
Sent: 30/11/2018 8:43:59 PM
Subject: Online Submission

30/11/2018

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

I object to this proposal for the second time. Most of my points are covered in my original objection copied in below. A summary of my objections are below.

1. The reduction in number of rooms from 36 to 32 is minimal. This was a large block of land originally meant for two houses not 32 units in a family orientated community.
2. The increase in number of car spaces whilst may meet the requirements will not cater for the number of cars on the property. It is unrealistic to expect in this day and age and particularly in this location that residents will not have a car. As a consequence the streets will be clogged with more cars. There is already a dual occupancy opposite and cars from this property spill into neighbour's frontage. Boarding house regulations should be updated to allow for at least 1 car space per room.
3. The ramp for entry and exiting the car park is onto a three street corner making it extremely dangerous for cars and pedestrians.
4. R2 is a zone for land comprised mainly of low density housing where the planning objective is to protect the locality's single dwelling character and landscape setting. The zone also allows for a variety of housing types, facilities and services to meet the needs of the community and residents. A boarding house in this area does not meet that criteria.
5. Affordable housing- to ensure that this is affordable housing, will there be a limitation on to what price these units can be sold at?
6. Please do not set a precedent of medium density housing in an area not designed for it. There needs to be forward planning within areas to determine if these types of accommodation options are suitable not just let them pop up wherever it suits a developer. Currently there are 2 proposed boarding houses within 2 houses of each other in Frenchs Forest Rd East. They are gradually being integrated into our suburbs without proper planning for the infrastructure needed to support them or indeed whether they are actually needed at all.

My original concerns for the 36 room proposal.

As a former resident of Allambie Heights in the vicinity of the proposal and a current regular user of Allambie Road and Allambie Shops I object to the proposal.

1. Transport and Urban Traffic Report dated 17/1/18 shows that there is a noncompliance in the gradient in the driveway that could cause potential conflict between vehicles exiting the driveways and pedestrians. The mitigating circumstances claimed in the report are based on assumptions that trees will prevent people walking in that area. What about children. They will not be inhibited by trees. The report also claims that vehicle traffic will be low and pedestrian volume is low.

However based on the assumption that boarding house patronage don't require cars then that would mean at least 29 people (36 minus the 7 with cars) walking to and from the site each day. This is quite a large number of pedestrians at the site.

2. Parking- 7 car spaces are insufficient for 36 rooms. Whilst developers may be able to get away with providing minimalistic infrastructure because of loopholes it is for the rest of the community to have to deal with the consequences. Any development should have at least 1 on site car spot per room. In this instance that would equate to 36 on site spaces. The majority of residents at this complex will have at least 1 car and then the surrounding streets will be inundated with vehicles. Developers should be made accountable for providing adequate parking and infrastructure including contributing to any current or potential roadworks.

3. Traffic- Parking and traffic will be an issue with this development. If insufficient parking is available the remainder of vehicles will clog the streets. This development is on a corner of 3 streets. Residents in these streets will be subjected to an increase in traffic volume and noise as cars brake and accelerate at this corner. Not to mention the garbage trucks picking up the 17 x 240 Litre wheelie bins from the kerbside. In an area with many families with children it will become a dangerous place. I travel down Allambie roads some mornings and the traffic is often banked up from the roundabout at Kentwell Road shops to Lyly Rd. Adding these type of dwellings to the area will only cause more morning traffic chaos. Travelling towards the hospital site is even worse. So Allambie Rd becomes an even bigger bottleneck in both directions.

4. Transport- As little parking is provided it is assumed that the residents of the boarding house will use public transport however public transport in this area is not sufficient to meet the demands of medium density housing.

5. There has been many reports that these boarding houses will provide affordable accommodation for nurses and other staff at the new hospital. Considering g that we were originally told the majority of staff would come from Mona Vale and Manly hospitals when they close there should be very little need for further accommodation as they would already be in the local area. The best solution is to employ local people that will minimise strains on traffic and public transport.

6. This proposal is not the right type of housing for this area and is not in harmony with current amenity of the area. The surrounding houses are family type homes. Please do not set a precedent of medium density housing in an area not designed for it.