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Subject: Online Submission

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

I am writing to object once again to this out of character construction of a medium to high density apartment block under the disguise of a SEPP boarding house in the quiet, family orientated, leafy street, Binalong Avenue.

There has been an amendment to the SEPP, 0.2 to 0.5 car spaces and another currently being proposed that boarding houses are capped at 12 rooms.

The SEPP has been surrounded by controversy since its conception in 2009 and has been under formal review several times because of the destruction of the local communities it is impacting.

Northern Beaches Council and community groups are currently requesting a moratorium on development of boarding houses - planning should be done by council and town planners - not by greedy developers who have little concern for the existing community, the local village character, the environment and the people who will be living in these extremely small apartments.

Even if this development complied with the changes, which it doesn't, there is still grounds for objection.

SEPP states that developments should be compatible with the character of the locality. Clause 30A states "A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area." As you can see by the number of objections since the 1st application was submitted and then since the amended plans, the wider Allambie Heights community does not believe this development to be within keeping of the local character. A recent development took place in Sanananda to support vulnerable people - 2 single story houses in keeping with the local street scape and community - no one had an issue with that! Please take a look at the aerial image provided on the NBC submission page - one only has to view this image to get a sense of the local environment - large, leafy blocks with a single dwelling containing one family. To suggest that this massive apartment block is in keeping with the local character just tells LEC how deluded this developer is.

All objections to original and amendment show you how the existing community feels about the character of Allambie - we are a family friendly, close knit community - we object to the development, the council objects to the development and the local planning panel objects to the development . The proposal does not satisfy the local character requirement and there is nothing in the amended proposal that should change that determination.

If this out of place development is allowed to proceed it will set a precedent for all

future developments. This will then set a precedent for the many other SEPP proposals currently before council. If approved, it will result in rapidly eroding the current level of amenity that existing residents enjoy.

One of the aims of the SEPP policy is "to facilitate an expanded role for not-for profit-providers of affordable rental housing". Please see Gale objection re how disadvantaged groups and charities feel about the new wave of boarding houses - they, along with the NBC and many other area councils, do not believe these boarding houses are meeting the needs of those who the SEPP was intended. The developers have no concerns for the local community, only to line their pockets. Binalong alone would rake in \$832K in one year.

There is no way on earth you can inject an apartment block onto a corner where one house currently stands and it not impact the local community: noise, parking, more traffic, less safety. For example: where my mother lives in her unit block - we can regularly hear clomping on floor boards, tvs, music, kids and babies screaming, neighbours fighting and having loud sex, there is washing hanging on balconies etc. There are strong food smells invading each other's space. There are cockroaches and mice that are hard to get rid of due to the number of apartments (40). There are parking disputes, conflict between neighbours etc.

Talking to parents at the local school - these boarding house applications have put a massive stress on the local community. People are very scared that their lovely little community is going to be ruined forever. Several recent news articles highlight how suburbs have been changed forever. In Bankstown - there are 35 boarding houses with 700 rooms. In Concord, there was 1, then 2, then 3 - all in the same street. Randwick council is calling for an immediate overhaul of the SEPP due to the whole suburb being overrun with the monstrosities.

Approve either of the Allambie boarding house developments and you change Allambie for the worst...forever.

Please listen to the community. We have been fighting these for over a year now. The developers keep making measly changes and keep appealing in the hope that we will give up. Please see the impact this is having on communities and reject 60 Binalong (and 139 Allambie Road).