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**Sent:** 10/03/2018 3:07:54 PM  
**Subject:** Submission for DA 2018/0149 with attachment  
**Attachments:** DA2018\_0149 60 Binalong submission.docx;

**Please find attached my submission regarding DA2018/0149 - proposed Boarding House at 60 Binalong Avenue, Allambie Heights, NSW 2100**

**Kind regards,**

**Kim Blake**

My objection to the proposed development is based on the following:

### **Character of R2 low-density neighbourhood**

The large scale, bulk and street presence of the proposal, with its continuous unbroken façade, is clearly inconsistent with the character of the R2 low density zoned surrounding local neighbourhood. The size and character of existing dwellings adjacent and in the neighbourhood are consistent with the low-density zoning. The size of the proposed structure, regardless of its design, dominates the streetscape.

The surrounding neighbourhood is zoned R2 low density and the local infrastructure, roadways, and nature strips are all consistent with the low-density streetscapes existing in the locality. Currently there are no sealed footpaths, abundant trees overhang nature strips and the roadway is designed for low volume traffic with a scarce amount of legal parking on the street.

### **Parking and Resident Safety**

The location of the proposed development at the corner of Binalong Avenue can be a dangerous area as it is at the top of a steep and busy road where three streets intersect. Cars often travel very fast around the corner and progress at speed down Binalong Avenue.

There is a lack of sufficient onsite parking planned to cope with the number of vehicles that this development potentially will introduce to the immediate area.

As it is likely that boarding house residents will work in 'shift' roles they will have to be dependent upon car transport due to the irregularity of public transport servicing Allambie Heights.

Street parking is already limited and scarce in the locale and children often play in the adjacent small park opposite the proposed development. I have very real concerns for the future safety of pedestrians, children and residents as they move around the area should the proposed large development be allowed to proceed.

### **Lack of Regular Transport**

This DA is NOT located within 400m walking distance of 'regular' bus services as is required for it to be allowed in a R2 low Density Area under the SEPP for Affordable Rental Housing 2009.

The actual frequency of timetable services, verified by NSW transport, proves that bus services are infrequent and irregular in Allambie Heights.

### **Bushfire Planning**

The proposal for the boarding house, a class 3 building, does not allow sufficient asset protection zone distance from the 'Remnant Forest' for safety in case of bushfire. The proposal is additionally located close to the Manly Dam Reserve.

### **Negative impact on neighbouring properties**

I also object to the proposed large development on the basis of the negative impact it would have on neighbouring properties.

A development this size, so close to adjoining properties, has the real potential to damage amenity for surrounding neighbours. Excessive overshadowing, lack of privacy, increased security risks, potential for noise issues and the transient nature of potential tenants are all factors which may well adversely impact families in surrounding R2 low density homes.