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**Sent:** 7/12/2018 8:10:32 PM  
**Subject:** Objection to amended development - Proposed Development at 60 Binalong Avenue, Allambie Heights (DA2018/0149)  
**Attachments:** out of character.pdf;

Hello,  
Please find attached my objection including photographs with explanations.  
Please let me know if you require it in word format.

Kind regards,  
Emma  
0431 816 594

ma Roborgh  
nder and CEO

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Subject: Amendments to Proposed Development at 60 Binalong Avenue, Allambie Heights (DA2018/0149)

We'd like to object to the amendments to proposed development at 60 Binalong Avenue, Allambie Heights (DA2018/0149).

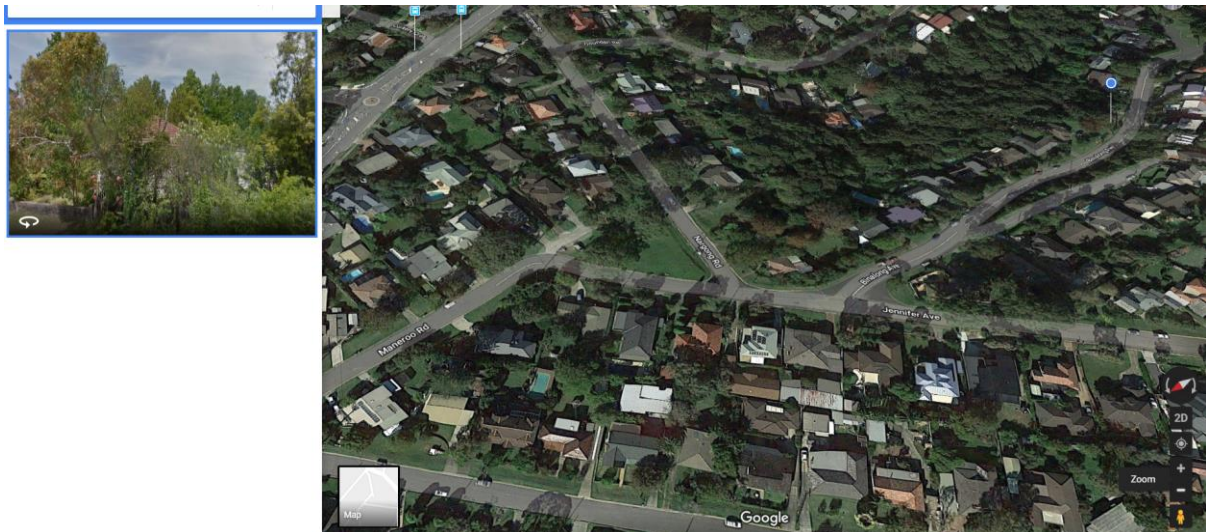
The development is still Out of Character for delivering affordable housing in NSW. The proposed development is still NOT meeting the "local character" test in the ARH SEPP and is NOT compatible with the character of the local area or the harmony with the buildings, community or infrastructure around it.

### **Size is Gigantic!**

Although modifications to the original proposed plans for a 36 room boarding house have been amended to reduce the number of rooms to 32, this development is still gigantic in size in relation to the surrounding low residential area. There are only one family dwellings in a radius of at least 500m in all directions from this proposed development where two families used to live.

The proposed boarding house is a block of 'micro units'. Micro units 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.

There are NO apartments and NO detached dwellings in the immediate vicinity of the proposed development. Please refer to image below.



### **No regular bus-route**

Proximity to Public Transport & Not allowing for enough on-site Parking I understand a key criterion for boarding houses in R2 Low Density Residential Zones is that they are located close to public transport services. In this case, the proposed development have no regular bus services. Please refer to the bus time tables submitted below.

The proposed development will not be able to be habited by shift / key workers such as police, nurses, fire men/women without having a car, thus the development would need to be able to accommodate a minimum of 32 car parks.

The current car parking required by the Government standard is totally inadequate meaning that residents will park on surrounding streets’.


Despite the fact that the parking spaces provided now meet the new ARHSEPP 0.5 parking space per unit stipulation, only allowing for 19 car parks in an area where no regular transport services exist will put heavy pressure on already heavy trafficked streets already fully lined by parked cars as it is. All residents in this area have on average 2 cars per household. It’s absolutely unrealistic believing anyone living in this development will be able to rely on public transport. Based at the top of a very long, steep hill, the only way of transport is by car and not allowing for 1 car park per unit will thoroughly impact the local residents.

