
Sent: 7/12/2018 8:16:57 PM
Subject: Online Submission

07/12/2018

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

Please accept this as my objection to the resubmission of plans at 60 Binalong Ave, Allambie Heights.

ThCs proposed boarding house is not in character with the existing R2 Low Density zoned surrounding environment and neighbourhood.

The surrounding streets are quiet, leafy, residential streets surrounded by bush. This proposed development is grossly out of character with the surrounding neighbourhood of single dwellings & not in our communities best interest.

This development is large scale and out of character. It will adversely impact neighbouring properties. They will have no privacy, have to endure lots of noise due to large number of proposed residents living in micro apartments in close proximity, overshadowing especially in winter months.

These streets are local & have low volume traffic. Adding a 30+ room boarding house with the capacity for 60+ residents and only providing a small number of car parking spaces would adversely impact the surrounding character of these streets.

The corner where the boarding house is proposed is dangerous with traffic merging from multiple directions. It is also illegal to park on 2 sides of this property due to existing double white lines.

There is not enough parking to service all the proposed residents cars or motorbikes. They would need to be parked outside on the street in front of the surrounding neighbouring properties, causing congestion. This is not in the best interest of our community.

The number of bins for this proposal will be huge. There is very little space at the front of this property to accommodate the number of waste and recycling bins out for collection every Wednesday. It would be dangerous for pedestrians and the bin truck.

The surrounding streets do not have footpaths making the movement of lots of pedestrians high risk.

Public transport - bus services only- from Allambie Road is barely adequate during

the peak hours of the day, infrequent outside of peak & non-existent through the night. The proposed residents will find it difficult to rely solely upon the bus service in this area & hence it is not in the communities interest to add further burden to this transport issue.

I have recently read that the Planning Minister, Anthony Roberts, is considering reforms to cap the number of boarding rooms allowed in a boarding house development in low-density residential zones to a maximum of 12 per site. I hope this proposal is declined under these reforms as it does not suit this location.