
Sent: 5/12/2018 2:22:10 PM
Subject: DA 2018/0149 submission
Attachments: DA20180149 objection Fitzgerald Dec18.pdf;

Please find attached my updated submission for DA2018/0149.

Please confirm receipt of this submission by email.

Many thanks.
Regards,
Hayley Fitzgerald

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Hayley Fitzgerald
49 Roosevelt Ave
Allambie Heights NSW 2100

5 December 2018

DA2018/0149 – 60 Binalong Ave ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

I am writing in reference to the revised submission to the boarding house proposal at 60 Binalong Ave. It is extremely disappointing that the changes are so minor and that there are no revised details of the layouts.

It is not clear if the number of rooms has been revised at all. And I note that there have been changes to the SEPP to increase parking to 0.5 spaces and to cap rooms at 12. I cannot see that these have been addressed in the updated submission and these are really key.

I live at 49 Roosevelt Avenue which is a few blocks from the proposed development. I still have grave concerns for the proposal as it has currently been submitted and think the lack of community consultation is extremely disappointing considering its location near shops and schools. I have 2 young children that currently attend the local kindergarten and will attend Allambie Heights Public School.

While I am in general supportive of affordable rental housing accommodation in the Northern Beaches area to support the new Hospital at Frenchs Forest, there are many shortcomings in the development proposal DA2018/0149 which lead me to believe that it is not appropriate at this scale or in this location. The approval of this application will only set a precedent that is not appropriate for this area. The proposal itself seems filled with inconsistencies and inaccuracies that lead me to believe the developer has not invested much time or interest in this development which will find itself in the heart of the Allambie Heights community.

I am extremely disappointed that the design of boarding house proposed does not fit with the character of the local area. We have lived here for 3 years now and love the family and community spirit and is just where I would like my children to grow up. I am concerned that the bulk and scale of the proposed development is not at all compatible with the character of the local area, which is namely single storey family dwellings. The proposed development is a large two storey structure with large visual bulk. The architectural design is not in line with the nearby dwellings. The bulk and scale of this development is manifestly excessive for the site and inconsistent with the character of the area.

It is completely unacceptable to build such a development in R2, low density area for the following reasons:

A boarding house is not allowed in accordance with the R2 zoning restrictions.

Approval would set a precedent to allow other private and/or commercial developers to apply for approvals in breach of the zoning restrictions.

The proposal exceeds maximum building height.

The proposal does not meet minimum requirements of Landscape Open Space. The size of the building on the available land is strikingly excessive. For a structure with so many rooms, the amount of available private outdoor space, seems obviously inadequate and inconsistent with the character and R2 zoning of the area. This will adversely affect amenity, both for residents and for the community by setting a low standard which would act as a precedent to future applications.

The proposal is not compliant with the landscape provision in terms of Warringah Development Control Plan 2011.

Public transport services are inadequate for the requirements as stated in the SEPP. The assessment has been based on the development being accessible however local transport and accessibility is an issue in Allambie. The applicant has provided timetables for the three operating bus services; the E66 is a peak hour only service Mon-Fri, with no provision on weekends. The 142 to Manly and the 280 between Warringah Mall and Chatswood operate but not within the criteria as stated within the requirements of the SEPP. The development falls into the SEPP criteria of non-accessible.

The traffic impact report is not credible. The traffic volumes on Allambie Road are already considerable at peak hours. Once the hospital becomes operational traffic volumes will increase significantly. The location of the proposal is deep within a local community of single dwelling houses, parking will obviously become a significant issue and has not been appropriately addressed within the proposal.

The proximity of the development is within close proximity of the local primary school which provides for 551 pupils, 150 metres to a child daycare centre, and community amenities such as the Scout hall, Allambie Community Centre and tennis courts. There are also many other daycare and early childhood centres nearby. These amenities are widely used by the local community and beyond. The safety of these users should be paramount to the Council, and the State.

Scalabrini Village is a residential care home, which provides accommodation for 49 high care and elderly residents within 300m of the proposed site and numerous retirement villages such as Fred Huntley and William Charlton Retirement Villages which provide homes for a further 155 elderly citizens, all within close proximity of the development. These citizens patronize the local Allambie commercial shopping area and a significant number of elderly citizens may be placed into potential harm as a direct result of this development.

Likewise, the well-established Cerebral Palsy Alliance is located at 187 Allambie Road. Again, these are vulnerable citizens in our community.

It is a duty of care of the council to protect the interests of those most vulnerable within our community and this development will be detrimental to all these as detailed above.

There is potential for such developments to lead to social issues which are currently not a problem for the area at this time.

There is no local access to police or medical facilities if social issues do arise or the residents require additional support from social services.

I am extremely concerned about the prospects of this project establishing a precedent. While each DA is to be assessed on its individual merits, it is a certainty this will, if approved, be cited by other applicants for similar projects. This development application is of a poor standard. Spread of this kind of development throughout Allambie Heights would be undesirable, adversely affecting the character and amenity of the locality.

Please consider our local resident objections, particularly regarding the proximity to our schools, childcare centres and residential retirement homes. The safety of the elderly and children in the area should be paramount. We the residents have elected the NB Councillors to do the right thing by the residents. This development will solely benefit the intended developers.

I appreciate the opportunity to raise my objections to the Boarding house proposed for 60 Binalong Ave. I hope these objections will be considered.

Regards,
Hayley Fitzgerald