
Sent: 25/02/2018 9:20:11 PM
Subject: Online Submission

25/02/2018

MS Catherine Vlotman
75 Binalong AVE
Allambie Heights NSW 2100

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

Catherine Vlotman
75 Binalong AV, Allambie Heights NSW 2100

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

On behalf of my family and all our local Allambie Heights neighbours, I demand this development application to be ABOLISHED immediately. This proposal will literally be on my young family's doorstep a mere 10m away. Why has the council not warned us, or many of our neighbours, about the proposed development? As an occupant of the house since my childhood in the early 1960's I have witnessed the evolution of this tight knit family community. 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-story hotel complex a "boarding house". Had the application been for a business hotel/motel or a plethora of apartments to be built the application would have been rejected upon sight. This has to be the most out of character development application in the history of Allambie Heights. There is literally nothing like it in nearby streets that are mainly characterised by single dwellings of families with children. "Parramatta and Hurstville councils had refused similar proposals on the grounds of their being "inconsistent with the street's character" and "incompatible with established and future residential character of the area"." (Terry Collins. 2014. Ettalong Beach residents protest over boarding house refuge plan.) There is no way in the world than anyone can rationale that this 36-room which would have up to 72 new occupants in the boarding house is in character with the rest of the quiet leafy backstreet. It would completely destroy the definition of our street remaining as 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, for one, am all for housing affordability, but this is NOT the way to go about it at all, in fact, it is making the problem worse. In reality by allowing projects like this to become the norm in low density areas it will inevitably only exacerbate the housing crisis as investors and developers will now flock together 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 in the streets that they grew up in.

According to a Daily Telegraph news article 2017: "If you own a house, you can build a boarding house!". Under the current R2 zoning - low density (i.e. a suburb where mostly houses are), you are able to build one. The block size doesn't matter, however is dependent on how many rooms you are allowed - the scope will vary depending on your block size. Novak's head of commercial real estate, Michael Burgio said: "To give you an idea, on a 500-600sq m block, we have seen boarding houses with approximately 15-20 studio apartments. "This many rooms will generate an income of approximately \$380,000- \$500,000 per year in comparison to a normal house rental, which would return around \$50,000 per year rent." There are concerns rents will price traditional boarding house tenants out of the market."

Another article by Sarah Swain, Manly Daily, 2017: Bulldoze your home and make a boarding house says northern beaches real estate agency. If a development like this is approved then there is nothing stopping everyone in Allambie Heights from demolishing their current houses and building a "boarding house" for 100 plus residents, thereby, the category as a low density housing area would be destroyed by nothing more than a wording loophole on council website 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 and will NOT be approved by our council that is meant to have the best interests of its residents in mind. If this grotesque eyesore is to be built I'm afraid this will set a new type of precedent in R2 low density areas for this type of construction to become the norm if everyone in the suburb decided to put an 18 room boarding house in their backyard for a little extra cash the suburb would inevitably not be able to withstand this type of population growth and thus it would devastate the current residents way of life many of whom have heavily invested in these quiet Allambie streets to avoid these types of constructions which are more suited to medium and high density areas NOT low density areas masked under the loophole of a "boarding house."

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 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. 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 Northern Beaches Council is aiding and abetting the unrelenting cycle of homelessness for socially, financially, psychologically compromised people.

Furthermore, to the reality of boarding house clientele, I am very worried the type of people this development will bring to my street especially around young children. Many of our neighbours also have small children and are very concerned about the potential tenants that would reside in the planned abomination. Boarding houses are notoriously known as a "Refuge for recovering drug addicts and alcoholics and people released from prison. A crime report from Brisbane Water Police giving the development a moderate to significant crime risk rating has raised alarm bells." Terry Collins. 2014. Ettalong Beach residents protest over boarding house refuge plan. These are NOT the types of individuals I want our local children growing up next to and I will be very concerned if individuals with that type of history are brought into our tight knit family community. It is inconceivable that the council would even consider approving a development like this that would bring so much danger to the current residents many of whom are children and the elderly who are society's most at risk individuals. "One local, who said they worked in "law enforcement" claimed they had "attended serious domestics, murders, countless neighbour disputes," ... at similar properties"." (Sarah Swain, Manly Daily. 2017. Amendments to approved plan at Fairlight prompt objections including fears of crime and loss of views.)The project will drastically reduce everyone's quality of life who is going to be in the immediate vicinity of this "boarding house."

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 36 rooms will create far more pollution & 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 a hassle especially in the night time. The proposal only offers 9 parking spaces for 36 rooms which goes to show that the developers are cutting costs to increase profits without a care in the world for the locals which it will affect as they are not even going to be residents of the property or affected by the negative repercussions this boarding house will bring to the neighbourhood. This would lead to a minimum of an extra minimum 27 cars (36 rooms- 9 parking spaces) cars not even taking into consideration some rooms have 2 people per room (72 people) as well as the fact that guests and visitors would visit the complex making traffic in this area explode exponentially. It is quite possible that this could lead to upwards of 100 new extra vehicles in our quiet backstreet which simply cannot cope with that type of extra traffic. I have photoshopped an image of what an additional 40 cars would look like on our streets (available at your request) and 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? 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.

Lastly, but perhaps MOST important of all, regarding this whole DEBACLE is that the

fact that there can simply be no denying that this project will have a negative affect on the neighbourhood and it WILL definitely decrease the monetary value of our house and surrounding houses. Our family does NOT consent to this degenerate proposal at all. It is implausible to imagine that the council would let our quality of life and house depreciate in value, so developers and investors can take advantage of a wording loophole fuelling their greed and only intensifying the Sydney housing crisis.

REFERENCES:

- Terry Collins. 2014. Ettalong Beach residents protest over boarding house refuge plan. [ONLINE] Available at: <https://www.dailytelegraph.com.au/ettalong-beach-residents-protest-over-boarding-house-refuge-plan/news-story/2f320fd346aec1d33e74af5c8f8a5ff8>. [Accessed 22 February 2018].
- Sarah Swain, Manly Daily. 2017. Bulldoze your home and make a boarding house says northern beaches real estate agency. [ONLINE] Available at: <https://www.dailytelegraph.com.au/newslocal/manly-daily/bulldoze-your-home-and-make-a-boarding-house-says-northern-beaches-real-estate-agency/news-story/ed6fce32ecc541b5dbcc803190e5c10c>. [Accessed 25 February 2018].
- Sarah Swain, Manly Daily. 2017. Amendments to approved plan at Fairlight prompt objections including fears of crime and loss of views. [ONLINE] Available at: <https://www.dailytelegraph.com.au/newslocal/manly-daily/amendments-to-approved-plan-at-fairlight-prompt-objections-including-fears-of-crime-and-loss-of-views/news-story/5497b9ed70dbefa7234b03178e25f44e>. [Accessed 25 February 2018].
- Homeless NSW. 2017. <https://www.homelessnessnsw.org.au/resources/facts-about-homelessness>
- Chamberlain and Mackenzie. 1992. Definition of Homelessness