
Sent: 11/03/2018 4:16:47 AM
Subject: Online Submission

11/03/2018

MR John Ryan
3 msnero RD
Allambie HEIGHTS NSW 2100

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

To whom it concerns.

I note that I have not received any notice regarding this proposed development. In addition there are not any obvious signs or posters at no. 60 Binalong. Our property is about 50 metres and in line of unblocked site from 60 Binalong.

I note that the level of occupancy in this dwelling is unheard of in the whole of this suburb (excluding old folks homes - which are fenced off). Compared to the current population in this area the density increase is very material and will be a great impact on already scarce resources.

This site is on a steep hill which apart from building challenges a whole range of other challenges will also present with high density living. For example bin collection on a hill for 36 residences. Water pressure and access. Sewerage works. Electricity and power requirements. Not to mention internet. At my house in this same area I am only able to access Telstra internet as the sole provider of internet comms.

This property is on a dangerous bend coming off a steep hill. As you can see from the Google Maps this is a complex 4 way crossroad. At present there are fewer cars parked in the vicinity of this property which does help to minimise the current risks around this junction. (although quite a number of existing residents and area visitors do access the mainly dam bike and walkway from the end of Nargong already, which means some parked cars in the area.)

The issue with this junction is that cars heading down hill are often freewheeling at speed with downward momentum. Cars coming up Binalong are often accelerating. If a car comes along from Nargong into the junction then there are grave risks and challenges at this junction.

My concern about building this high density dwelling is that it will lead to an increase in the number of cars parked on Nargong and Binalong as well as increased traffic, and hence risks of accidents.

In addition my kids as many other kids play on the open green area in front of our house. The park is not fenced and when kids play football the balls often roll down onto Nargong towards the site - the park has a steep slope to Nargong. Kids chasing footballs across this road will be at added risk of road accidents as a result of the increased traffic and parked cars. I note your assessment on planning have not factored this issue and assessed. Putting people's lives at risk for the sake of a building development is simply not worth it.

The public transport most commonly used in our area is the E66 and 180 bus stops

on Allambie rd. These bus stops (particularly on the way up the hill) are hardly fit to cater to the existing population. My kids stand at the railing on the narrow pedestrian path each day. This lacking infrastructure cannot cope with an increase such as proposed in binnalong.

Additionally to cross Allambie road is becoming more dangerous than ever each morning/day. More people in the area will mean more people having to cross the busy road (and with the new hospital) and traffic increasing we are more likely to see an accident happening in the near future - this again is an important safety factor which should be included in the planning application - but not covered properly at present.

On the grounds of safety alone I implore you to really revisit this application as not thought through properly and very inadequately catered for. Let us be sensible and reasonable with the main focus on safety in our area, for young, old and all. Lets revise the plans and put a more sensible number of residents in this area.

John