

December 1 2018

Northern Beaches Council
Attention: Daniel Milliken

Re: **DA2017/0149 – NSW LEC Amended Plans** - 60 Binalong Avenue Allambie Heights
Demolition of existing structures and construction of a two storey boarding house containing 36 beds and associated basement parking

Dear Mr. Milliken,

I wish to object to the proposed DA at 60 Binalong Avenue Allambie Heights as outlined below.

1) Character of the Local Area

The Council Development Application Assessment addressed the bulk and scale of the building and stated "In summary, the size of the proposed boarding house is much greater than the surrounding and nearby detached residential dwellings" and "is incompatible with the character of the local area and surrounding wider locality". In addition, the assessment notes "Minimal attempts have been made to provide visual breaks in the built form to minimise its impact on the established streetscapes and the character of the surrounding urban environment."

The amended plans, while taking on some of the recommendations of the Northern Beaches Urban Design Review by adding a breezeway and separating the building into three sections, do not go far enough to address the bulk and scale of the proposed project. While the Warringah DCP allows for 2 storey houses in this area, this should not be interpreted as permission to develop a large site with only two storeys in an area of mixed residential housing. The amended plans still have the 'look and feel' of a large townhouse/small unit block and do not reflect the surrounding streetscapes, or their character, as outlined below.

The houses along Nargong Road, on the same side as the proposed development, are all single storey, with very large front setbacks and a mix of architectural styles. None of houses are the same in style, finish or landscaping.

The houses in Jennifer Avenue are mix of one and two storey homes. The two storey homes have different architectural styles which are not cookie cutter frontages with the same shape, setback or finishes.

There are some houses in Binalong of two storeys due to the slope but generally only the upper storey can be seen from the street and all of these houses are heavily landscaped.

The amended plans do not go far enough to ensure the project will be compatible with the local area. The section along Nargong Road would need to be amended to be one storey only. The section along Binalong Avenue could possibly be two storeys but it would need have a staggered front and be much more heavily landscaped than proposed at the moment.

Therefore, I believe the development does not comply with Clause 30A of SEPP (ARH) and is not consistent with the objectives of the R2 low residential zone of the WLEP 2011.

2) Footpath, parking and traffic

Although Council has made a condition of consent that the applicant will be responsible for construction of a footpath between the development site and Allambie Road, no plans for the footpath seem to be part of the amended plans.

While there has been an increase in the number of parking spaces, there are 18 spaces for a potential 64 residents. The calculation for the number of spaces seems incredibly disproportionate as the requirement for multi-story high density residences is 1 spot per unit. This will result in over 46 cars being added to the surrounding streets.

Therefore, I believe the development still does not comply with the Warringah Local Environment Plan 2001, C2 Traffic, Access and Safety, particularly with regard to minimising traffic hazards, vehicles queuing on public roads, the number of vehicle crossings in a street, traffic and pedestrian conflict and the loss of 'on street' kerbside parking.

3) Waste management and site drainage

I note the Council concerns regarding waste management and site drainage have not been addressed in the amended plans but will leave a detailed analysis of this to Council staff.

As stated in my previous submission, in principle, I do not object to the provision of affordable housing as long as it is done correctly and in the right location. It would have been preferable if the applicant had made a more serious and concerted effort to amend the existing DA by providing a much smaller, staggered building, with more parking and landscaping to ensure it would be appropriate to this site. While the applicant continues to propose a project of this scale and bulk it will remain contentious for the residents of Allambie Heights and will continue to be opposed.

Regards,
E Miles