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**Sent:** 14/12/2018 6:22:48 PM  
**Subject:** Online Submission

14/12/2018

MRS Dale Lorimer  
8b / 10 Hilltop CRCS  
Fairlight NSW 2094  
dalencros@optusnet.com.au

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

We write to object to the proposed Boarding House at 195-197 Sydney Road, Fairlight.

We have no inherent objections to Boarding Houses which provide an important source of affordable and short term rentals (something in short supply on the Northern Beaches); however our concerns with this particular proposal relate to its scale and location, in particular with reference to local built form character and noise impacts on neighbours' amenity, including our own.

The particulars of our concerns are:

- The scale of the proposed development in height (five storeys) which is greatly at odds with the adjoining properties along Sydney Road, few of which are more than two or three storeys in height
- The numbers of residents proposed for this development which, with outdoor gathering areas proposed will likely result in noise nuisance for neighbours
- The location of this significant development at the base of a large sandstone escarpment immediately on the properties' rear boundary; as a consequence of this geography any noise - not even loud noise - from rear gardens or courtyards on this part of Sydney Road echoes around the immediate locality, particularly uphill (from our experience the rear garden of a multiple rental property already on one of these two sites generates significant noise quite regularly - particularly in summer).

Thank you for considering our objections.