Please see bus time-tables from nearest bus stop on Allambie Road to understand how infrequently these run, forcing anyone living at this address to be fully reliant on owning and parking a car.  
Bus route 142



from Allambie Heights  
to Manly

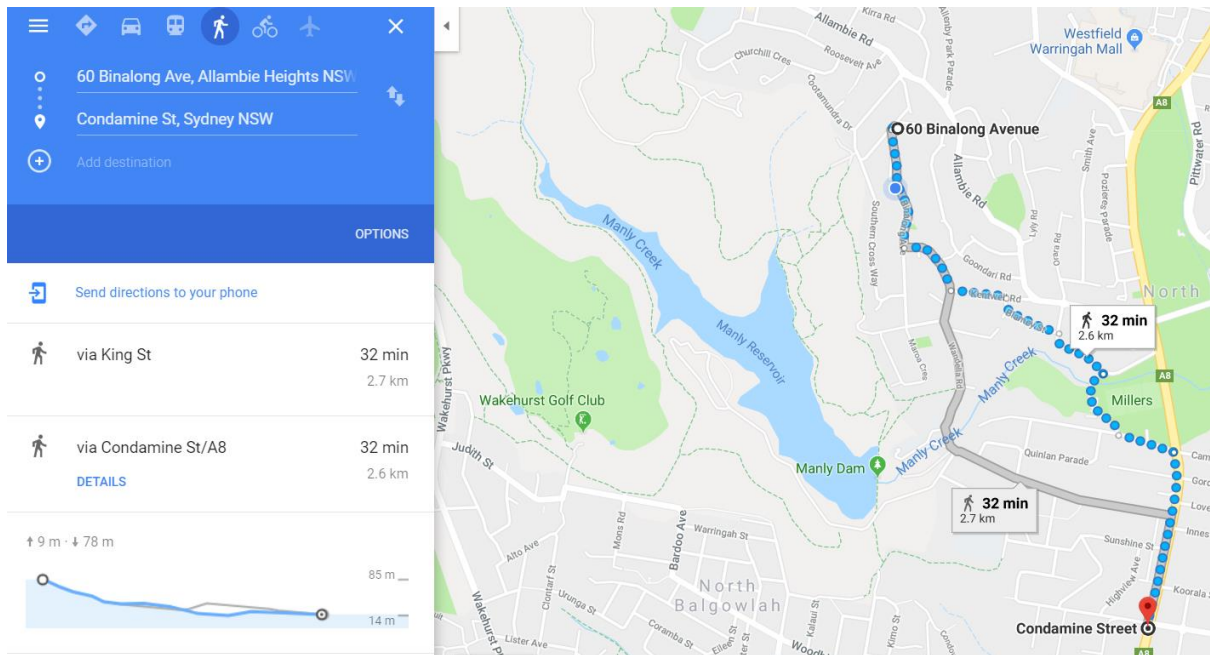
TIMING POINT ▶		A	B	C	D	E	F
▼ time period		<b>Allambie</b>	<b>Allambie Heights</b>	<b>Allambie Heights</b>	<b>North Manly</b>	<b>Manly Vale</b>	<b>Manly</b>
▼ showing route number		Skyline Shops - Allambie Rd	Aquatic Centre - Aquatic Dr	Shops - Allambie Rd	Kentwell Rd & Condamine St	Condamine St & Innes Rd	West Promenade
▼ accessible service							
<b>Monday to Friday</b>							
AM▼	142 ♿	6:19	.....	6:23	6:27	6:29	6:40
	142 ♿	6:55	.....	6:59	7:03	7:06	7:19
	142	7:25	.....	7:30	7:35	7:38	7:51
	142	r8:00	r8:03	r8:08	r8:13	r8:16	c8:29
	142 ♿	8:35	8:38	8:43	8:48	d8:51	m9:04
	142	9:35	9:38	9:43	9:48	9:51	10:04
	142	10:35	10:38	10:43	10:48	10:51	11:04
	142 ♿	11:35	11:38	11:43	11:48	11:51	12:04
PM▼	142	12:35	12:38	12:43	12:48	12:51	1:04
	142 ♿	1:35	1:38	1:43	1:48	1:51	2:04
	142	2:35	2:38	2:43	2:48	2:51	3:04
	142 ♿	3:33	3:37	3:43	3:48	3:51	4:04
	142 ♿	4:33	4:37	4:41	4:46	4:49	5:01
	142 ♿	5:33	5:37	5:41	5:46	5:49	6:01
	142 ♿	6:37	.....	6:41	6:46	6:49	7:00
	142 ♿	7:34	.....	7:38	7:42	7:44	7:54
	142 ♿	9:00	.....	9:04	9:08	9:10	9:19
	142 ♿	10:30	.....	10:34	10:37	10:39	10:48

