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**Sent:** 18/03/2018 9:42:31 PM  
**Subject:** Online Submission

18/03/2018

MRS rachel clark  
80 Elanora RD  
Elanora Heights NSW 2101

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

I object to this Boarding House proposal for the following reasons:

The scale and bulk of this development is totally Out of Character with the local surrounding residential area, the majority of which are single dwellings on leafy residential blocks, set back appropriately from the boundaries and landscaped to provide privacy and aesthetic appeal for local families to all enjoy.

This site is located on the junction of two quiet Low Density residential streets. This medium/high density design will increase traffic significantly on roads not designed for high volume and thus affect the convenience of all residents in and out of their homes.

There is inadequate onsite parking for the number of occupants. The location of this site is not convenient for occupants without private transport so one presumes all residents would have private vehicles resulting in dozens of extra cars lining the streets and causing congestion for the neighbours. It is a misnomer to presume that residents would live here without private transport. The Allambie area is inadequately serviced by public transport, especially for key workers getting to and from shift work.

The bulk and scale of this development is of large concern, as it will impact greatly on the nearby neighbours. I see this building causing unreasonable impact on the adjoining owners in terms of privacy, noise and security. These reductions in amenity for neighbours would not be acceptable for a typical residential DA in this R2 Low Density Zone so it should not be acceptable in this development.

This over development is detrimental in all aspects for local residents and Council should refuse this proposal on the proven grounds that it is Out of Character with the local area.

Thank you for your time in reading my submission.

Regards  
Rachel Clark