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**Sent:** 5/03/2018 1:38:08 PM  
**Subject:** Online Submission

05/03/2018

MR Scott McGale  
- 40 Southern Cross WAY  
Allambie Heights NSW 2100

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

Re Proposed development of 36 "Boarding House" Units at 60 Binalong Avenue, Allambie Heights

I am very concerned about the proposal for 36 units to be built at this address for an number of reasons listed below:

1. Residents in this suburb have deliberately bought into an area which is quiet, leafy and very low density. The addition of 36 units on a corner block will change the nature of this part of the suburb and change the density ratio which will have a negative effect on the quality of life for residents in the immediate area.
2. 36 units mean a possibility of up to 70 additional cars in this area. I understand the developer only has to provide parking spaces for a less than 10 cars. The congestion that so many potential vehicles in the quiet street may cause will have a very negative effect of the quality of life for residents in the area.
3. Road traffic safety dangers for those living in the area and more specifically for the many young children in the immediate area.
4. A two storey development of such magnitude will disrupt the skyline for many residents and change the feel of the immediate area.
5. Potential air pollution from unit residents smoking outside the units. I understand that the development will be a no-smoking development. Potentially, groups of people could be standing outside smoking and I don't want our children in the area confronted with groups of smokers in the street. This is not the lifestyle model we want for our children.
6. Misuse of intention of units. I understand that the main focus for residents occupying the units will be essential workers for the area that cannot afford larger properties for rent. Who will be policing the occupants of the units and what efforts will be put into place to ensure that the units are not advertised on such platforms as Air B & B. where occupants are short stay and transient which ultimately has a negative effect on the local community?

Thank you for considering issues outlined, and I look forward to your reply.

Scott McGale

