
Sent: 11/12/2018 8:32:52 PM
Subject: Online Submission

11/12/2018

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

Hi,
I oppose this submission of a boarding house of this nature in Fairlight!!!

The high density development of accommodating up to 126 people in a 75 room boarding house is ludicrous on a 2 blocks of land . Fairlight does not have the infrastructure to support such a dwelling, already the roads are clogged due to the Rosebery Street retail high street and Boy Charlton Pools, the parking is already impacting home owners of the area, and having an increase of such cars in the neighbourhood, causes delays, frustration, and then having a further increase of cars in the area, along with Aldi opening soon, shows that all the Northern Beaches Council is a means of another form of revenue collection. And the report from the Roseberry Street review about traffic, how could they get this so wrong, it can take ages to get from Balgowlah Road to Condamine Street via Roseberry Street on the weekends, the street is absolutely clogged.

And why turn Fairlight, which is why many people buy into the area because of the low density, lovely community feel, with many old homes with people being sensitive to their own development work to keep the look of the suburb which people buy into, it is poor foresight of an area where Council can change the zoning rules at the whim for more revenue. Let's keep Fairlight general residential. If you need boarding houses, and at the cost of a room, build it in Dee Why where the high rise is suitable to the area, the rent of the boarding rooms can then be costed at an appropriate rate, given the many units in Dee Why that is about to be released onto the market, and given the state of the Banking Financial affairs, many will remain unsold for quite some time. Does Micronest think they can quickly sell off their boarding rooms, and the investors expecting a 5% return in this market.... give me a break. The price of the rent, would be ludicrous for a boarding house, which the investors would try and demand to get their 5%. And people who cannot afford larger accommodation, and expect them to pay the same rate as 1-2 bedroom units as per Dee Why. It continues to be a money making exercise only for both the Developer and the Council, with minimal thought to what the community thinks.

And how can you guarantee that so many people living in such close quarters are going to be amenable to each other, not have noise issues, and have no impact on the surrounding homes, pity if those homes have small children.

This development proposal needs to be reassessed with the consultation of the community, and in a manner that if the boarding house proceeds, it is built within the character of Fairlight, which is extremely important to all the people who live in the area.

Look forward to a positive outcome for all, a five storey dwelling is not a positive outcome.

Long term Fairlight resident.
Regards,
Dany