
Sent: 20/03/2018 8:59:25 PM
Subject: Online Submission

20/03/2018

MRS MICHELLE BIRNIE
10 Nargong Road RD
Allambie Heights NSW 2100

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

I would like to object to the Proposed Development for many reasons:

1. The dwelling does not fit with the local area. The neighbouring properties are full of young families and elderly people that have been long-term residents. A Boarding House accommodates short-term residents that may not integrate in to the local community, which will have a definite negative change on the current dynamics.

2. There definitely are not enough car spaces built for this property to accommodate all the boarding tenants and so their cars will be spilling out all over the adjacent streets. The existing neighbours will not be able to park close to their home to bring home groceries or carry small sleeping children from their car to their door. It is clear that the Developer is using a loophole of a Boarding House to not have to build car spaces for every room and therefore saving large amounts of money not having to excavate and build more car spaces. After the designated time is up of renting to Boarders, the Developer will then sell off the rooms as small apartments and the result will be even more people and even less car spaces on site. This has been proven to have happened many times in other suburbs, such as Randwick and Coogee.

3. A Boarding House of 36 rooms could accommodate much more than 36 people. In such a confined space, it just is not compatible with the existing residential area of single homes. People coming and going and not integrating is just a recipe for disaster. Please keep Allambie the quiet suburb that we have grown up with.

4. The Report on Flora and Fauna for this property will have an impact on our Native Fauna. Quoted:

3.3.2 Native Flora and Fauna in the Riparian Land

"The site is likely to be part of a large foraging home range for owls."

"There are some fallen logs with hollows at the site that provide habitat for small reptiles such as skinks and lizards."

"The site contains good quality foraging habitat for long-nosed bandicoots and many diggings were observed on the property during the site survey". "Other native fauna observed during the survey include birds such as the Laughing Kookaburra, Rainbow Lorikeet and Noisy Miner." pulling down the trees on the property will lessen the amount of native fauna that us neighbours enjoy.

Boarding Houses in small suburban streets must stop now. Please don't be the Council that spoils our suburb forever. You can do something GREAT by rejecting it. I'm not against change or development, but I don't like change for the sake of it. This definitely is not the place to be building such a dwelling and why should the majority of residents suffer for the few greedy developers that are pulling the wool over the governments eyes. Please say NO!