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Subject: Online Submission

20/03/2018

MR Kim Hurley
6 Nargong RD
Allambie Heights NSW 2100

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

As a local resident of Nargong Road, Allambie Heights I am objecting to the current application for a 'boarding house' to be built at the end of our peaceful street. Yes, the entrance and 'traffic' flow will be in Nargong Rd not Binalong Ave as stated. Why they have stated that is unclear ?

I have read the many submissions and objections to this application and am extremely grateful for the time, energy and knowledge that are included by my fellow residents. I am grateful of their efforts as I am a busy mum of 2 children and carer for an elderly mother of my own and I do not have the time or resources to spend researching the legislation so I can argue technicalities and keep my submission 'factual' and not 'emotional'.

What I do know is that my husband and I moved to Allambie Heights many years ago to seek the quiet family community that Allambie offers. We loved this street that houses around 40 people IN TOTAL, where my children can go to the 'triangle' (the communal grass area directly opposite the proposed building site) at the end of the street and kick the ball and play cricket and meet up with friends. Where they can walk our dog around the streets. Where they can ride their bikes and skateboards to friend's houses and walk to the Manly Dam and enjoy the natural bush. All of this is possible because this is a QUIET street and area. The proposal to build this large development and potentially more than DOUBLE the existing number of residents in our street in one foul swoop is appalling. The placement of the building's driveway, which has already been highlighted as NON COMPLIANT, directly opposite the triangle and close to the corner of our street has traffic implications and increased potential for danger to my children, and many other pedestrians, on a daily basis. This is not acceptable. The developers are changing our way of life with no consultation with the local community. Consultation with the community would reveal of course we were expecting progress or development but I for one was thinking a few town houses or villas NOT a development of this magnitude. The apparent change in the demographic was also unexpected. People who live in this street have been in the local community for decades and the developer is changing our neighbourhood to transient.

This development surely cannot be seen to be compatible with the local neighbourhood!

Furthermore, thinking about the compatibility of this proposal with our existing neighbourhood I am concerned with the 'running' of the boarding house. As the

'Operational Plan of Management' sets out the needs for a complaints register and noise minimisation strategies alarm bells ring ! I am aware that there have been noise issues with other 'boarding houses' in the Manly area and it seems logical that this can be anticipated with these types of developments. The very small rooms means the residents congregate in the large communal areas (one is outdoor). Sheer volume of residents gathering will mean an increase in noise. Then, as no visitors are allowed to stay overnight this can only mean there will be a large volume of people and traffic leaving the premises late at night. Given that this development is meant to alleviate affordable housing for 'essential workers' who traditionally involve shift working it can also be anticipated that this will also increase the movement of traffic and people 24/7 through our street. I can only assume that the majority of this movement will be in cars, (which of course will not all fit in the 7 allocated car spaces) as Allambie does not have the public transport services to support late night travel. Inadequate public transport.... another huge issue for this development but covered under many other submissions. This is completely opposite to the current habits of the local residents. Given the size of the development and the increase in numbers of people and vehicle traffic the potential for problems is alarming.

The sheer size of the development will also mean increased demands on local amenities, which other resident's submissions have highlighted in detail. Again, it appears these will be insufficient. I certainly do not want rubbish everywhere and black outs in the middle of winter and will be expecting the council to protect my family's health in this respect rather than the interests of a greedy developer.

Another safety concern of mine is the obvious misrepresentation by the developers in the Waste Management Plan. As I read the document it states there is 0% of Asbestos to be removed during demolition. I am no expert but it certainly looks like there is a large amount of asbestos in the buildings! Why would the developer misrepresent such important health information? If they can't get this right what else is incorrect? It certainly matters to me when my children will be breathing in the dust.

One final note on the application. I am the owner of number 6 and 6a Nargong Rd that has been photographed and used in the 'Plans' to justify the design of the building. Firstly, 6a is a granny flat and was designed to blend, compliment and balance with the main house and not taken as a separate dwelling as insinuated in their plans. Secondly, the constraints that we had to work and comply with to allow the building of our granny flat (which could essentially be considered 'affordable housing' in this instance) seems humorous in retrospect given this boarding house application.

This type of application within our community has been proven to be incompatible with the local neighbourhood and action must be taken to ensure they are placed in appropriate locations. These developments are not consistent with our streetscape and potential for problems for all parties (yes the residents of the boarding house as well) are evident. We are not to be made out as against progress but appropriate and managed development. We are preserving our safe way of life that we have worked hard to achieve and want to remain in place for our children.