
Sent: 13/02/2018 8:55:46 AM

Subject: Online submission - Request for immediate moratorium on Boarding Houses - Peter Wheen

12/02/2018 updated 13/012/2018

Mr Peter Wheen
6 Sunlea Place
Allambie Heights NSW 2100

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Dear Sir/Madam

**Re: - Request for immediate moratorium on Boarding Houses
DA2017/1191 – 139 Allambie Road Allambie Heights,
DA 2018/0149 – 60 Binalong Ave, Allambie Heights,
DA 2017/1344 – 16 Gladys Ave, Frenchs Forest**

I am a long term resident of some 50 yrs in Allambie Heights with both myself and my children having attended the Allambie Heights Primary School.

I write to express my opposition to the abovementioned developments.

One of the biggest issues with these types of developments is that State Planning Legislation overrides council zoning and planning requirements.

This loop hole is unashamedly being exploited by some developers and real estate agents (eg Novak – ‘your house could be the one’ copy from Novak Website dated 12/2/18 below)).

I request council places an **immediate moratorium** on further development approvals on boarding houses in the Northern Beaches.

I also suggest that this moratorium remains in place until loopholes and inconsistencies in state planning legislation, that override councils own development requirements are satisfactorily addressed.

There must be a master plan developed as a matter of urgency to provide a framework to retain the urban character of Allambie Heights. We need diversity of families, workers, businesses and facilities to avoid a gentrification of the area.

Council should not approve the precedent created by these developments without doing this within the framework of a greater master plan, as rapid scale up is possible within a very short timeframe.

There is a need for a consistent masterplanning approach that also addresses the negative externalities arising from the unlimited potential exploitation and profiteering from loopholes opened up by these types of precedent developments.

We need approval to even cut trees down, but are powerless to stop random overdevelopment. Negative externalities, such as unplanned impact on transport and utilities are born by the local communities affected by these precedent developments.

Who pays for upgrading the life expired and under capacity infrastructure. Roads (and traffic), footpaths, Sewers, power, gas telephone, stormwater (increased runoff), internet etc. That's right the apparently voiceless local community and council. Escalation is needed to overturn state planning legislation.

Furthermore these precedent developments, in the current framework, have unlimited potential to completely change the scale and amenity of the established urban character of these cohesive communities, causing unplanned and extensive gentrification (as noted above).

We also have an excellent local school. It is truly nonsensical for limited local school area catchment to occur with these types of developments pushing out families.

Where will the children be left to live and travel from given a potential broad scale take up of profiteering from all.

There is still time to preserve the character of these communities whilst recognizing the need for development to occur within an agreed masterplan.

Some other issues with the 'affordable housing' developments include: