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**Sent:** 12/02/2018 12:58:11 PM

**Subject:** Submission against proposed Boarding Houses at 60 Binalong Avenue, Allambie DA 2018/0149

Dear Brad Hazzard & Northern Beaches Council,

I am writing to you regarding the proposed Boarding Houses in Allambie Heights.

I am asking that you represent us. We are a community who currently have our neighbourhood targeted by greedy developers with no care about the full impact of these Boarding Houses.

My husband and I chose to buy a house in Allambie as it had a beautiful reputation for being a family friendly community where we could raise our family and have a nice yard for the dog. We love living here; we respect and enjoy what this beautiful, quiet and bushy suburb has to offer.

We bought a house on a street which neighbours Manly Dam Bush Reserve & invested heavily in its renovation. I know my neighbours, we look out for each other.

I cannot understand how as an existing resident, I have no say or control over what development happens in my suburb, my home.

I can object to my neighbour's renovation - building a deck, a pool or a garage based on sensible local planning controls. However, when it comes to a 'boarding house' I have no voice, my local Council has no voice. We are silenced by the NSW State Government, whom have legislation with regards to urban development which in my opinion is both short-sighted and inefficient in the long-term.

How is it possible, that a 36 room 'boarding house' (60 Binalong Ave) can be built on a double suburban block, which is surrounded by normal family homes with families like mine (Mums, Dads, grandparents, kids.) How is it possible 50 or more people can be housed on one corner in a bush setting and it be considered acceptable and as residents we just have to live with it? Where a 14 room boarding house located on a corner of the main road (Allambie Rd - single lane road) and the local shopping centre won't negatively impact this suburb. These developments are going to impact me directly, my children. Noise, traffic, pedestrian safety, waste, pollution, impact on wildlife & general enjoyment of our beloved suburb all in the name of 'affordable housing'.

I understand the need for affordable housing, but it concerns me that these proposals have not come from the need in Allambie, rather greedy developers. If you take a look at the Novak Real Estate website (<http://thenovakagency.com/2017/03/your-house-could-be-one/>) the selling of land for this purpose is encouraged. It is simply a financial gain, NOT for wanting to provide affordable housing.

To summarise my objections for these proposals are as follows:

- ~ There is no current need for a Boarding House in Allambie
- ~ The impact on traffic, especially once the new hospital is open
- ~ The parking is not adequate in either of the areas (60 Binalong Ave or 139 Allambie Road)
- ~ Pedestrian safety with the increase of vehicles and lack of parking
- ~ Increased noise levels to this quiet suburb
- ~ Increased waste and pollution and the impact that will have on wildlife and bush land

Please listen to our community, please give us a voice to say NO to boarding houses.

Yours sincerely,  
Justin McGarr

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