
Sent: 19/03/2018 11:50:26 AM
Subject: Online Submission

19/03/2018

MR Howard Giles
35 Binalong Avenue AVE
Allambie NSW 210

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

Subject: 60 Binalong Avenue, Allambie DA2018/0149

Dear Sir/ Madam

I am writing to object to the above Development proposal 60 Binalong Avenue, Allambie

This proposal is unwarranted for the following objections

1. • The proposed over-development is out of character with the surrounding neighbourhood. The street/area/neighbourhood is zoned as R2 Residential Low Density - the proposed boarding house is medium to high density not low density. 36 plus Dwelling is clearly over development!
2. • The proposed boarding house is a block of 'micro units'. Micro units are suitable for medium to high density zoned areas but are out of character in this street and neighbourhood where single dwelling homes currently exist.
3. • The facade of the proposed boarding house is an unbroken, large scale, bulky building. Although cleverly designed, it is still a multi-dwelling unit block which is out of character in a R2 Low Density area. It will have an unreasonable impact on the amenity of adjoining owners in terms of privacy, bulk and scale.
- 4 • The transport close by to this over-development is inadequate for shift / key workers. Allambie road is already too busy and the current bus services do not even adequately service the current population!
- 5 • There is inadequate parking in the vicinity for an over- development of this size. Potential 36-72 cars could be parking on the nearby streets , which cannot cater for this and is clearly extremely dangerous with an accident waiting to happen .
- 6 • There is inadequate kerbside room for rubbish collection. This creates a traffic hazard in this quiet residential street. There are no footpaths in this area.
- 7 • The streets and intersections surrounding this development do not cater for the increase in traffic this over-development will generate, and will in my mind cause accidents.
- 8 • The proposed over-development will compromise future living standards for this neighbourhood. This is not a community fit into this area and situated on a back street is even more laughable.

9. It will devalue homes in the area , (currently these homes that house our families, are an important investment in our future regarding our children and retirement options)

This will negatively impact all governments in the future , if we need to be funded by them!

10. These boarding houses are basically a ruse for the developers to claim "affordable housing " status when there is clearly no evidence, and indeed no control , over the rents charged.

Rents are not Capped or controlled or monitored , its a soft profit making proposal. The DA is exploiting current loopholes in the SEPP laws which enables these builds to go ahead in unsuitable areas. And also allow the developer to sell the " units" separately after 10 years.

11. No affordable housing DA s should be considered or approved until the State Government has completed and published the new SEPP laws which are currently under review.

12. Locals are fed up with developers looking for quick profits at the expense of Australian families living the Australian dream.

13. • Please reject this over-development as in March 2018, the Northern Beaches Council supported the need for affordable housing but it must be in properly planned and correctly zoned areas with the infrastructure to support. This over-development does not fit this criterion.

Stop this unprecedented and out of character madness now.!

Best Rds Howard Giles
35 Binalong Avenue , Allambie