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Subject: Spam: Online Submission

18/02/2018

MRS Dawn Dawson
156 Allambie RD
Allambie Heights NSW

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

This proposal is not in character with the local area and I oppose this application for a number of reasons. The SEPP which now appears to have provisions overriding the Council's DCP and LEP sees the council have little or no control/powers over the regulations or impact? By attempting to override the R2 zoning in place, this affects both the residential area and Council's usual building and environmental controls. Environmentally it is visually impacting the area and likely to create noise, transient rubbish removal and remove privacy for many. This proposal has no consideration to the infrastructure of Allambie. The allowance under the SEPP with regards to on site parking areas will create a major impact with on road parking given that Allambie has a very limited bus service which is virtually non-existent after 9.30PM. With increased traffic at this intersection, possible vision impairment through extra parked vehicles, removing line of sight and no pedestrian footpath areas. it creates safety concerns in this family orientated suburb. The bus service here would not accommodate shift workers. It is hard to believe the amount of trees to be removed are not of significance and would be surprised if the 40% open space landscape area is actually being achieved. It will be interesting to see return comments from NSW Rural Fire Service, as many properties within the area have now had their fire zones/rating reviewed due to the proximity to Manly Dam. This proposal sits within close proximity to the DAM as well sitting within a local bush reserve.

It seems the Government may not have created control measures for this SEPP initiative as developers are using the \$10,000 per room incentive at every given opportunity with no consideration to the area? There appears no governance to ensure such developments are only appropriate for hubs close to good and regular transport, good infrastructure and restricted to areas of medium to high density only. Information suggests the legal audit of the 2009 SEPP raised a number of these issues that required address.

On the basis of the above and given that this would not comply in usual terms, it is hoped that our local Council do have a voice to intervene before this loophole demolishes this beautiful residential community and the rules pertaining to our local DCP (which is there for a purpose). Affordable housing this is not. The rental returns promoted for these investments are outside the scope of the target market. This in itself should be grounds for objection.

Kind regards

Dawn Dawson