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07/12/2018

MR Philip Lawson  
15a Nargong Road ST  
Allambie Heights NSW 2100  
jules.phil@gmail.com

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

Dear Mr Milliken,  
Objection - DA 2018/ 0149 - 60 Binalong Avenue Allambie Heights NSW 2100 -  
Amended Plans

We would like to register our strong objection again to this development application (DA) proposal after reviewing the amended plans for a 32 room boarding house. Our primary concern is the proposal does not respect the character of the local community and is an invasion of our privacy.

We note the minor changes to the original 36 bed boarding house, including a minor improvement in set-backs and car parking spaces. However, the sheer scale of this proposal in a residential suburb that contains single family dwellings is completely out of character with the neighbourhood. There are no apartment blocks or even semi-detached or duplex dwellings in the area surrounding the DA proposal on Binalong, Nargong or Jennifer Roads.

Our home is situated immediately to the east, neighbouring the Nargong road side of the property subject to the DA. Accordingly, the amenity and tranquillity that we currently enjoy that typifies the character of our low rise residential community in Allambie, will be amongst the worst affected by this proposal. We note with despair that the new plans for the 32 bed board house now include balconies on the first and second floor, with 10 balconies looking directly into our property.

Noise levels from a 32 room structure housing 60+ people plus registered guests is not compatible with a low rise residential area, where we would reasonably expect a family of 4 to 6 people to reside. The new plans for the 32 room structure do nothing to address other community concerns including traffic congestion and the dangerous corner on Binalong and Nargong road.

The infrastructure in the surrounding area including narrow road widths and the lack of footpaths is adequate for R2 low density single dwellings but woefully inadequate to cope with the additional traffic from this massive boarding house proposal.

Thank you for the opportunity to voice our concerns on the amended 32 room boarding house proposal.

Yours sincerely,  
Philip & Julie Lawson