
Sent: 8/02/2018 6:20:04 PM
Subject: DA2018/0149

Dear Planning and Development,

Unfortunately as expected another DA for a Boarding House Development in Allambie Heights has been lodged with council DA2018/0149. This one is much bigger and heavily congested with a proposed 36 rooms.

These are my concerns,

The property is zoned low density residential to which a 36 room boarding house can surely not comply. As the application does not comply with zoning, how can it be considered? What precedent would be set for others wishing to develop outside the established zoning? This would be contrary to current suburb zoning.

The Allambie Community is a family based one - will the occupants be transient? I'm sure the community would love to retain the wonderful community feel that is rare in many parts of Sydney. The size and allowable number of residents will greatly affect parking and traffic congestion.

I cannot see how the developer can justify costs, have a 24/7 manager, maintain a satisfactory standard of accommodation and charge low rents. This property was purchased for over 2million and the proposed cost of the build to be 4 1/2 million dollars.

People have paid high prices for property on the basis of facilities and zoning. Have landowners been notified of Council consideration to ignore zoning or change it?

I'd like to officially object to this proposal however the notification period is not yet available. Once it is I hope you take into the not only my concerns regarding this boarding house but the local communities concerns as shown for DA 2017/1191 proposed boarding house for 139 Allambie Road.

I respectfully request that this development be rejected.

Kind Regards

**Bec Schopen
Resident of 71 Binalong Ave, Allambie Heights.
phone) 0417275752**