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**Sent:** 14/12/2018 8:21:42 PM  
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14/12/2018

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

I object to the Boarding House Development Proposal DA2018/1708 at 195-197 Sydney Road, Fairlight on the following grounds:

- The impact on local on-street parking. I have lived in Hilltop Crescent for nearly 4 years and have observed over that time a deterioration in the on-street parking situation. Hilltop Crescent is the closest street to the Manly CBD without timed parking restrictions. I have noticed nearly everyday of the week commuters begin driving into the street at around 6am looking for a car park. Cars will then remain in Hilltop all day or even a number of days when drivers are seen carrying suitcases to public transport points. In addition Hilltop Crescent, in particular between Woods Parade and Fairlight Street, has to cope with the overflow of permit holders from the Tower Hill precinct who also park here for extended periods.

Twice I've had to call on Manly Police for assistance in having drivers dealt with from blocking my driveway and I have observed some instances of 'car parking rage' from frustrated residents and car parkers alike. This situation will only be exacerbated if the proposed boarding house goes ahead. There is not enough on-street parking to cope with the current demand let alone further needs from up to 126 people.

- Community consultation regarding this development has been absolutely minimal. I only heard about it through a letter drop from the Fairlight Community Action Group and a Northern beaches notification. From what I have seen the proposed building will not be compatible with the character of the local area and a visual blot on the landscape. If the proposed development is restricted to 12 boarding rooms per site as it would be in a R2 - Low Density Residential zone this will be more in keeping with the surrounding area and community. 75 "boarding rooms" in a 5 storey building on that site is excessive.

- If this is a genuine affordable housing development, why is Micronest Pty Ltd highlighting a "....sustainable residential income stream to investors" and "a targeted net return of more than 5%". And why are rents set at the

discretion of the Boarding House manager based on demand?

My on-going concern is that if this proposal goes ahead it will set a precedent for other developers to use 'affordable housing' as a guise to push through large scale for-profit developments that are out of character for the area and will result in a negative impact on the amenity of local residents.