:

1. The short term leases will attract transient people, rather than residents who will assimilate with the Fairlight community. This could lead to many social problems.
2. We are concerned about the excessive noise the residents will make when socialising in the confined outdoor areas, possibly in large groups (up to 126 people), watching games eg footy on large TVs. Greenery, as proposed by the developer, will definitely not block out all the noise. This could be an on going problem for neighbours.
3. VISITORS: The Plan of Management given by the developer states that each resident will be allowed one visitor every day, from 7.30am to 10pm, 7 days a week. That could result in an ADDITIONAL 126 people on site for 12 1/2 hrs EVERY day, ie a total of 252 people. They would be "legally" socialising in units, on balconies and in communal indoor and outdoor areas. Such overcrowding will surely lead to anti social behaviour and safety problems. Will there be an ID check on each visitor in case of problems. How will the management ensure they actually leave the premises on time?
4. CONTROLS: How will the House Rules eg noise, alcohol and drugs ban, for up to 252 people, be controlled and enforced by ONE on-site manager, (according to the Plan of Management)?
5. The development does not comply 8 metre setback on the boundary with Tarquin. The six metre setback will result in a higher , larger development. This non compliance is for the benefit of the developer only and to our detriment. We STRONGLY OPPOSE it.
6. We object to the large skylights on the roofs, which will emanate a lot of light at night. This will seriously impact our current enjoyment of natural views.
7. Traffic problems will escalate on busy Sydney Road!!
38 designated parking places will no way cater for 126 residents.
A large number of vehicles entering or leaving the parking area of the boarding house at peak hours could result in chaotic, if not highly dangerous conditions on Sydney Rd.
Also, where will their visitors (up to 126 people) park?
8. What effect would drilling into the sandstone have on surrounding premises? Should cracking occur, who is responsible? This has happened with housing along the West Connect roadway.

We would appreciate the Council giving our concerns due consideration.