
Sent: 28/03/2018 2:59:27 PM

Subject: Submission Application Number DA2018/0149 - 60 Binalong Avenue, Allambie Heights NSW 2100

Attention Daniel Milliken

Dear Sir

Objection to DA 2018/0149
Proposed Boarding House
60 Binalong Avenue, Allambie Heights

I wish to lodge an objection to the above development application which is a proposed 36 occupancy boarding house at 60 Binalong Avenue. I currently reside at 2 Jennifer Avenue which will be in sight of the proposed dwelling.

Following on from our initial phone conversation some two weeks ago my concerns are as follows:

The single and dual dwellings being offered on site are very small and as voiced by yourself lean towards very short term occupancy. Will leases only be offered on a short-term basis? Short term occupancy creates transient boarders who will have little reason to blend into or have care for the surrounding residents who live nearby. I am also concerned that this type of dwelling will be taken up by backpackers and overseas students who have already created a wealth of issues on the Northern Beaches. Will there be any stipulations on the type of person who can apply to reside in this boarding house? I very much doubt it as this could cause discrimination issues.

The current zoning highlights that dwellings in this area are intended to be for low density residential environments. A 36 bed boarding house initially occupied by a single dwelling, certainly does not seem to fit into this scenario and is completely out of character with the surrounding and existing dwellings.

Although occupancy for the boarding house has been outlined for single or dual occupancy, what happens if a couple have a baby or someone gets pregnant? Where does this leave the dual occupancy ratio and in this situation

when does a baby have a head count? If the head count is under 5 years of age the boarding house could become a place where couples could stay with up to three children. It would be very interesting news if a couple were forced to leave a boarding house because of a pregnancy or birth issue. This whole situation certainly opens up a can of worms both legally and ethically.

The current area is made up of residential housing and is not intended for high-density living. This dwelling will create rubbish, traffic, noise, parking and overcrowding issues and lower the value of surrounding properties.

There is a loop-hole in the current Warringah LEP and the SEPP around affordable housing which is allowing developers to cash in and take advantage of the development laws which will have no impact on their lifestyles but will be intolerable for local residents.

I know that many other residents have already sent their objections, outlining many issues. I hope the few points I have raised can be given some consideration.

Please let me know when there are any open meetings where I may be present to hear the outcomes of these objections.

Thank you for your time.

Jill Rowing
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