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

Hello

Thanks for the opportunity to make a submission about the proposed development at 60 Binalong Avenue, Allambie Heights

I've been a local resident of the area for about 7 years now and have a very good feel for the area how the suburb works. The proposed development of a boarding house at that location would completely change the character of the area and cause social difficulties for a number of reasons.

1. Traffic congestion. While the number of parking places on-site has been increased from the previous application, there is still a substantial number of vehicles that will be parking on the street directly outside the development, around the small park area opposite and in surrounding streets. It is reasonable to assume this this will always be the case given the number of units and the level of car ownership in Sydney. Such an increase will significantly reduce safety in the area for the families with small children, older residents and other residents in general. It will also change the current sleepy look of the area to one of congestion and chaos.

2. Pollution. Currently, Binalong Avenue and the surrounding streets are safe, clean and quiet. 32 occupied units come with a lot of noise and other pollution. The comings and goings of up to 60 or 70 people will make substantial noise pollution, and given that the development has been zoned a smoke free zone, this will mean that there will be, at most times, some people, or small groups of people smoking outside on the street polluting the air around the development which is something that, as a parent, I would not want my children exposed to. And any such groups would undoubtedly be leaving cigarette butts and other rubbish in the street as a by-product.

3 Inadequate road infrastructure. The streets, Binalong Avenue, Nargong Road and Jennifer Avenue are just not wide enough to carry the increased level of traffic that the development would bring. Currently if you park cars on both sides of Nargong Road, directly opposite the proposed development, the remaining space is very narrow for other cars to move along. If this is really taken into consideration, it would require the widening of Nargong Road and Jennifer Avenue which can only have a negative impact on the small park area and surrounding dwellings.

4. Change of character for the area. I am of the impression that initially, for an predetermined number of years, boarding house inhabitants would need to qualify as a certain demographic to gain access. After that period, the demographic of inhabitants would be open to those more disadvantaged and from a lower socioeconomic band. Past experience with other boarding house projects in Sydney has shown that such inhabitants usually have drug and other psychological issues that are not in keeping with the average resident currently in the area. Such a social and cultural clash would cause disputes and have a negative impact on the character and value of the immediate, and surrounding areas.

5. The proposed development is of medium density and the surrounding area is a low density with houses mainly of one level and very low occupant numbers. This development is not in keeping with the current area.

And finally, I feel that the most important reason for this submission is to say that this proposal and others like it for Allambie Heights have been under consideration for some years now and the local community has been very vocal in our opposition to them. We do not want to change the feel or character of our lovely suburb. This is a fabulous, quiet, leafy family suburb with a big sense of community and this is the reason why we all have fought hard to buy into this area. For the peace, community and feeling that we can bring up our children in an area where it's safe and wholesome for them. We are resolute that if we allow even one more boarding house into our area, even if for the first few years the occupants may be peaceful, that eventually boarding houses will, by their very nature, encourage undesirable elements into our community and change it forever. It is time that the council and other levels of Government listen to the local community and stop these developments! If low cost medium density house is needed in this area, put them in a medium density area like Brookvale next to efficient transport lines and next to other medium to high density dwellings, and not in Allambie Heights.

Many thanks.

Scott McGale