
Sent: 13/02/2018 3:51:33 PM
Subject: Online submission - Request for immediate moratorium on Boarding Houses - Peter Wheen
Attachments: Online submission - Request for immediate moratorium on Boarding Houses - Peter Wheen.pdf;

Dear Sir/ Madam

Re: - Request for immediate moratorium on Boarding Houses
DA2017/1191 – 139 Allambie Road Allambie Heights,
DA 2018/0149 – 60 Binalong Ave, Allambie Heights,
DA 2017/1344 – 16 Gladys Ave, Frenchs Forest

Please find attached my online submission letter in pdf form as the email was cropped.

I would appreciate it if you could please delete the previous versions that have been posted for each of the DA applications referenced.

Peter Wheen

From: Peter Wheen
To: ["council@northernbeaches.nsw.gov.au"](mailto:council@northernbeaches.nsw.gov.au)
Cc: ["peter@bizintel.com.au"](mailto:peter@bizintel.com.au); ["peter.wheen@live.com"](mailto:peter.wheen@live.com)
Subject: Online submission - Request for immediate moratorium on Boarding Houses - Peter Wheen
Date: Tuesday, 13 February 2018 8:55:00 AM

12/02/2018 updated 13/012/2018

Mr Peter Wheen
6 Sunlea Place
Allambie Heights NSW 2100

Peter.wheen@live.com

Dear Sir/Madam

**Re: - Request for immediate moratorium on Boarding Houses
DA2017/1191 – 139 Allambie Road Allambie Heights,
DA 2018/0149 – 60 Binalong Ave, Allambie Heights,
DA 2017/1344 – 16 Gladys Ave, Frenchs Forest**

I am a long term resident of some 50 yrs in Allambie Heights with both myself and my children having attended the Allambie Heights Primary School.

I write to express my opposition to the abovementioned developments.

One of the biggest issues with these types of developments is that State Planning Legislation overrides council zoning and planning requirements.

This loop hole is unashamedly being exploited by some developers and real estate agents (eg Novak – ‘your house could be the one’ copy from Novak Website dated 12/2/18 below)).

I request council places an **immediate moratorium** on further development approvals on boarding houses in the Northern Beaches.

I also suggest that this moratorium remains in place until loopholes and inconsistencies in state planning legislation, that override councils own development requirements are satisfactorily addressed.

There must be a master plan developed as a matter of urgency to provide a framework to retain the urban character of Allambie Heights. We need diversity of families, workers, businesses and facilities to avoid a gentrification of the area.

Council should not approve the precedent created by these developments without doing this within the framework of a greater master plan, as rapid scale up is possible within a very short timeframe.

There is a need for a consistent masterplanning approach that also addresses the negative externalities arising from the unlimited potential exploitation and profiteering from loopholes opened up by these types of precedent developments.

We need approval to even cut trees down, but are powerless to stop random overdevelopment. Negative externalities, such as unplanned impact on transport and utilities are born by the local communities affected by these precedent developments.

Who pays for upgrading the life expired and under capacity infrastructure. Roads (and traffic), footpaths, Sewers, power, gas telephone, stormwater (increased runoff), internet etc. That's right the apparently voiceless local community and council. Escalation is needed to overturn state planning legislation.

Furthermore these precedent developments, in the current framework, have unlimited potential to completely change the scale and amenity of the established urban character of these cohesive communities, causing unplanned and extensive gentrification (as noted above).

We also have an excellent local school. It is truly nonsensical for limited local school area catchment to occur with these types of developments pushing out families. Where will the children be left to live and travel from given a potential broad scale take up of profiteering from all. There is still time to preserve the character of these communities whilst recognizing the need for development to occur within an agreed masterplan.

Some other issues with the 'affordable housing' developments include:

- the car space ratio (too low for the transport route).
For example 3 cars for No 139 Allambie rd vs an estimated 20 in reality.
- Also the floor space ratio should be maintained within the R2 zoning.
- I personally believe boarding houses to be a very poor means of affordable housing, leading to community disfunction.
Eg how would a nurse work near the hospital and live with their family.
- There should also be a limit to the number of affordable housing developments and the locations they are sensitively permitted to occur in within any R2 (or fringe) zoned area.

