
Sent: 14/02/2018 11:32:31 AM
Subject: DA2018/0149
Attachments: objection to 60 Binalong.pdf;

Dear Sir/Madam,
Objection to the DA2018/0149
Proposed Boarding House,
60 Binalong Ave Allambie Heights

I wish to make a submission regarding the development application of 60 Binalong Av Allambie Heights, which is a proposed 36 Occupancy Boarding house.

I have attached my objection.
Regards, Emma.

Emma Vozzo
Owner 5 Maneroo Rd
Allambie Heights NSW 2100

**RE: DA2018/0149 – 60 Binalong Avenue, Allambie Heights
Submission to Warringah Council
14 February 2018**

Dear Sir/Madam,
Objection to the DA2018/0149
Proposed Boarding House,
60 Binalong Ave Allambie Heights

I wish to make a submission regarding the development application of 60 Binalong Av Allambie Heights, which is a proposed 36 Occupancy Boarding house.

As a neighbour, living directly across the road from the property, I find it odd that I have not been notified by council of the intended application.

The area surrounding the property is low density housing, I love that my children can grow up to appreciate the natural environment and develop attitudes of sustainability (we are avid recyclers, not just with council collected rubbish, but also soft plastics, metal and reusing everyday household objects through a variety of avenues such as op shops, pay it forward groups etc). We believe it is important to teach our children to look after the environment and the animals and plants living in it, particularly native ones. The access to the Manly Dam bush at the end of the street and the sheer amount of trees in Allambie that provide shade are valued by us. This is what low density housing means, for very urban and little access to the natural environment such as trees, plants etc, you go and live in a high density area. You don't turn low density into high density.

Being a low density area, the area is not even equipped to deal with the amount of inhabitants it already has. There are few footpaths in the area, a

lack of parking in many streets (and the streets are narrow), the public transport is woefully inadequate for the current volume of passengers. I have to drive sometimes in peak hour due to lack of buses and the time it takes me to drive from Allambie to the Eastern Suburbs has almost doubled in a few years.

The Department of Planning and Environment policy regarding Affordable Rental Housing 2009, stipulates strict requirements for accessing public transport.

The peak hour bus runs a few times an hour only in morning and afternoon, at other times it runs 1-2 times an hour. The buses on Allambie Rd are frequently full, and late, the weekend ones don't co-ordinate with ferry services well.

According to the Department of Planning and Environment, people to whom the Affordable Rental Housing Policy is designed to help with more affordable housing are people with lower incomes in essential services, such as nurses, police, firefighters etc. It is likely that such residues will work in shift roles and have to depend on reliable transport, which mean cars.

As a low income worker myself (an Early Childhood Teacher, working in childcare) and partner also on low income and with three young children, we have found it difficult to stay in the area. With the significant help of family, both financially and with practical day to day help (childcare, use of car etc) we have been able to stay here.

Nurses, Policewomen/men and Firefighters and other similar low income workers have families, they are not all single people looking to live by themselves. They need 2-3 bedroom townhouses with courtyards or small yards at the very least to enable them to live as family units near their place of work. The more the housing is unavailable the more they will move out of cities or choose to take other work that allows them to stay, adding further pressure to the unfilled positions.

Boarding Houses don't meet the needs of the low income earners (essential services, retail, hospitality, childcare worker, apprentices - and some apprentices are older people who provide for their families) in our community who need affordable, family friendly housing.

In conclusion, the consent required for this Boarding House development application should be rejected by council as:

- it is incompatible with low density surrounding infrastructure.
- the proven public transport that is at odds with the requirements of the SEPP Policy.

Regards,

Emma Vozzo