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

Catherine Luker
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NSW 2100

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

On behalf of my family I insist this development application to be abolished immediately.

Allambie Heights is a tight knit residential community. I have personally lived in Allambie Heights since the early 1960s. In all my years living in Allambie Heights I have never been this worried about what detrimental changes this proposed development would bring to the community.

The developers are obviously taking advantage of a wording loophole that enables them to call a multi residential complex a 'boarding house'. Had the application been for a business hotel/motel or apartments to be built the application would have been rejected upon sight. This has to be one the most out of character development applications in the history of Allambie Heights. There is literally nothing like it in nearby streets that are characterised by single dwellings of families with children. There is no way in the world a 32-room which would have up to 64 new occupants in the boarding house is in character with the rest of the quiet leafy backstreet. It would completely destroy the definition of Binalong Ave remaining a "low density area." This would inevitably affect our quality of life in a negative manner as well as bringing many potential dangers with it.

What sickens me about this project even more is the fact they are advertising this as an option for affordable housing to mask the fact that it is going to be a purely for-profit business benefiting only the owners of the boarding house. I have 3 children of my own who have been affected by the Sydney housing crisis and I applaud housing affordability, but this is not the solution. In fact, developer led planning with vested interests only makes the problem worse. In reality, by allowing projects like this to become the norm in low density areas, will inevitably only exacerbate the housing crisis as investors and developers will now flock in packs to outbid many first time home buyers as they know they can just knock down the old house and put up a boarding house to increase revenue tenfold thereby locking many potential first

home buyers out of the market. If a development such as this is approved then precedent is set and there is nothing stopping everyone in Allambie Heights from demolishing their current houses and building a "boarding house" for multiple residents. Thereby, the category as a low density housing area would be destroyed by nothing more than a wording loophole allowing for this predicament to occur.

The fact that the application for this development is for a privately-owned business also raises suspicion. This is clearly a business proposition being masked as a "boarding house" to allow its integration into a low-density population area. The project does not have the best interests of the Allambie community in mind and should NOT be approved by the NSW Land and Environment Court, which should have the best interests of NSW residents in mind. If this grotesque eyesore is to be built I'm afraid this will set a new type of precedent creating medium - high density housing in low density zoned areas.

Also, a "boarding house" like this one proposed only perpetuates the cycle of homeless for those in need. I doubt very much that there has been proper research into the needs of true boarding house clientele who live in a precarious position and are generally of low income, and many have intellectual, social and psychological difficulties that affect their functioning in society. A boarding house is an inadequate and insecure option for these people. The accepted definition of homelessness is the Chamberlain and Mackenzie (1992) definition, which has been adopted by the Commonwealth Advisory Committee on Homelessness. The brutal fact is that people staying in accommodation that falls below minimum community standards, eg BOARDING HOUSES, experience tertiary homelessness!

These "tertiary homeless" haven't been lifted from the burden of homelessness by mere temporary accommodation in a boarding house, they are just being taken advantage of as fuel for developer's profit. It is inconceivable that NSW Land and Environment Court could aid and abet the unrelenting cycle of homelessness for socially, financially, psychologically compromised people.

Additionally, the effects this proposed monstrosity will have on my family and neighbours' quality of life will also depreciate because of nothing more than corporate greed. The proposal has dramatically understated how it will strain the current resources such as waste collection/disposal the addition of 32 rooms will create far more pollution and waste in the area as well as increasing noise tenfold especially at night time. The streets are already full as it is and finding parking is already difficult especially in the night time and weekends. It is quite possible that this could lead to up to 50 new extra vehicles in our quiet backstreet which simply cannot cope with that type of extra traffic. (Attached is a photoshop image of what an additional 40 cars would look like on our streets) this picture does not even take into consideration current owners vehicles who already take up 80/90% of the road parking space. How on earth are we meant to cope with all this additional traffic and parking? It is simply not viable and completely selfish on behalf of the developers. Public transport in Allambie Heights is infrequent and unreliable and no night services (142 is often late or not turning up at all), so to assume the boarding house client will be able to rely on public transport is ridiculous.

Additionally, the proposed development is exposed to a major bush fire threat. As it

is a class 3 building and under section 100B of the Rural Fires Act 1997 it becomes a Special Fire Protection Purpose (SFPP). Within the Planning for Bushfire Protection 2006 Regulations this development requires a 60m setback. This needs to be seriously considered as this fact seems to have been overlooked and exposing potential residents to this threat is an act of criminal recklessness.

Another fact that has been glaringly overlooked is the presence of Aboriginal carvings on the property. Has there been a recent search of the property to relocate these carvings? I have personally seen these carvings many years ago when the former owner of the property lived there. A few years ago a PhD student documented the location of the carvings at 60 Binalong Ave in their research paper. The same Aboriginal inhabitants who created the nearby documented Gumbooya carvings also did the carvings present at 60 Binalong Ave. These carvings need to be recognised and protected with respect to Aboriginal heritage.

Finally, a boarding house in Binalong Ave is completely out of character with the neighbourhood. My family and I vehemently oppose the application at 60 Binalong Ave. It is implausible to imagine that the NSW Land and Environment Court would let our quality of life depreciate, so developers and investors can take advantage of a wording loophole fuelling their greed and only intensifying the Sydney housing crisis.