
Sent: 14/03/2018 8:40:25 PM
Subject: Online Submission

14/03/2018

MR Philip Lawson
15A Nargong RD
Allambie Heights NSW 2100

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

15A Nargong Road
Allambie Heights
NSW 2100
9th March 2018
Daniel Milliken
Northern Beaches Council

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

We would like to register our strong objection to this development application (DA) proposal for the construction of a 36 room boarding house at 60 Binalong Avenue. This proposal for affordable housing does not respect the character of the community in Allambie.

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 are long-time residents of Allambie having lived in our current home for over 20 years. We were attracted to the area by the significant green spaces that form a moat of bushland, keeping the bustle of the city at bay. It is timely to remind Council that "Allambie" is an Aboriginal word for "peaceful place".

Local Character Test

We understand that Council is obliged to consider whether this development is compatible with the local character of the area before granting consent (Affordable Housing State Environmental Planning Policy- "AH SEPP"). To assist Council with its assessment, we offer the following comments, in support of our view that the proposal is NOT COMPATIBLE with the character of the local area:

- The physical impact of the DA proposal on our property is unacceptable. The local area is characterised by one or two storey single family dwellings. 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.
- The Eastern Elevation Drawing DA 300 shows 12 floor to ceiling windows from 8 units looking directly into our kitchen, family room, outdoor seating and BBQ area. Additionally, the outdoor common area in the proposed development, with up to 70 persons plus their registered guests, is positioned to overlook our home. This invasion of privacy is completely out of character for a low rise residential suburb.

- We also note that 3 top floor units in the proposed structure would look directly into our neighbour's pool immediately to the east of our property, which is frequently used by their young children.
- Drawing DA 100 in the site plan indicates the proposed structure will have a setback of only 3.5m from the road, which is inconsistent with the streetscape along Nargong road, where dwellings are setback 6.5m. This deficiency will also exacerbate the blind corner on Nargong, Binalong and Jennifer roads, increasing the likelihood of traffic accidents.
- Noise levels from a 36 room structure housing 70 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. We note the boarding house rules in the Operational Management Plan, which serves to highlight the issue of noise anticipated from this development. On-site parking spaces in the proposed property may meet SEPP requirements. However, given the relatively poor public transport options in the area and the position of the suburb on a steep hill, it is likely that the majority of residents will require a car. Accordingly, the noise from vehicle traffic on the surrounding streets together with day to day levels of noise from 70 residents is out of character with a low rise residential suburb in a bush setting.

Accessibility Requirements - R2 Low Density Zones

We note that AH SEPP does not permit boarding houses in the Sydney region unless they are located in close proximity to regular public transport services. As the only public transport in Allambie is a bus service, the applicable requirement is within 400m walking distance of a bus stop USED REGULARLY between 6am and 9pm Monday to Friday and 8am to 6pm on weekends. We submit that this DA fails this requirement as:

- The main bus service from Allambie to the CBD (E66) runs between 6am and 9am, while the return journey to Allambie is available from 4pm to 8pm. No E66 service is available on weekends.
- The 142 service from Manly to Allambie is only available on an hourly basis outside peak commute periods and could not be considered a regular, reliable service.
- Recognising the need for a faster and more reliable bus service for residents of the Northern Beaches, the NSW State government has spent \$300m on the B-Line rapid bus service. However, the closest bus stop for this service at Manly Vale is over 2km from the property subject to this DA.
- Given the hilly topography of the Allambie Heights region, potential boarding house residents would require a car. Public transport is too unreliable and walking and cycling in the area is physically demanding. Although on-site parking in the DA proposal meets minimum AH SEPP requirements with 9 parking spaces, it is reasonable to assume an additional 27 to 54 cars parked in the surrounding streets for other boarding house residents. The roads in the area are narrow and will not cope with this additional traffic.

Other Matters

We would also like to take this opportunity to draw to your attention other issues that this DA poses, that Council should consider as part of their duty of care to residents:

- We note that the DA makes provision for some residents with disabilities, with lift access to the property from the car park. However, DA 3D Drawing DA 050 in the proposal depicts the streetscape surrounding the property, which reflects the current position with no footpaths or traffic lights. Given the increased traffic volumes, lack of

on-site parking and the blind corner outside the property from the sheer size of the proposed structure, it would be unsafe for an able-bodied person to cross the road. The lack of infrastructure for a proposed development of this size will mean disabled residents will be trapped inside the boundary of the property.

- We note from the applicant's waste management plan that 17 x240 litre bins will be required on an on-going basis for the 36 room boarding house. A single dwelling home in the area would have 2 bins placed outside their property on garbage collection day. These 15 additional bins placed outside this blind corner will further exacerbate traffic issues and increase risk of serious injury.

- We note with despair, from the Arborist and Flora and Fauna reports that only 1 of the 24 trees identified on the property is to be saved (tree number 12). Given the significant earthworks and land clearing contemplated by the DA, we are concerned with the impact on the environment. In particular, we note that the Fauna report failed to pick up on the community of brush turkeys and the diamond python that inhabit the area. Clearing all but one of the trees will dramatically impact the bird life that all residents in the surrounding area enjoy.

We strongly believe that Council has legitimate grounds to reject this DA as it fails the local character test and does not comply with the requirements for close proximity to regular public transport. We look forward to your support.

Yours sincerely,

Philip, Julie, Jessie & Andrew Lawson