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03/12/2018

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

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This development should still be refused for the following reasons.

- 1) This development is in a very dangerous position. There are no pedestrian footpaths in the area. Currently all foot traffic can only use the roadway. The current nature strips are uneven, steep and with many low hanging trees that make it unusable. There is also no pedestrian crossing over the busy Allambie road to get to the bus stop. These are requirements under the SEPP ARH.
- 2) The carpark entry is right next to a major stormwater culvert. In any major rain event this underground carpark will flood.
- 3) This is still a major bushfire threat. This is a class 3 building and under section 100B of the Rural Fires Act 1997 it thus becomes a Special Fire Protection Purpose (SFPP). Within the Planning for Bushfire Protection 2006 Regulations this development requires a 60m setback.
- 4) This building does not fit within the existing local character of the area. These new plans are still excessive to any development around this local area.

We all know this is a massive loophole that developers are exploiting to get unit blocks into low residential areas whilst making massive profits. The residents in this development will be paying more money per square meter of living space than any other property in the whole suburb. And this is supposed to be affordable housing?

This known loophole is even more evident by the media release from 28th November 2018 from the Minister for Housing, Mr Anthony Roberts. In the media release he is proposing reforms to limit the number of rooms in these boarding houses so large scale unit blocks cannot be forced into low residential areas like Allambie Heights.

Please see common sense and refuse this application.