
Sent: 25/02/2018 9:35:06 PM
Subject: Online Submission

25/02/2018

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3 Jennifer AVE
Allambie Heights NSW 2100

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

The Bushfire Risk Assessment produced for the development application is has been calculated on incorrect information provided by the owner/developer, Margaret Fletcher ACN 603347824 Pty Ltd.

It grossly misrepresents the class and slope of the building. The report produced by Mr Matthew Toghill is based upon a Class 1b building. However, this proposed boarding house is NOT a Class 1b building as the total area of all floors it is intended to exceed 300m and far more than 12 people are expected to reside there. Thus, 60 Binalong Ave is considered a Class 3 building and a new fire report must be done based on correct and factual information. As this boarding house is a Class 3 building the Rural Fire Act 1997 requires a 60m Asset Protection Zone from bushfire prone land, not a mere 20m as misrepresented in the development application.

I am deeply concerned by the corrupt nature of this report, as there is evidence in another report submitted by the Building Code of Australia that clearly labels the boarding house as a Class 3 building. Thus, it seems the owner of the property is deliberately trying to deceive the council by providing a false fire report where the report is based on a Class 1b building despite explicit prior knowledge that it is a Class 3 building. Moreover, the report also only claims a downslope of 10-15⁺. However, if a thorough report was done it will show that the slope is actually greater than 15⁺. Furthermore, if you refer to other current development applications in the immediate vicinity, their Bushfire Risk Assessment show a greater slope than 15⁺.

The most disturbing element of this blatant deceit by the owner/developer, Margaret Fletcher ACN 603347824 Pty Ltd, is the potential to risk the lives of approximately 70 compromised people who their boarding house is meant to service. The owner/developer, Margaret Fletcher ACN 603347824 Pty Ltd, seems to have no regard for the human lives that would be exposed to potential death and/or injury from the very real threat of a bush fire. From recent tragic events in Grenville Towers in London, isn't Northern Beaches council hypervigilant about unscrupulous developers willing to deceive at the expense of human life? The seriousness of this deceit is immoral, dangerous and clearly illegal.

Regards
India Vlotman
Law Student