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**Sent:** 29/11/2018 12:05:21 AM  
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29/11/2018

MRS Charlotte Nichols  
50 Inglebar Ave ST  
Allambie NSW 2100  
Charlotte.Nichols76@gmail.com

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

Dear sir/madam .

While I am generally supportive of affordable rental housing accommodation in the Allambie area to support the new Northern Beaches Hospital at Frenchs Forest, there are many shortcomings in the development proposal DA2018/0149 which lead me to consider that it is not appropriate at this scale or in this location.

It is completely unacceptable to build such a development in R2, low density area for the following reasons:

A boarding house is not allowed in accordance with the R2 zoning restrictions. Approval would set a precedent to allow other private and/or commercial developers to apply for approvals in breach of the zoning restrictions.

The proposal does not meet minimum requirements of Landscape Open Space. The size of the building on the available land is manifestly excessive. For a structure with so many rooms, the amount of available private outdoor space, most notably at the rear, seems seriously inadequate and inconsistent with the character and R2 zoning of the area. This will adversely affect amenity, both for residents and for the community by setting a low standard which would act as a precedent.

Under Clause 30 A the building does not comply with Local Area Character.

The proposal is not compliant with the landscape provision in terms of Warringah Development Control Plan 2011.

Public transport services are inadequate for the requirements as stated in the SEPP. The assessment has been based on the development being accessible however local transport and accessibility is an issue in Allambie. In my opinion the development falls into the SEPP criteria of non-accessible.

There are currently no footpaths for pedestrians at this location. Adding this volume of traffic will in my opinion lead to accidents. The development is located at the top of a steep hill and the access from the underground parking will cause the residents and local population issues, particularly if the location of the driveway is not thought through ie creating a blind turning. This is not currently an issue at this location.

The traffic impact report is not credible. The traffic volumes on Allambie Road are already considerable at peak hours.

There is potential for such developments to lead to social issues which are currently not a problem for the area at this time.

There is no local access to police or medical facilities if social issues do arise or the residents require additional support from social services.

I am concerned about the prospects of this project establishing a precedent. While each DA is to be assessed on its individual merits, it is a certainty this will, if approved, be cited by other applicants for similar projects. This development

application is of a poor standard. Proliferation of this kind of development along Bingalong Avenue would be undesirable, adversely affecting the character and amenity of the locality.

On balance after considering the above factors it appears the proposal as submitted has many serious flaws. It is my view that DA 2018/0149 should be refused due to non-compliance with current SEPP guidelines, such as accessibility. While some of these can be addressed by reconfiguring the design and footprint of the building. It cannot be mitigated without radically reducing the scale of the building.

Please consider our local resident objections. This development will solely benefit the intended developers. Please show us that we have made a mistake by electing you.

I appreciate the opportunity to raise my objections to the Boarding house proposed for 60 Bingalong road. I hope these objections will be considered.

Charlotte Nichols