Council should impose this moratorium now as expensive land and environment court battles would only be based on assessing compliance or otherwise with existing legislation.

Peter Wheen
BE(Hons), FIEAust, MAICD
0419 141 011

YOUR HOUSE

COULD BE ONE!

Gone are the days of dilapidated old houses & drunken down-and-out men & women drinking on the steps outside.

Enter the new age of boarding houses, which in fact are not that at all! New generation boarding houses or luxury micro apartments are all the buzz about town attracting key workers & young professionals. This style of efficient, contemporary accommodation is hugely appealing to corporates & executives, shift workers, short term secondments, singles, students & those needing emergency accommodation or micro style, hassle free accommodation.

These 'luxury studios' range in size from anywhere between 25-35 sqm per room & include such amenities as kitchenettes with european style laundries (in some cases), balconies, built ins & a sleek, private bathroom. Most are stylishly furnished, which attracts an even high rental. These rooms attract a long term renter with rents ranging anywhere from \$350-\$500/week/room!

Michael Burgio from Novak Properties is an expert in managing these style of boarding houses, a very niche market, whereby his specialised advice & management in this area is making the attraction for owners of these new age boarding houses all the more appealing. "Novak Properties are the connoisseurs when it comes to managing this new style of boarding house & it is critical that you know what you're doing when managing this style of property, as it's not your normal run of the mill rental. There's really no other agency that has the experience & capacity that we do to manage this style of project, which we have down to a fine art".

Michael, our head of Commercial Real Estate here at Novak Properties together with Mark Novak have jointly just listed two new age boarding houses to manage & both have had intense attraction from the general public, where we have seen these luxury studios being rented out in lightening speed!. Michael says "we have had people lining up down the hallways at opens & more often than not they're exceeding the advertised price due to the high demand of tenants".

Such examples of the new age boarding houses that we currently have on the market can be found here:

434 Pittwater Rd, North Manly – a 15 room boarding house – available now.

http://thenovakagency.com/listings/residential_rental-1090372-north-manly/
257 Harbord Rd, Dee Why – a 33 room boarding house – ALL ROOMS RENTED
WITHIN 7 DAYS, currently wait-list only for this property!

<http://bit.ly/2owrrSV>

Coming soon:

a brand new 31 room boarding house in Belrose – pre-enquiries being taken now.

Here's the best news!

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.

Michael Burgio says “to give you an idea, on a 500-600sqm block, we have seen boarding houses with approx. 15-20 studio apartments”. He goes on to say “this many rooms will generate an income of approx. \$380k – \$500k per year in comparison to a normal house rental which would return around \$50k per year rent. That's up to 10 times the amount!, not a bad return huh?”

Unlike a residential development, the usual scale for parking is: if you build 10 apartments, you require 10 car spaces. Under the boarding house classification, you would only be required to have 4-6 car spaces, so the need to excavate is almost non existent, saving you literally hundreds of thousands of dollars!

Novak Properties are the largest managing agents on the Northern Beaches & intrinsically understand the management process of this style of property.

Burgio says, “We are boarding house management machines, successfully managing boarding houses & renting them out in lightening speed thanks to our unrivalled marketing including exclusive priority on Realestate.com.au, professional in-house photography plus videos for every property. We also do 8am – 8pm showings & our unprecedented processes are beyond compare. We have this style of management down to a fine art, thanks to our extensive systems in place from managing over 1500 residential properties – no other agency has the capabilities of doing what we do here all under the one roof – residential plus commercial, it's poetry! Oh & we're available 24/7 – we never sleep!”.

We are also currently on the hunt for a potential boarding house site of approx. 500-1000sqm. We have a client who can proceed with this purchase immediately & is interested anywhere on the Northern Beaches! THIS IS A LEGITIMATE REQUEST & NOT A MARKETING PLOY.

For all enquiries regarding the above please contact –
Michael Burgio on 0430 344 700 or Mark Novak 0421 111 111 24/7.

Further details on boarding house legislation can be found here:

<http://bit.ly/1enVyV9>