
Sent: 13/02/2020 1:44:34 AM
Subject: Submission: DA2019/1480

Hi,

I wish to make a submission for the DA2019/1480. I understand that the notification period has closed, but I hope that my submission will still be accepted, given the DA was submitted the day before Christmas closure and the notification period concluded the same week families returned from holidays and school restarted – a very busy time and unsurprisingly easy to miss a DA notification period!***

I live on Oxford Falls Road, 3 doors down from this proposed development. I am well placed to comment on how such a development will impact upon our street.

I would like to lodge an objection to this DA on the basis that it is unsuited to the physical location, a duplicated offering, and is inconsistent with the density of houses in the neighbourhood.

Physical location – Warringah/Ellis is a busy intersection as Government Road and Ellis/Oxford Falls are used as commuter and school rat runs. There are often crashes at the intersection due to the congestion from the right turning traffic off Government and off Ellis. Additionally Ellis is a steep hill. Many a car/truck has rolled back down it with inadequate brakes or broken drive shafts. Adding a 12 room boarding house with cars exiting onto the steep Ellis into backed up traffic will create additional traffic chaos and pose a danger to motorists and pedestrians. I would also ask what provision has been made for footpaths outside this large dwelling with its increased foot traffic, given there exists only muddy, uneven surfaces currently. The 6 parking spaces are also completely inadequate for what could be up to 24 adults living in such a large construction. Warringah Road was recently made a clearway, as was Ellis. This has pushed residential parking onto side streets where there is already a shortage of space and resulted in tension - this development will only exacerbate this.

Duplicated offering – Affordable housing already exists across the road. Affordable housing should be distributed evenly across all blocks, not concentrated in one suburban area. Or if they are concentrated, it should be proximal to a transport hub and with a more considered plan for their supporting infrastructure and parking.

Inconsistent density – Looks like an apartment block to me. It should be evaluated as one. This neighbourhood is low density housing – 200m down the street there are paddocks. Jamming 24 people into what used to house a family home is not in the spirit of the town plan.

Furthermore, I would like to make an objection to the exploitation of the SEPP by this property developer, and to all seeking to install boarding houses in the guise of affordable housing, when in reality they are retailed as executive residences and premium studios for the profit of the developer, not to benefit those on lower incomes. I would request an urgent investigation into the rental price of all recently installed boarding houses on the northern beaches, to determine if they are in fact affordable relative to apartment rental. For example, just down the road at 187 Warringah Rd. It was approved as an affordable boarding house, yet advertised as ‘stunning designer furnished executive studios’ for \$380/wk compared with eg. nearby 22 Victor St studio apartment *with car* space \$430. Or another example; 130 Frenchs Forest Road West, ‘fully furnished executive suite’, ‘high professional + medical tenant mix’, \$450/wk rental. I presume the State government saw this as a way of privatising their provision of state housing, but I don’t believe it is delivering to their intended target market and should therefore be halted.

Yours sincerely
Lenamaree Lowe
Oxford Falls Road
Beacon Hill
Phone supplied upon request

*** (Aside: why was a notification period just 2 weeks at this time when people were away from home, school and work? – I don’t believe notification periods should conclude during January as they are unlikely to be fairly reviewed – it feels a little under the radar)