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MRS Jodie Blake  
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NSW

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

The AHSEPP review identified a need to identify the most appropriate location for affordable housing. 60 Binalong Ave, Allambie Heights is not the most appropriate location.

- The proposed boarding house is not in character with the existing R2 Low Density zoned surrounding environment and neighbourhood, and is therefore not the most appropriate location. It would be medium to high density living in a low density area. This area is not zoned for medium to high density.
- Binalong is a quiet, leafy, residential street steps away from Manly Dam Bushland. All other houses on the surrounding streets are single family dwellings and fit within the R2 Low Density requirements.
- The facade of the proposed boarding house is an unbroken, large scale, bulky building. Although cleverly designed, it is a multi-dwelling unit block 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 and would prejudice the future development of the area.
- The surrounding streets are currently low volume traffic - adding a 36 room boarding house with the capacity for 72 residents and only providing such a small number of car parking spaces would adversely impact the surrounding character of the streets via high volume number of cars parked as well as creating an increase in traffic.
- Traffic congestion on Allambie Road has consistently increased over the years - on many occasions cars have had to do a U-Turn near the Mortain Ave lights - the cars then use the back streets to get to Warringah Road. On Tuesday 6th February 2017 traffic congestion on Allambie Road heading towards Warringah Road was so bad that it took 40minutes to travel less than 1km. Once the hospital opens, more cars, as well as emergency vehicles, will use Allambie Road as the main thoroughfare to the hospital. Please remember that Allambie Road is one lane each way. Allambie Road does not have the capacity to cope with further increases in traffic caused by over development. In addition, the roadworks on Warringah Road are currently running a year behind schedule - this is causing a whole new level of traffic chaos in the area.
- The corner of the proposed boarding house is awkward and it is illegal to park on 2 sides of the property due to it being on a corner - therefore, the cars would need to be parked outside the neighbouring properties. As this is a family friendly neighbourhood, many children play on the small green directly opposite and ride their bikes to and from school. Children also cross the street on foot here to get to

school. An increase in cars coming and going will be a danger to the local community.

-Whilst it is admirable that the developer has included a number of bike parking spaces - I am yet to meet anyone (who isn't a competitive cyclist) who can actually cycle up and down Allambie Road due to its steep gradient! It is a dangerous road with a well-known accident black spot where sadly, people have been knocked off their bikes and have been seriously injured and have died.

-As affordable housing is aimed at shift workers, they will need to own cars as the bus service from Allambie Road is unreliable (made worse by the recent e66 changes) and whilst the operating hours comply with SEPP, those hours do not fit with shift working hours - shift workers start and finish work at all hours of the day, not just between 5am to 9pm.

-A huge building like the proposed with up to 72 residents, will have a lot of waste - there is very little space at the front of the property for the number of bins that will need to be provided. Excess bins, mixed with excess cars parked and an increase in traffic = a very dangerous intersection.

-Under current government reforms boarding houses are designed to provide "affordable" housing for people such as shift workers. The market rents on these boarding houses are \$400-500 a week and they are often seen advertised on AirBnB at \$110 a night. This is not affordable housing. This is developers exploiting the SEPP loopholes.

-With up to 72 residents where a small family home now stands, the proposed boarding house will have a negative impact on the mental health of its residents and the surrounding existing residents. -Overcrowding is known for disruptions in circadian rhythms due to excessive light; depression, anxiety and lack of sleep due to excessive noise; lack of sleep is known to impact everyday health including issues linked with obesity; lack of space can result in depression and aggression; traffic caused by overcrowding is also known to cause stress, frustration and can lead to aggression and domestic violence; lack of green space in apartment living also has a negative impact on mental-health and overall wellbeing.

-If the new wave of boarding houses are meant to house those with disabilities or mental health concerns, many advocacy agencies do not believe they are the best solution for affordable housing. In August 2011 the NSW Ombudsman published a report identifying the need for boarding houses to be reformed. There are also numerous studies that show the negative impact on people living in small and communal spaces. The Tennants Union NSW says that placing large groups of people in a small space could further isolate people from the community. Advocacy group, People with a Disability, is calling for the closure of all boarding houses in NSW. Spokeswoman Sonya Price-Kelly says a coronial enquiry highlighted the poor conditions endured by residents in boarding houses as they often provide a lower standard of living.

In conclusion,

-I am asking for this development to be rejected because I believe it will compromise future living standards for current and future residents in this neighbourhood.

-I am also asking for this boarding house to be rejected because in March 2018, the Northern Beaches Council and Mayor, overwhelmingly voted to have more control in relation to where affordable housing is placed on the Northern Beaches. They see the need, as do the local community, for more affordable housing, however, affordable housing needs to be determined by professional planners, not by

developers who have little regard for the existing character and community. Affordable housing needs to be planned for properly and in accordance with supporting infrastructure, which the Allambie and much of the Northern Beaches are currently lacking. The Northern Beaches Council ideal is for affordable housing to be built on transport hubs such as the B-Line and in medium to high density zoned areas.