
Sent: 20/03/2018 10:20:37 PM
Subject: Online Submission

20/03/2018

MRS Angelika Goehring
- 12 Southern Cross WAY
Allambie Heights NSW 2100

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

Apologies, I have not been able to attached my file to anything on this website for this development application hence my submission following below:

Mrs. Angelika Goehring 20/03/2018
12 Southern Cross Way
Allambie Heights NSW 2100

RE: DA2018/0149 - 60 Binalong Avenue, Allambie Heights NSW 2100

Dear Sir/Madam,

Regarding the above development application for 60 Binalong Avenue, Allambie Heights, we would like to lodge a formal objection for the following reasons:

Allambie/ Allambie Heights is a family oriented low density R2 zoned residential area with mostly single family dwellings. A boarding house of this size and proportions will possibly accommodate up to 70 residents and create an unreasonable and disturbing overuse of this area and its current infrastructure and amenities. It will change the character of this suburb for its local residents significantly and unreasonably.

Parking - The development provides only 7+1+1 carspaces and 14 motorcycle/cycle spaces. With the planned 36 rooms/apartments and a possible dual occupancy per room/apartments you would have to expect at least an additional 20+ cars that will have to be parked on the street. The development site sits on a sharp angled corner block with a 4way intersection and very poor visibility especially for cars going into Binalong Ave or coming out of Binalong Avenue as well as Nargong Rd. Our family personally has already experienced multiple near hits from cars over the last few years that came from Binalong Avenue and due to poor visibility took our right of way many times.

The expected 20+ cars will spill into surrounding streets or possibly be parked illegally and dangerously around the development site to be as close as possible to home. Currently there are already multiple double line lane markings at this intersection due to the dangerous traffic situation we have. Most of Binalong Avenue has double line lane markings for this very reason. In addition to the extra cars that have to be accommodated this dwelling will also add

at least an extra 15 bins which will have to be placed outside the property every week adding to the parking pressure.

Streets in Allambie Heights are mostly too narrow to have cars parked on either side and still allow for traffic to flow through safely.

Consideration needs to be given to all current and future residents which are not using their own vehicle that there are NO footpaths for pedestrians in Allambie Heights at all except for the main road. Pedestrians have to walk on the street day and night which poses already a serious risk of accident to them, especially during busy early morning and evening hours and when it is dark.

Please also note that street lighting in most areas is also very limited which adds to the dangers of pedestrians being hit by cars when walking on the streets at night time.

Infrastructure - Public transport in Allambie Heights is very limited and after 9.30pm almost non-existent. During the day buses run at 35-40 minutes intervals with very unreliable punctuality which makes it unusable for commuters to use to get to work on time. Weekend bus services are even less frequent.

There have been many recent reports from commuters as well as school children that have been left stranded at their bus stop in the mornings because their bus either did not arrive at all, arrived very late or did not stop for pick up as it was full already.

There is one main road that leads in and out of Allambie/Allambie Heights. This road is currently already overused and stretched to the limit during peak hour traffic and during school hours. Travelling up Allambie Rd to enter Warringah Rd during those times take up to 30 minutes on most days and longer.

Environmental impact - The development site is in very close proximity to the nature reserve known as Manly Dam or Manly War Memorial Park. The proposed high density of the development and with it the increase of garbage will negatively impact any flora and fauna in this area. The area is also located in a high risk bushfire prone area.

The amounts of trees being lost to this development and not being replaced suitably will impact immensely the treasured and well-known wildlife of our local area.

Precedent - Over the last few months there has been an unusually high number of Boarding House developments on the Northern Beaches and it appears that developers are taking advantage of the current SEPP initiative, incentives and loopholes. Locations appear randomly and without much consideration of these developments to be placed close to hubs with good and reliable public transport, good infrastructure and restricted to medium to high density areas only. These criteria are a must for any future resident living in these premises to be able to be integrated suitably into the local community.

The proposed rental returns advised by these developers are certainly out of reach for the target market which leaves the question on who really will be able to afford living in these boarding houses.

Allowing this development will most likely open the door for many more similar inappropriate and inadequate developments in the most unsuitable locations in our beautiful suburb and change its character irreversibly for the worst.

As very concerned longterm residents of this beautiful suburb of Allambie Heights we

ask to preserve the character of our area and reject the proposed development application for 60 Binalong Avenue, Allambie Heights.

Kind regards
Angelika and Stefan Goehring