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Subject: Online Submission

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

I would like to stand up with the residents of Sydney Road and the surrounding streets to voice my objection to the proposed development for the following reasons -

I believe the proposed developers are hiding behind the guise of affordability housing and the building of a boarding house, so as to push this DA through council for their own financial gain. They have studied the requirements for a boarding house (to maximise land use) and have merely covered all aspects at bare minimum requirements to justify this project going ahead. They have not taken into account the well being of current residents, or I believe prospective residents of this new development. By building a boarding house it allows them to build a much bigger development on this land than would otherwise have been allowed to by council, under current zoning restrictions. They have consulted with professionals to advise on aspects like parking, traffic, waste removal, management of the boarding house etc. and have made sure they tick all minimal requirements for each section so as to ensure they comply and can't be challenged on any aspect of it.

My objections relate to -

Parking - 126 people living in 75 apartments with only 38 onsite car parking spots will not be sufficient. Generally at least 50% of adults (or each family unit) have a car regardless of their income. I would estimate at least another 38 car spots are required on this basis. This means any additional residents cars will be parked on the surrounding streets where parking is already utilised to maximum capacity. This also does not take into account any visitor car parking spots. I would estimate at least another 10 car parking spots are required for visitors.

Affordability - who is going to determine what "affordable" rent is being charged to these residents. Is there actual guidelines that state the maximum rent chargeable per room for a boarding house. Or can this escalate to current short term and holiday rental prices in Manly and surrounding areas of \$500 + per week ? resulting in the low to middle income earners not actually being able to afford these apartments in the long term. Who will be policing the rental charged at this boarding house moving forward, to ensure the owners and managers of this complex do not abuse this and turn it into a money making scheme ?

Drug and Alcohol - they state there will be nil tolerance for drugs and alcohol in the complex both in common areas and in the residents own apartments. Does this mean all residents will be body searched and their bags checked before they can enter the complex ? How else can this be successfully policed to ensure a harmonious living environment for all.

Size of apartments - 16sqm to 21 sqm is way too small to house one to two people long term. It may be adequate for holiday goers and backpackers who spend most of their time outdoors enjoying the local area, but would seem far from adequate for people living in these apartments longer term. The small size of the apartments will mean residents will probably leave their doors open to their balconies to increase their living space. This will lead to a noisy environment with 75 tv's and personal noise travelling down from balconies on to Sydney Road and disturbing the peace and quiet of the neighboring houses and units.

Green spaces - we are lead to believe this will be a beautiful green space with lots of garden beds, roof top greenery etc. The reality is that green spaces cost a lot to maintain. It requires continual maintenance and care which comes at a hefty cost - I would think not conducive with running affordable housing. Even high end apartment blocks with high strata levies have difficulty in maintaining their green spaces. What happens when management and owners no longer wish to throw money at the green spaces and vegetation becomes weed infested and is left to die. Will council be in a position to enforce the continued maintenance of these green spaces to ensure they stay lush and thrive and are visually pleasing to the tenants and surrounding residences ?

Management team - what track record does Micro Nest have with managing a development of this scale as a boarding house. Does this style and size of apartments have a proven track record of success as affordable housing. Or is Fairlight going to be the guinea pig to the detriment of the tenants and local residents ?

For the above reasons, I strongly believe that this proposal will have a negative impact on our local area. It will compromise the living standards of current and future residents of both Fairlight, Balgowlah and Manly.