
Sent: 15/11/2018 10:49:16 PM
Subject: Online Submission

15/11/2018

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

As an owner in Palm Cove, 201-207 Sydney Road, I strongly object to the new development of 'boarding houses' at 197 Sydney Road, Fairlight.

The DA indicates that 126 people could live in this development at any one time yet only 38 car spots will be available. It is unrealistic of the developers to believe that more tenants wouldn't have cars that need to be parked. The current residents of Sydney Road Fairlight are already struggling to find places to park their vehicles this will only make matters a lot worse.

The location of the development is just before a turn when driving west on Sydney Road. This spot is quite dangerous as cars speed down from the shops, with little care of vehicles coming and going from driveways and parking spots. The increase in traffic will increase the danger of more car accidents and pedestrians being hurt.

Employment on the Northern Beaches is already in high demand, so it is unrealistic to expect that a large amount of the potential tenants are professionals moving into the area for employment. Boarding houses are generally attractive options for people living below the minimum wage, who cannot afford market rent, (which is the exact loophole being used to build this monstrosity). Time and time again history has shown us that large amounts of people with low socio and economic situations living in high-density housing develop community issues, raise crime and encourage neighbourhood disputes. This is evident in almost every social housing community estate across the state; for example, Narraweena, Minto, Claymore, Mount Druitt etc.

The way the Fairlight community have been tricked into believing that townhouses were to be built is negligent of the Council; indeed the DA on the website is showing as the former townhouse development.

The planned communal areas shown in the application are on Sydney Road, a 'café' area right next door to 199 Sydney Road. The application indicates that the property will be alcohol-free. One might ask how this will be enforced and as such two significant issues are raised. Firstly, relating to the paragraph above regarding the social problems and likely tenants drawn to boarding house accommodation. Secondly, Fairlight does not have any licensed venues, (yet it has a takeaway bottle shop) so for a tenant that wants to have a drink at home, where are they going to drink alcohol that they have bought, on the street, the local school, park or beach?

Rubbish and littering are also of concern; 13 bins for 78 people, recycling is dismal at the best of times for most unit blocks. Litter from the 'café' is likely to spread out onto the street and neighbouring properties.

The priorities of Northern Beaches Council are suspicious in the way this application has been handled. This must not go ahead.