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**Sent:** 20/03/2018 8:41:48 PM  
**Subject:** Online Submission

20/03/2018

MR Michael Fuller  
14 Jennifer AVE  
Allambie NSW 2100

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

Our objections are as follows:

The proposed development is totally out of character with the surrounding housing. The area is zoned R2 Residential Low density, the development is not low density. The design looks like a block of units nothing like the surrounding dwellings that make up the suburban area. I believe the units are more suited to a medium to high density zoned area.

Noise pollution will be high as each unit has a balcony which faces out onto the street. With the units only being approximately 36 square metres in size and no smoking I feel the balconies will be utilised quite often and even normal conversations will be echoed along the street at all times of the day given that these units could be for "police, nurses etc" i.e shift workers. This would completely destroy the ambience of the neighbourhood.

The parking would be a major problem with only the minimum amount of parking designed for this type of development which would be OK if the location was in a medium to high density area, but this is a reasonably quiet street. The parking (see photos below) would create two very dangerous intersections. If no parking zones were implemented the problem would only move to another area. An experiment to park 50 cars in the vicinity of the proposed boarding house proved this, only being able to park 40 cars in the area. There are no footpaths in any of the surrounding streets and people currently manage to walk with strollers and walk their dogs quite safely. If a footpath was constructed to the bus stop this would still not help the situation along Binalong Avenue and Jennifer Avenue where many school children walk daily. There are also two school bus stops directly opposite the proposed development. Also we have a reserve across the road from the development which is utilised by the local children for ball games, again parked cars present a mammoth problem adjacent to play areas.

With chaotic parking how on earth would rubbish removal take place, also there is the rubbish removal of the existing dwellings to consider. This would again create very dangerous pedestrian conditions. I am sure the NBC or the NSW government do not want blood on their hands.

Transport is unreliable at best, there is an 'irregular' regular peak hour service which is currently at maximum capacity (when it turns up). The other services are not regular which is a requirement of this SEPP.

The DA should be closely examined from a bush fire point of view and also the classification of the building type and its close proximity to a rain forest.

Thank you for letting us air our feelings to this development application.

Regards  
Michael and Robyn Fuller.