
Sent: 12/12/2018 3:21:53 PM
Subject: Online Submission

12/12/2018

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

As a local resident I am aware of the proposed development at 195-197 Sydney Road, Fairlight and I have concerns over its scale.

The proposed boarding house development includes a five story building capable of accommodating 126 people. This is an incredibly substantial proposal in a predominantly low density suburb.

Given the site in question is very elevated this development, if approved, would set a precedent for size, scale and volume in our local community.

I am concerned the developer is applying to build under the 'affordable housing' provision to help low income people so I am unclear why it is called a 'boarding house' as this suggests people with different issues requiring boarding house style accommodation (quite different to affordable housing).

A proposal of this sort deserves extensive community consultation and this has simply not occurred. I would want guarantees that the rent for this accommodation requires oversight from Government to ensure it does not quickly move from 'affordable housing' to general commercial rental. As an added precaution, there should be a recognised not-for-profit affordable housing organisation involved in this proposal able to assess resident applications and monitor the rent charged. According to a recent media article, 'Micronest is looking for a net return of more than five per cent' suggesting there is a strong profit motive involved.

Parking is a huge problem in Fairlight where residents already compete with commuters unable to park in Manly - there is inadequate parking provisioned in this DA.

If this proposed development is for people requiring boarding house style accommodation, what health and allied services will be provided in the local community to help these residents? There needs to be far more scrutiny into this proposal as it is not simply a matter of building a ridiculously out of proportion building it is the associated social and economic issues that need to be debated alongside the development application.

Kind regards
Germaine