
Sent: 7/12/2018 11:00:49 AM
Subject: Online Submission

07/12/2018

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

Re: DA2018/0149 - 60 Binalong Avenue, Allambie Heights
Submission to Northern Beaches Council
7 December 2018

Dear Sir / Madam

Objection to the amended DA2018/0149 Proposed Boarding House, 60 Binalong Avenue Allambie Heights.

I wish to make a submission regarding the amended development application of 60 Binalong Avenue Allambie Heights, which is a proposed 32 Occupancy Boarding House.

I wish to object to this proposed amended development.

I note the amendments made to setbacks, separation of blocks, parking spaces. However, the fundamental problem is that this development is totally out of keeping with the surrounding area and the Northern Beaches Council town plan and the NBC planning regulations.

In The Manly Daily on 5 December 2018 there was an article that the Mayor Michael Regan urgently asked the NSW Planning Minister Anthony Roberts to implement controls on SEPP developments used for boarding houses. The boarding house laws would restrict developments to 12 rooms. It would also allow Councils to enable Councils to consider developments within the context of their Council plan regulations and guidelines.

I think that the current development proposal for 32 occupancy boarding house should be STOPPED as the proposed changes are deliberated.

In any event, a boarding house is totally out of character with the surrounding area of Binalong Avenue, Jennifer Avenue, Nargong Road, Southern Cross Way, Cootamundra Drive, Monserra Road and even the single dwellings on Allambie Road.

This area of Allambie Heights is zoned R2 Low Density Residential. The area has low density single dwellings. There are mostly families in the houses. There are some elderly residents still living in their homes after raising their families. There are lots of young children who attend the local primary school and walk to the buses along Allambie Road. They often need to walk on the road as there is uneven ground and obstacles due to the lack of footpaths. This is not a good environment to build high density boarding units. The streetscape is not designed for high density living. The bulk and size of the development is totally out of character with the suburb. The

adjoining properties will be dwarfed by this development.

A boarding house would be a huge departure from the existing zoning which the residents have complied with for decades. The zoning has been very regulated and residents have complied with the laws for this area. Now a boarding house development overrides all of the Northern Beaches Council planning regulations. This does not take into account the character and limited infrastructure of Allambie Heights. There has been an increase in traffic along Allambie Road probably in relation to the Northern Beaches Hospital, however there has been no change to the limited bus services through Allambie Heights.

The local infrastructure is not designed to accommodate boarding house development density.

There are no footpaths. The roadway is designed to carry low volume traffic. The number of units in the boarding house is inappropriate in this tree-lined, quiet street with a single dwelling family atmosphere.

There is a severe lack of public transport. The buses are infrequent. There is a very restricted service in the evening and night. There is an infrequent service outside of peak times. The peak service E66 is often full by the time it passes the Allambie Heights shops. The boarding house development occupants would not be able to rely on public transport in Allambie Heights. High density developments are better suited to close proximity to high frequency transport corridors.

A boarding house would be more suited to a site closer to Pittwater Road with more frequent and plentiful public transport, shops and services nearby. There is no train to expand public transport and help further support higher density. Transport away from Pittwater Road is very poor. Many people rely on a lift to Warringah Mall to connect with better transport. It is hard to get to neighbouring suburbs directly.

A boarding house would not be in keeping with the scale and size of existing local dwellings and the nature of a boarding house requires a very short minimum 3 month rental with the possibility of an itinerant rental population coming and going frequently. There are often concerns about noise in this type of development. This does not contribute to a local stable friendly community where neighbours look out for each other. There is a strong community in the local area which would be impacted by a boarding house population.

In an article in the Sydney Morning Herald 17 June 2017 Lisa Visentin voiced the concerns and dismay of all neighbourhoods facing boarding house developments overriding local Council planning laws.

<https://www.smh.com.au/national/nsw/500-to-rent-a-boarding-house-room-as-developers-exploit-planning-laws-20170616-gwsl84.html>

In the brochure by a local real estate agent supporting building boarding houses, they suggest the rental return could be up to \$300,000 - 400,000 per annum. The suggested return for a small studio room was \$500 - 600 per week. This is not affordable housing. It gives the profit to the developer and the landlord and does not cater for affordable rental.

The development is sited in a bushfire prone zone which is one of the reasons that only low density dwellings have been built. Unit developments have never been allowed in this zoning.

The Northern Beaches Council has developed local planning areas suitable to the bush landscape and hilly terrain of Allambie Heights. It is at a distance from the main transport corridor. It is a long haul to walk up the steep hill of Allambie Road.

A boarding house development would push all these concerns out of the way and give the Council no jurisdiction to retain the natural environment that makes the

Northern Beaches a green environmental community. It is a development which greatly negatively impacts on the family low density of Allambie Heights.
Thank you for the opportunity to submit my objections.