

Dear Minister Scully

Is the Timberyards development in Marrickville '**Build to Rent**' or '**Build to Fail?**'

As designed it will not solve the housing affordability problem. It does not provide appropriate affordable housing for people who want to live in the area.

1. RTL Co. (Scape) currently **charge \$809+/-week for students** to live in a studio (15sqm) - **How affordable will the proposed 873 units** (co-living, studio and 1 bedroom) be for people wanting to live there?
2. Only **40 out of the total 1,188 proposed units** are 3 bedroom (only 3% of the unit mix!) - **Where will families live? How much rent will they pay? What happened to flatmates and house sharing?**
3. The developer is asking the NSW government for 20% bonus (floor space area and height) because they are 'building affordable housing' but **less than 10% of the units are affordable** (rent pegged to household income). **I think the developer can do better!**
4. The developer wants **7 buildings**, the smallest being 8 storeys and the tallest 13 storeys. **One of the buildings is on land only zoned for 3 storeys, so why is this allowed?**
5. How will future residents get to the station when **Sydenham Rd (State Government managed road) is in a terrible state** for pedestrians and cyclists?

Signed by one of the many people who care about housing affordability and the community.

Signature & Name (suburb)

Dated