
Sent: 12/12/2018 2:31:16 PM
Subject: DA2018/0149 - NSW LEC AMENDED PLANS
Attachments: 1803 McClean submission re Boarding House.docx;

Attention: Daniel Milliken

Dear Mr Miliken,

I am a resident at 39 Binalong Ave, Allambie Heights. I am writing to you regarding the amended plans to Lot 2211 & Lot 2223 DP 752038 60 Binalong Avenue ALLAMBIE HEIGHTS.

The proposed amendment to the original plan amounts to roughly a 10% reduction in the number of beds within this development. I have objections to the proposed plans and the amendment on the following grounds:

1. The location of the two lots is at a triple junction intersection with limited sight lines for current traffic. The proposed development will significantly increase traffic at this intersection as there is limited public transport other than school buses in the area. Most people currently living in the area drive to local amenities such as the Allambie Heights shopping area or to Warringah Mall. A further 30+ residents will drastically increase the risk of a major car crash at this intersection. No study of the effect of increased traffic has been submitted.
2. Parking on the original plan was very restricted on-site and in no way could accommodate the number of cars that a 30+ accommodation block would produce. Street parking would further limited the sight lines around the intersection, increase congestion and increase the risk of injury to large numbers of children that use the park immediately opposite the site.
3. The original Geotechnical study was deficient in that it did not test nor account for the increased run-off that a large building would produce. The increased water flow into the creek immediately behind the site of the proposed development would lead to increased risk of bank erosion and downstream sedimentation of the creek. Any blockage to the increased water flow would lead to the risk of flooding to properties downstream of the site. The current two buildings on the two lots have a limited amount of hard surfaces that redirect water to the creek and so allow for a significant amount of rainfall infiltration. This would not be the case in a two story development.
4. At no point in the original DA was the proximity to the bushland area of Manly Dam Memorial Park, of the properties, addressed. The site is within the radius of increased fire protection for any new development. At no point in the original DA was the Environmental Planning and Assessment Amendment (Fire Safety and Building Certification) Regulation 2017, which commenced on 1 October 2017, even referred to. This would require a minimum of an initial fire safety report (Clause 144), a final fire safety report (Clause 152) and a new fire safety system report (Clause 152A) before any DA would compliant with the Regulation.

I have attached my initial letter opposing the DA.

I look forward to discussing this further.

Regards,
Steven McClean

Steven and Lucy McClean
Binalong Avenue
Allambie Heights NSW 2100

20 March 2018

Mr Daniel Milliken
Northern Beaches Council
via online submission

Dear Mr Milliken

Submission regarding 60 Binalong Avenue - DA 2018/0149

As residents of Binalong Avenue for the last 20 years, we appreciate the opportunity to provide comment on the proposal DA 2018/0149 to construct a 36 room 'boarding house' accommodation complex at 60 Binalong Avenue.

We would like to express our strong opposition to the proposed development. We support the large number of well considered, articulate and evidence based submissions opposing the development that have already been provided to Council with the key issues including:

1. **Incompatibility with the R2 Residential Land Zoning of the area** - A 36 room accommodation complex is incompatible with an area where there are generally single dwellings on large blocks of land (many over 800 square metres). The legislative parameters for allowing a 'boarding house' in this area are not fulfilled. This is the key point of opposition for the development and very well detailed and explained in many other submissions. On the test 'harmony with the natural environment' this development clearly fails and on the test of public transport, this is limited, intermittent and unreliable in the area with that particular bus stop rarely used. Just this morning, my son's bus to Chatswood that should have left our local bus stop at 8.20am was 20 minutes late. I travel to the city and buses regularly pass our local stop late or full or both and there are no direct buses outside peak hour.
2. **Traffic safety and parking issues** - The estimate in the proposal of an additional 8 cars for the complex of 38 dwellings is a gross underestimation. With very steep hills in the area, access to shops or arterial transport is really only conducive to transport by car. An estimate of an additional number of 50-80 cars would not be unreasonable, adding around 30% to local traffic. This will create obvious parking difficulties as the development only allows for 9 car spaces. Further, travelling down Binalong Avenue is the preferred path for cars going south and with the current housing density this road already has too many cars that fly down Binalong Avenue at high speeds, partly due to its rollercoaster topography. This is a real danger on a street with many concealed driveways and home to many young children in houses built close to the road edge with few fences and no footpaths.
3. **Bushfire risk** - The development application appears to have inadequate bushfire protection and assumptions as this area is a very real bushfire risk. Manly Dam is only around 100m from the proposed site and in our time in Binalong Avenue there have been a number of bushfire threats to the area. The recent bushfire tragedy at Tathra is a reminder that these events can and still do occur. The Dam area near the proposed development was last backburnt around 18 years ago so the area currently has a high level of fuel. Further, a house-fire in the street around 12 years ago led to that house being completely burnt out and

damage to 2 adjoining houses due to issues with water availability and pressure - issues that we do not believe have been resolved.

4. **Stormwater flow concerns** - During storm events, water is absorbed by land with the remainder diverted to stormwater channels. The significant increase in hard surface area of this property will lead to a corresponding increase in stormwater flow to the creek behind the property. This increase in stormwater flow may lead to downstream flooding, erosion and streambank pressure. We do not believe that this issue has been addressed in the geotechnical report or development applications.
5. **Amenity issues and incompatibility with current residents** - Overshadowing, overcrowding, privacy, noise, light, waste, parking and visual amenity are just some of the the additional issues that are incompatible in this 36 room development and single low density dwellings in this area.

The intent of land zoning extends beyond the letter of the law (or regulation loophole). As is stated on the Northern Beaches Council development website *"Our rules keep you and the community safe. They protect the look and feel of the Northern Beaches"*. A development of a 36 room accomodation complex is not compatible with the community of Binalong Avenue.

Binalong Avenue is a community in the strongest sense of the word. We are a community that has a monthly book club, ('Binalong Bookclub', registered with your Library and regular borrowers); a twice yearly Street Party that regularly has 50 or more attendees and weekly walking groups for residents. We are a community that not only look after each other's mail and bins, we mow each other's lawns. We are a community that looks after each other's children and looks out for each other. We bake each other cakes and exchange produce from our gardens. We a community that, possibly most importantly, are there for each other for anything from a friendly ear to helping to move furniture, to help with household repairs, to a cup of raisins or box of chocolates. Our dog has escaped 3 times onto the street and each time she has been taken by 3 different residents (who we previously did not know) to the local vet as their number is on the tag on her collar - I do not know any other community where this would happen.

For us, this is the home we bought as a young married couple and have brought up our three children. When we have considered moving we simply cannot leave the community, the bush setting and the "peaceful place" that is Binalong Avenue. As our daughter told me just yesterday "This is home".

The proposed development is simply not compatible with this street. While we acknowledge the need for Council and the State to increase housing density, Binalong Avenue is not the place.

We look forward to your consideration of this application and the overwhelming comments from local residents opposing this incompatible development.

Yours sincerely

Steven and Lucy McClean