
Sent: 26/11/2018 2:31:17 PM

Subject: DA2018/1708, Lot 87 DP 1729 and Lot 2 DP589654 195-197 Sydney Road, Fairlight

Development Assessment

I am writing to object to the proposed development at the above address. I have done a considerable amount of research into the pros and cons of "boarding houses" and have not found anything positive.

The review conducted by the Northern Beaches Council, reported in 2016, indicates that almost 1,000 families moved out of the area, away from family and friends, due to unaffordable housing. Are these not the very people that we should be looking to accommodate? What purpose does a one roomed dwelling serve for these families?

The proposed 76 dwellings are between 16 to 21 square metres. The Residential Flat Design (RFDC page 69) indicates that minimum size should be 35 square metres.

According to the State Environmental Planning Policy for Affordable Rental Housing (July 2009), "affordable housing" should not absorb more than 30% of the gross income of very low, moderate income families!

A similar development on Avoca Street, Bondi is now being referred to as designer living, fetching rents of \$500 per week. 30% of gross income equates to \$1500 per week. Certainly not low income!

Research also shows that people, in the UK, who live in this type of dwelling experience social isolation, increased stress and anxiety, worsens state of mind, contributes to drug and alcohol and mental health problems. Is this something that we should be supporting? Everyone deserves a place to live which promotes their social and emotional wellbeing, not worsen.

I feel that this specific development does not meet the needs of this community and strongly request that serious consideration be given to its "human value".

Mrs U Hopper
3C/10 Hilltop Crescent,
Fairlight,
NSW 2094

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Sent from Ursula Hopper on the iPad