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**Sent:** 11/03/2018 4:19:30 PM  
**Subject:** Online Submission

11/03/2018

MR Michael Cockburn  
3 Southern Cross WAY  
Allambie Heights NSW 2100

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

Dear Sir, I wish to lodge an objection to the proposed Boarding House development at 60 Binalong Avenue, Allambie Heights that is currently being considered by the Council - DA2018/0149.

My objection is based on many issues but the 3 main ones are current ZONING, PRECEDENT setting matters and PARKING and general traffic conditions in the area.

ZONING - The Allambie Heights suburb is a low density residential area, there is nothing low density in this application to develop a Boarding House, it is a gross overuse of the land in this quite residential location. The number of people occupying the block will be multiple times higher than average normal occupation of the area - somewhere between 8 and 10 times greater than normal and it will change and be out of character with the general amenity of the suburb.

PRECEDENT - If this proposal is approved, it will create a precedent for future proposals along similar lines that will be hard for the Community and Council to control and resist. This proposal will not be a one off, if it is successful a rash of applications as others take advantage of a business opportunity can be expected. Current land values reflect single use family residences not multi user facilities - an untaxed gift to existing holders and Developers will be seen and this will fuel the rush to create these types of developments. Indeed, I have heard talk that Development Applications for other Boarding House proposals in Allambie Heights and surrounding areas have been lodged - they are getting bigger and this will only continue - Allambie will get a name as a Boarding House location, not what the residents have ever envisaged.

PARKING - The Operation Plan of Management submitted by the developers shows there will be 36 rooms. These rooms can be occupied by 2 people plus a Manager, making a possible total number of around 70 residents in total at full occupation. There are 9 car parks available on site so it is possible that another 50 to 60 car parking spaces would be needed - where will these people park? Well, they will have to park in the street, there is no alternative and this will become an issue for those residents used to driving through, those who are visiting and most importantly those parking in the area around Binalong Avenue, Jennifer Avenue and Nargong Road. Binalong Avenue is particularly problematic as its steepness and narrowness has already earned itself double white line markers for 300 meters or so down the hill

from the top at Jennifer Avenue - Binalong Avenue and surrounding streets will become a very dangerous driving environment if a large increase in the vehicle population occurs as a result of this proposed Boarding House.

In addition the noise of parking these extra cars, starting them and the noise and inconvenience of extra waste collection will have a very negative effect on residents in surrounding properties - if shift workers are involved this could occur in the late evening or early morning, adding to the issue.

Longer term the new hospital development at Frenchs Forest and the large number of additional planned residences in that area, in the many thousands, will add to road congestion in Allambie Road and this proposal will just add to that congestion.

It is obvious from the large number of submissions received on this project that the Allambie Heights Community is concerned on a number of fronts and I join them in that concern and request that the Development Application be rejected.