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Subject: Online Submission

02/12/2018

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

Re: DA2018/0149 (Lot 2211 & Lot 2223 DP 752038)

As long-time residents (over 30 years) of Binalong Ave, we are concerned with the proposed abovementioned development.

Notwithstanding the amendments to the original development application, our objections are based on the following concerns:

Traffic/Parking: 19 parking spaces, whilst this is an increase on the original proposed 9 spaces, it will still be inadequate for potentially 32 residents' & visitors' needs, therefore there is a very real risk of the green space located on Nargong Street becoming an informal carpark thus limiting access to this recreational area for use by local families as well as causing destruction of the green space.

Accessible Area/Pedestrian & Bus Services: The intersection where Binalong & Jennifer Avenues & Nargong Street meet is already unsafe being a "blind corner" from 2 access roads, not only for vehicles, but especially pedestrians/school children (as is evidenced by large signage directing school buses to "stop & remain in low gear to bottom of steep grade" when proceeding down Binalong Ave. Another sign also warns of "steep decent winding road 0.3km"). Most vehicles currently drift over the double lines due to vehicles parked kerbside, adding to the danger.

Building/Bulk: Even with the amended 20% reduction in size of the building, it will still be an over-development of the site. This is a zoned low-density area!

Landscape/open space: As there is a requirement for removal of a substantial number of established trees on site to accommodate this development, how is flora & fauna protected?

Bushfire: Whilst NSW RFS has assessed the site as suitable for proposed development there remains the issue of unacceptable increased bushfire risk - this is a major concern for residents, especially those of us whose properties back onto the bushland known as Kentwell Road Reserve. Will the residents of the boarding house be required to smoke outside the building, thus increasing risk of accidental fire via poorly disposed of cigarette butt?

Character: The size & scale of this development remains out of character with surrounding area.

Stormwater/floods: Has the issue, as raised by Council, of lack of information by the applicant on how a 1-in-a-100-year flood is to be managed, been provided?

Further Concerns: Is there a guarantee this development will remain Affordable Rental Housing or will it be sold off at a future date to individuals thus providing a profit for the developer?

We are not against "affordable housing" - however it needs to be in the right area with easy, safe access to services & regular transport facilities.

On the developer, Gannet Developments's website, the organisation advises that it is "continually sourcing and acquiring medium density or multi apartment development sites throughout Sydney". 60 Binalong Ave is zoned low-density.

Approval of this application will set an unwanted precedent for other developments of this nature in Allambie Heights and we therefore request approval be rejected.

Christopher & Virginia Atkinson