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**Sent:** 4/12/2018 11:00:39 PM  
**Subject:** Online Submission

04/12/2018

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

Tony Barnwell  
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Allambie hts

Objection to amended plans

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

It is harder to make comparative comments as the applicant has given minimal information this time compared to the original plans given for comments & the plans amendments are marked "without prejudice" anyway.

Now that this application will be decided by the Land & Environment Court, I think it should be called exactly what it is. The court recently ruled that if a room in a boarding house has cooking facilities & a bathroom then it is deemed a dwelling not a room. This DA is for 32 dwellings not 32 bedrooms.

I feel that the developer is thinking that the Local Area Character is a visual presence only . The extra noise, traffic & parking generated from this development will never be considered as being consistent with the Local Area Character of Binalong Ave & Nargong Rd Allambie hts.

The new plan now shows many dwellings having small balcony's attached to them. I can only imagine the tenants hanging all their washing out to dry over the railing creating a completely out of character eye score for the local residents here.

The parking spaces have increased only due to the SEPP rule change, but the driveway that must now cater for 19 cars is only single lane & should a car be exiting the steep ( non conforming ) driveway at the same time another car wants to enter, it will cause an unnecessary & dangerous blockage of Nargong Rd especially on a uphill blind corner. The driveway from the road into the underground parking area should be a minimum 6m wide to mitigate this problem allowing permanent dual access. The waste bin storage area at the front of the site further contributes to this danger creating a blind spot for cars turning right into the property from the end of Nargong Rd as there is now a solid garage door on the driveway . Please see drawing DA050\_E views 2 & 4 "3D view from Nargong Rd " & envisage the view of the car turning right into the property as another car is exiting.

The 3D view drawings are misrepresenting the actual plan as it doesn't show how to enter the property from the streets via the 3 nominated pathways into the property. They have just continued the fence all the way around without showing the openings. These locations are quite steep - can they get the required gradient or not ? ( what are they going to do on the nature strips, is it legal?)

The ARHSEPP legislation was created to provide a low cost housing solution for a

broad spectrum of low income people so they can mix harmoniously into the community. This includes disabled people & the developer has provided 2 accessible rooms for this purpose as this is part of legislation. The issue is the proposal is within 400m from a bus stop with so called arguable regular transport BUT it DOES NOT meet the required access gradients ( max 1 : 14 )for disabled people who need to catch public transport to & from the proposed boarding house ( the local buses have hydraulic ramps to cater for this very purpose ). Therefore one could have a very strong argument to say that this proposals does not meet the accessible requirements for a boarding house with respect to ARHSEPP rules due to its inability to cater for disabled tenants who need to use public transport & therefore if this proposal got pushed through it would be discriminating against the very people this legislation was meant to protect & include.

I believe Manly council used this disabled access requirement many years ago to successfully stop a boarding house development.

The council didn't investigate this issue as they were only reviewing the DA application under the existing council planning rules & not the SEPP rules. Now the council has been given accurate survey data of the proposed pedestrian routes from the bus stop to the boarding house which show the severity of the gradients that exceed the 1 : 14 requirement.

Boarding houses should be located where the residents can walk say 2 -300m & buy cheap food , coffee etc & have public transport available every 10mins or so ( ie the B=line bus service, train etc ). This location has no auxiliary amenities for the residents.

In the area we live we don't have this luxury of close services as above, but are happy not to as we gladly sacrifice this for the piece of mind that we live in low density environment & benefit from this. But to have a 32 dwellings development thrust upon us that looks like a collection of shoe boxes stacked on top of each other & no real say in the matter is appalling.

Natural justice would not prevail if a development like this gets pushed through