
Sent: 18/03/2018 5:55:50 PM
Subject: Online Submission

18/03/2018

MRS Alissia Denly
8 Southern Cross WAY
Allambie Heights NSW 2100

RE: DA2018/0149 - 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

I object to the proposed boarding house development at 60 Binalong Ave, Allambie Heights.

I have lived in Allambie my whole life & also chosen to raise my children in this quiet bush suburb.

The proposed development is out of character with the surrounding neighbourhood. The neighbourhood is zoned as R2 Residential Low Density - the proposed boarding house is medium to high density not low density like the neighbouring properties or streets surrounding the site.

'Micro units' or 'boarding rooms' do not provide the accommodation options generally sought in our family friendly neighbourhood. My understanding is that children are not able to live in a boarding house? Micro apartments are suitable for medium to high density zoned areas but are out of character in this street and neighbourhood where single dwelling homes currently exist.

- The proposed building is much larger than the surrounding properties. The proposed balconies would impact on the neighbouring homes & their privacy.
- The public transport available from Allambie Rd is not reliable during the peak & infrequent outside of these hours. There are current & ongoing complaints from the community currently with the relevant authority to assist in fixing our poor bus services.
- I attended the parking protest to show in real time how inadequate the parking is in the vicinity for a development of this size & SEPP parking ratio. Our goal was to park 50 cars, but could only fit 40 legally parked. It is unfathomable to assume tenants would not have a car for transport in this area. If they were key workers on shifts, then it is even more likely they would have a car.
- This development would rely on the council waste service. The number of bins for waste & recycling for the number of units is huge. There is inadequate kerbside room for this number of bins. This creates a traffic hazard in this quiet residential street.
- The streets do not have footpaths making the movement of pedestrians high risk. Street lighting is also very basic & sparse given the mature trees which line the local streets.

- The proposed development will impact the surrounding families & the value of their properties, the utility of their yards, pedestrian safety & general frustrating with living near a busy, noisy boarding house. The future living standards of this neighbourhood will be diminished.

I hope that sense prevails with regards to the rejection of this development. Appropriate location of medium to high density accommodation such as this do not belong in quiet residential streets such as this