
Sent: 19/04/2021 2:24:40 PM
Subject: Online Submission

19/04/2021

MR Michael King
15 The Circle Select...
Narraweena NSW 2099
info@kinghoists.com.au

RE: DA2021/0311 - 2 The Circle NARRAWEENA NSW 2099

Dear Mr Davies,

2 The Circe Narraweena - DA2021/0311 - Proposal for a boarding house

I am against the development proposed at this address for the following reasons:

- Narraweena is zoned low-density and this proposal does not comply (12 units on one block of land). Potentially 24 persons living on a site previously occupied by one family is not low-density development.
- A boarding house in this location would change the character of the area. The local community is currently comprised of mostly young families with school-age children, elderly residents in homes for the elderly and special-needs residents in dedicated accommodation (see below for details). Narraweena has its fair share of institutions and works well as it is. Adding a boarding house, with its associated problems of delinquency, would completely change the safe and welcoming character of the area.
- The proposal is not close enough to public transport for it to comply with the affordable housing legislation under which the developer seeks to be exempted from local planning controls.
- The west boundary of the block at 2 The Circle is used by our children and others to make their way to and from the sports fields in Beverly Job Park. This is because no.2 is the end block. Children would be in close proximity to the residents of the boarding house.
- Two primary schools (St John The Apostle Narraweena and Narraweena Public School) are at a short distance from this proposal and make use of Beverly Job Park. The units proposed would also overlook the playing fields.
- A childcare centre, Making a Difference, is located in Beverly Job Park.
- Narraweena Community Centre is located in Beverly Job Park. Young girls take dance lessons there at night.
- Beverly Job park is used by schools, junior sports clubs and families with young children.
- There is an elderly home located at 18-22 The Circle. These residents include vulnerable people who would be put at risk.
- There is one high-needs Cerebral Palsy Centre at 29-33 The Circle and one medium-needs Cerebral Palsy Centre at 36 The Circle/56-62 Oceana Street)
- Residents of the proposed boarding house would inevitably park their cars in the 90-degree angle parking adjacent to the property provided for users of the park (e.g. dog walkers, sports people). This would reduce the number of spaces available on days when soccer, rugby league and cricket matches and practice sessions take place. The public amenity that is Beverly Job Park would therefore be significantly reduced for the community as a whole, not just those living in proximity.
- The location of the proposed development is where there is a sharp bend in the road.

Reflector chevrons have even been installed to remind cars heading east to turn right and not drive straight into the house situated at number 4 The Circle. This is a dangerous spot, which would be made worse with extra traffic movements.

Yours sincerely,

Michael King