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**Sent:** 5/12/2018 9:17:03 PM  
**Subject:** Online Submission

05/12/2018

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

I object to this development because it is not in keeping with the character of the area. Allowing boarding houses in low density housing zones is by definition "out of character" as the development is neither residential (in the form of a house) or low density. The DPE has issued guidance on boarding houses which limits the size to 12 rooms, but this would still permit a high density design for up to 24 people in a low density R2 zoned area. The need for the character test remains, the test for whether a development is in character is also the same - if every plot in the area was developed as proposed would the character of the area change? Build another family home then no, build a boarding house for 24 people then the answer is always yes and so is OUT of character.

The new requirements for accessibility are unclear, but 60 Binalong Avenue is some distance from any neighbourhood shops so a car will be essential for any resident. This lack of facility makes this particular development unsuitable - as if anyone is without a car they would suffer from social deprivation through isolation.