
Sent: 7/12/2018 7:58:45 PM
Subject: Online Submission

07/12/2018

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

I object to the resubmission of plans at 60 Binalong Ave for a 32 room boarding house.

My understanding of the Affordable Housing SEPP review was the need to identify appropriate locations in NSW for affordable housing. 60 Binalong Ave is not an appropriate location for this proposed high-density dwelling.

ThCs proposed boarding house is not in character with the existing R2 Low Density zoned surrounding environment and neighbourhood.

Binalong Avenue and the adjoining streets of Jennifer Avenue, Maneroo Road & Nargong Road are quiet, leafy, residential streets surrounded by bush and pockets of rainforest.

The houses on these surrounding streets are single family dwellings and fit within the R2 Low Density requirements. This proposed development is out of character with the surrounding neighbourhood.

Earlier this year, the Northern Beaches Council and the Northern Beaches Strategic Community Group called for a halt on unplanned development - such as this proposed boarding house.

The Council and the Strategic Community Group are calling for a change in the SEPP laws so that SEPP boarding houses and SEPP Seniors, cannot be built in low residential streets like this, but rather planned for properly, and built in medium to high density, correctly zoned areas, where there is also adequate infrastructure like Dee Why, Brookvale or Manly for example.

This proposed development is grossly out of character for this area & not in our communities best interest.

The facade of the proposed boarding house is an unbroken, large scale, bulky building. It is a high density dwelling which is out of character in this R2 Low Density area.

This large building will dominate the streetscape; it is therefore out of character with the surrounding R2 Low Density family homes.

This large scale, out of character building would adversely impact neighbouring properties in many ways such as - loss of privacy, increased noise due to large number of residents living in micro apartments in close proximity to surrounding single dwellings, loss of sunlight on neighbouring yards especially in winter months, inadequate use of plants for privacy screening and noise reduction to name just a few.

The surrounding streets have low volume traffic. Adding a 30+ room boarding house with the capacity for 60+ residents and only providing a small number of car parking spaces would adversely impact the surrounding character of these streets.

The corner where the boarding house is proposed extremely awkward & at times dangerous with traffic merging from multiple directions. It is illegal to park on 2 sides of this property due to it being on a corner and the existing double white lines.

This proposal will add a steep driveway which exits onto the road adjoining this dangerous intersection, which will increase the hazard especially as the exiting vehicle will have a restricted view and little time to react when entering Nargong road. This is not in best interest of the proposed residents or surrounding community.

Any proposed residents cars or motorbikes whom are not allocated a parking spot within the proposed development would need to be parked outside on the street in front of the surrounding neighbouring properties, causing congestion. This is not in the best interest of our community.

I note this proposed development will rely on the council for waste services. The number of bins required to service such a large number of micro apartments will be huge. There is very little space at the front of this property to accommodate the number of waste and recycling bins out for collection every Wednesday. Lots of bins on a street with congested street parking & increased traffic volume = a very dangerous intersection. The streetscape would be out of character with sheer volume of bins every Wednesday, as well as pedestrian and road safety concerns which are not in the communities best interest.

The streets do not have footpaths making the movement of pedestrians high risk. Street lighting is also very basic & sparse given the mature trees which line the local streets. I cannot imagine trying to navigate these streets easily or safely if I was wheelchair bound or visually impaired given the hilly terrain and lack of appropriate and disability compliant footpaths here.

Public transport - bus services only- from Allambie Road is barely adequate during the peak hours of the day, infrequent outside of peak & non-existent through the night. State Transit has been consulted with and complained to in an attempt by our Community to have a more frequent & reliable bus services. This proposed boarding house & its proposed residents will find it difficult to rely solely upon the bus service in this area & hence it is not in the communities interest to add further burden to this transport issue.

I feel the Allambie Heights Community supports the need for affordable housing for a

range of demographics. Unfortunately the SEPP is being exploited by Developers for profit and not for providing low income or key workers with affordable, quality accommodation as it is intended. I am not the only one...

Planning Minister Anthony Roberts himself on 28 November 2018 is considering reforms to cap the number of boarding rooms allowed in a boarding house development in low-density residential zones to a maximum of 12 per site. (That is still too many!!)

Anthony Roberts, said the changes had been drafted in response to concerns from communities about local impacts of some boarding house developments. Like 60 Binalong...

"Tough rules already exist governing the development of boarding houses to ensure they are only approved where they are close to public transport, compatible with council rules on density and building height, and where there's adequate additional parking. This is not the case with 60 Binalong.....

"We have listened to the community and councils and what we've heard is that they want more limits placed on these developments in low density areas." We do not want micro apartments, like 60 Binalong, in Allambie Heights they are inappropriate and not with keeping of the surrounding area.....

"That's why we're proposing a 12 boarding room limit on boarding house developments in the R2 zone, to address community concerns about amenity impacts, such as overlooking, overshadowing and loss of on-street car parking." Quote from Planning Minister, Anthony Roberts.

"The AHRSEPP was originally introduced in 2009 to increase the supply and diversity of affordable rental and social housing throughout NSW.

"However, it's clear that the size, scale and proliferation of boarding house developments in the R2 zone is not in line with what was envisaged when the ARHSEPP was introduced. The proposal at 60 Binalong falls into this category.....

"The proposed changes we are releasing today support the Government's commitment to keep listening and to make sure communities are at the heart of planning policy," he said.

So please listen to our community & the planning Minister himself.....& reject the proposal for a Boarding House at 60 Binalong Ave.