
Sent: 4/12/2018 4:07:43 PM
Subject: Online Submission

04/12/2018

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

I object to the proposed boarding house development of 60 Binnalong Avenue Allambie Heights.

Allambie Heights is a R2 low residential, low density zoned area. The suburb is designed for family living with plenty of green space within property boundaries. This is why I chose to buy, live and raise a family in this quiet suburb.

The proposed 'affordable' boarding house is not low density and is not affordable. The proposed building for 60 Binnalong Avenue is large and bulky and does not fit in with the surrounding low residential buildings.

It seems to me to be an 'out of character' money making adventure for the developers, who could end up earning over \$800, 000 annually from this one boarding house. One tiny room could command \$500 a week rent. If rented on a day by day casual basis it could easily get more, this is not affordable living in this suburb of Allambie Heights. There are surrounding three bedroom houses that are rented for \$750 a week which includes a full size backyard This would be a more suitable option as it includes large green space areas within the property boundary that are known to aid general mental wellbeing, reducing depression/stress for people to enjoy, it would also include off street parking for multiple cars. If shared with other individuals this would be a much more affordable healthier option and would stay within character of the surrounding low density/residential area.

Although this proposed development is within 400 meters of a bus stop, there are no footpaths and the gradients of the slope would more than likely not suit wheelchair gradient requirements if they were put in.

Another concern will be the Increased traffic and street parking in the surrounding streets, the developer has not catered for enough onsite parking for the amount of proposed rooms.

The Minister of Planning Anthony Roberts has realised the ruling flaws that govern these boarding house designs in R2 zones. On 28th November, 2018 he released a media statement stating there should be reform to the State Environmental Planning Policy (Affordable Rental Housing) 2009 scheme in R2 zoning, limiting the number to 12 rooms and having a minimum of 6 parking spaces.

Although the above mentioned reform in this media statement is a step in the right direction I still feel that the proposed reforms from the Minister of Planning is not good enough. R2 Zoning should stay as it was intended, low residential and low density for family living. Boarding houses do not belong in R2 Zoning and definitely do not belong in Allambie Heights.