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**Sent:** 26/11/2018 6:50:44 PM  
**Subject:** Online Submission

26/11/2018

MRS Angelika Goehring  
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Allambie Heights NSW 2100  
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**RE: DA2018/0149 - 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100**

26/11/2018

Angelika Goehring  
12 Southern Cross Way  
Allambie Heights NSW 2100

RE. DA2018/0149 - 60 Binalong Ave, Allambie Heights NSW 2100

Dear Sir, Madam,

Regarding the above amended development application for 60 Binalong Ave, Allambie Heights, we would like to lodge a formal objection for the following reasons:

Although the amended plans show now a room number of 31 rooms this will still represent an accommodation for possibly 60 residents in a family oriented low density R2 zoned residential area with mostly single family dwellings. This would be completely out of character for the area and destroy the very heart and soul our beautiful suburb has been known for.

The development site sits on a dangerously sharp triangle of Binalong Ave, Jennifer Ave and Nargong Rd with very poor visibility coming from Nargong and Binalong Ave. There have been many near misses with cars coming from either street and as pedestrian you are just as much in danger of being run over for the very same reason. The dangers of this intersection is visible with double lines marked on the road to reduce any dangerous parking in this very area.

Naturally residents of the proposed boarding house and their visitors (for possibly up to 60 residents living there) will still spill into surrounding neighbourhood areas and further increase the dangers of poor visibility and further encroach on parking options for our longstanding and established families who have been living here for a very long time already.

The previously raised issue of inadequate infrastructure for a development like this in this area has not changed: Public transport in our suburb is extremely limited and later at night or on weekends even almost non-existent. The few buses that run up and down Allambie road are too few and too far between to service commuters and school children adequately already and would not be enough to support the

proposed increase of residents in this area.

Allambie Rd has become already choked with traffic on an almost daily basis not only during peak hour traffic but almost throughout the day now. It will not cope with even more people in this area.

There is only one road in and one road out of our beautiful suburb and due to the location and landscape this will not change nor should it.

There are no footpaths leading to public transport in the proposed area, street lighting at night is very poor at night time and residents generally have to walk on the side of the roads to go from A to B at any time of the day.

A big increase in traffic will further endanger pedestrians minding their daily business, be it school children, families with prams, families walking their dogs daily, retirees and elderly trying to exercise around their neighbourhood on their daily walks.

All this is currently happening on the side of our neighbourhood roads, not on footpaths.

There is no space for the amount of garbage bins kerbside for weekly collection and, again, having an additional 30plus garbage bins standing along the side of this dangerous corner block is impossible.

The environmental impact of the development so close to Manly War Memorial Park with its protected flora and fauna with its increase of garbage will be very detrimental, many trees will be lost to our wildlife again.

The area is located in a highrisk bushfire prone area.

Precedent - We have seen an unusually high number of Boarding House developments on the Northern Beaches and across many suburbs of Sydney over the last couple of years. It still appears that developers are taking advantage of the current SEPP initiative, incentives and loopholes.

Not much consideration is given to the negative impact on the neighbourhood, on current residents and the past and future community feel of our suburbs.

It appears though that the opinions and concerns of local residents that are being impacted badly by such poorly planned developments are getting some attention by local council and local politicians for very good reason before another well established and beautiful suburb like Allambie Heights is destroyed forever for the sake of a select few wanting to make quick money.

As very concerned longterm residents of this beautiful suburb of Allambie Heights we ask to preserve the character of our area and reject the proposed development application for 60 Binalong Ave, Allambie Heights.

Kind regards

Angelika and Stefan Goehring