
Sent: 19/03/2018 11:10:19 AM
Subject: Online Submission

19/03/2018

MR Luke Chalmers
- 54 Binalong AVE
Allambie Heights NSW 2100

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

I wish to add this point to my previous objection to the boarding house development at 60 Binalong Ave, Allambie Heights. DA2018/0149

This development must be within an accessible area as per the SEPP Policy below.

State Environmental Planning Policy (Affordable Rental Housing) 2009
Current version for 1 March 2018 to date (accessed 15 March 2018 at 14:26)
Part 1 Clause 1
1 Name of Policy
This Policy is State Environmental Planning Policy (Affordable Rental Housing) 2009.

4 Interpretation-general

(1) In this Policy:

accessible area means land that is within:

- (a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or
- (b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or
- (c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

The SEPP Affordable Rental Housing also states the definition of walking distance as follows:

walking distance means the shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.

As shown above, this development must have pedestrian footpaths and pedestrian crossing to access the closest bus stops as per the AHSEPP. This site has no

footpaths and no pedestrian crossing to access the closest bus stops. To access any city bound bus, boarding house residents would have to walk along the road then cross the busy Allambie Road with no pedestrian crossing available.

As shown above, this site is not classed as an accessible area, and as per the AHSEPP should be rejected as a boarding house location.