		from Allambie Heights to City						
TIMING POINT ▶		A	C	D	E	G	H	I
▼ time period								
▼ showing route number								
▼ accessible service								
		<b>Allambie</b> Skyline Shops - Allambie Rd	<b>Allambie Heights</b> Shops - Allambie Rd	<b>North Manly</b> Kentwell Rd & Condamine St	<b>Manly Vale</b> Condamine St & Innes Rd	<b>Cremorne Jn</b> Military Rd & Spofforth St	<b>Neutral Bay</b> Military Rd & Watson St	<b>City - Wynyard</b> York St
<b>Monday to Friday</b>								
AM▼	<b>E66</b>	6:33	6:38	6:44	6:46	p7:00	p7:03	7:10
	<b>E66</b>	6:57	7:02	7:08	7:10	p7:25	p7:32	7:39
	<b>E66</b>	7:07	7:12	7:19	7:21	p7:36	p7:43	7:50
	<b>E66</b>	7:17	7:22	7:29	7:31	p7:46	p7:53	8:00
	<b>E66</b>	7:32	7:37	7:44	7:46	p8:01	p8:10	8:21
	<b>E66</b> ♿	7:47	7:52	7:59	8:01	p8:16	p8:25	8:36
	<b>E66</b> ♿	8:05	8:10	8:17	8:19	p8:34	p8:43	8:54

The only other bus service is 280 between Chatswood and Warringah Mall.

Regular bus services run off Condamine St where B-line and other buses go. This is 2.6km walk up/down over 70meter in elevation. This is where boarding houses should be located!





### Dangerous and not enough off street parking

Considering the very steep Binalong Avenue has double lines in the middle running from the location of the development for another 300m (refer to image of street sign “steep decent”), where will these cars park? There is inadequate parking in the vicinity for an over- development of this size.

It should also be noted that images of parked cars on the plans is misleading. In all pictures, images of cars are parked at the intersection of Jennifer Avenue, Binalong Avenue and Nargong Road which is not permitted

Note as per this drawing submitted by the devloper, the white car is parked on double white lines. These double lines goes all the way down the very steep hill of Binalong Ave



White car as per the developer's drawing is in the same position as this white truck, where double white lines run all the way down the steep hill to the right. Also note the orange sign in front of the truck.









### **Danger of increased traffic to local school children and residents**

The proposed development presents serious road and traffic related safety risks to tenants and other local residents.

The development is on a school/bus route so increased traffic and cars along this route must be taken into account as a serious safety issue.

There is no footpaths along Binalong Ave so increasing traffic in this single-family dwelling only neighbourhood, if this development were to go ahead the council would have to in order to allow for the increased traffic and danger to the local community

1. Create footpath along all of Binalong Ave which is a main school-route and also the road for the local school bus and
2. Add at least two speed-humps to the very steep Binalong Ave around number 59 and 65 Binalong Ave.
3. A roundabout or other safety measure at the intersection of Jennifer Avenue and 60 Binalong Avenue to reduce the increased risk of accidents occurring at this location Noise:

In conclusion, boarding houses are necessary but only when they are located appropriately and close to community and transport and support services, which this is NOT. We submit that the proposed development is NOT COMPATIBLE with the character of the local area as described above and the Council is obliged to refuse its consent under s16A of the AHSEPP.

Regards,

Emma and Oliver Roborgh

**References:** Gosford Council's refusal in May 2014 of the Boarding House application.

Land and Environment Court's decision "the proposal did not fit the area's character" Bankstown council in 2015 became the first council in the state to use the courts to stop boarding houses being constructed in low-density residential areas. The boarding house development did not respond to the qualities of the surrounding neighbourhood under affordable housing rules.

Warringah Council 2018 – 31 Forest Way, Frenches Forest "the development does not respond to the qualities of the surrounding neighbourhood under affordable housing rules and does not allow for more than 6 car spaces for a 24-room, 2-storey building. Three times the size of a large house – on a single block