
Sent: 11/02/2018 8:15:46 PM

Subject: Subject: Attn: Planning department. Re: Application #DA2018/0149

Subject: Submission regarding proposed 36-room boarding house development at 60 Binalong Avenue, Allambie Heights

We are writing to express our objection to the proposed development at 60 Binalong Avenue in Allambie Heights.

While very happy to support good development in line with the needs and demands of a growing population, this proposal unfortunately is not an example of this.

Too big

The site at 60 Binalong Avenue is not large considering what has been proposed: a high-density 'boarding house' building of 36 units, at least 37 people and all of their cars/ vehicles on a small suburban block where previously there was one family property.

If the proposal goes ahead, it will unfortunately be an overcrowded and noisy home for its residents, confined by a block that does not even have formed footpaths along the street to provide access. Access to services including shops and medical from this site is not easy, and transport is infrequent and very crowded.

It has been promoted as a 'boarding house' development which suggests it is being created to help people in need, but surely this type of overcrowded living will not be good for anyone's wellbeing.

Road traffic safety

Binalong Avenue is a long, steep and winding road/ This proposed development would sit at the top of the street, at the top of a very steep hill.

Our family lives at the bottom of this hill with a driveway that cannot be seen until very close due to the topography.

We also have two very young daughters: a four-year-old and a one-year-old.

Not surprisingly traffic safety is already top of our minds at all times, but the increase of fast-moving traffic of the volume that would be prompted by this development - on this particular road - is a very serious concern.

Binalong Avenue is a street with many families with young children, who will share the same traffic safety fears as us.

Sadly we hear of so many incidents on Northern Beaches roads already. It would be so devastating if road safety here was also compromised due to this one, high-impact development.

Natural environment under threat

Our home backs onto the same area of bushland that this proposed development also borders, part of a council bush reserve. Visitors to our garden include swamp wallabies, long-nose bandicoots, echidnas, and water dragons. Native birdlife includes tawny frog mouths, whip birds and even a powerful owl (which is pretty special).

What a fantastic education all of our children are receiving – and us adults too – thanks to the beautiful natural landscape found on this street, an aspect of living on the Northern Beaches that our Council is so proud to promote.

Sadly an encroaching development such as what has been proposed - and the trees that have been earmarked for removal should it go ahead - will likely take a toll on these native animals, and the beautiful trees and natural environment that sustain them.

Outcome

Could the proponent perhaps suggest a smaller version of their design that is more in keeping with the size of their block and the surrounding built and natural environment?

Kind regards

B. Harrington