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04/12/2018

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

4/12/2018  
Mr Neville & Mrs Margaret Marks  
8 Arnhem RD  
Allambie Heights NSW

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

Even though the revised application has changed the number of beds from 36 to 32 we see the proposal as an overdevelopment in a residential community. We have lived in Allambie Heights for over 50 years and regard it as a friendly, peaceful community focused area. The construction of a boarding house is not in line with the wonderful community of people we have lived with for all those years.

We are of the opinion that the proposed development is out of character with the surrounding neighbourhood. It is very much an overdevelopment for a street/area/neighbourhood which is zoned as R2 Residential Low Density. The proposed development is viewed medium to high density. The proposed overdevelopment is basically a block of 'micro units'. Such units are suitable for medium to high density zoned areas but are out of character in our community where single dwelling homes currently exist. After a period the "units" will be sold off. This is not R2 Residential.

The building proposed is an unbroken, large scale, bulky building more suited to areas of medium to high density occupation not R2 Residential which surrounds.

Parking provision in conjunction with this over-development is still entirely inadequate for the expected occupants.

There are everyday complaints currently made by the community trying to get buses. How are the occupants of the proposal going to get transport. Parking in the vicinity for an over-development of this size is totally disruptive to the community as demonstrated recently and publicised in the Manly Daily. The traffic on Allambie Road is extremely bad at certain times of the day. Some afternoons we are unable to enter Allambie Road to head west as the traffic is banked back from Warringah Road to the lights at Mortain Avenue. To add dozens of

more cars in the area of Allambie Road and Kentwell Road will cause the traffic to become more unbearable.

Traffic has increased since the new Northern Beaches Hospital has opened.

We agree with the Northern Beaches Council recent resolution supporting the need for affordable housing but it must be in properly planned and correctly zoned areas with the infrastructure to support. This over-development does not fit this criterion.

We strongly object to the proposed development No DA2018/0149 at 60 Binalong Avenue, Allambie Heights. Our views are confirmed in the recent announcement by the Minister for Planning as follows:

Wednesday 28 November 2018

#### PLANNING REFORMS PROPOSED FOR BOARDING HOUSES

The NSW Government is considering reforms to cap the number of boarding rooms allowed in a boarding house development in low-density residential zones to a maximum of 12 per site.

Minister for Planning, Anthony Roberts, said the changes had been drafted in response to concerns from communities about local impacts of some boarding house developments.

"Tough rules already exist governing the development of boarding houses to ensure they are only approved where they are close to public transport, compatible with council rules on density and building height, and where there's adequate additional parking.

"We have listened to the community and councils and what we've heard is that they want more limits placed on these developments in low density areas.

"That's why we're proposing a 12 boarding room limit on boarding house developments in the R2 zone, to address community concerns about amenity impacts, such as overlooking, overshadowing and loss of on-street car parking.

"Labor introduced a boarding house State Environmental Planning Policy (SEPP) in 2009, but never imposed a room limit.

"Establishing a maximum number of boarding rooms per site in low density zones will help to better manage any amenity impacts of boarding house developments on adjoining and nearby properties."

Mr Roberts said the Affordable Rental Housing State Environmental Planning Policy (ARHSEPP) had already been amended earlier this year to address concerns about off street parking.

"The AHRSEPP was originally introduced in 2009 to increase the supply and diversity of affordable rental and social housing throughout NSW.

"However, it's clear that the size, scale and proliferation of boarding house developments in the R2 zone is not in line with what was envisaged when the ARHSEPP was introduced.

