
Sent: 14/10/2019 8:44:08 AM
Subject: Modified DA 60 Binalong Ave Allambie Heights 2100

I have submitted an on-line objection to the Modified Development Consent for the above property but as I am unable to ascertain whether this was successfully submitted, I am following up with an email objection. Previously, I was able to readily view objections to a DA on the relevant website relating to the specific DA but this appears to have changed.

As you are aware, this property is for the construction of a 32 room Boarding House under the SEPP legislation and was approved by the NSW Land and Environment Court on 13 June 2019, despite intensive local resident opposition.

The Modified DA is seeking the addition of water storage (sic) tanks "for fire safety purposes". However, it is not clear from viewing the Application Search just where these tanks are to be located, their size and what, if any impact, this is going to have on compromising landscaping and/or the overall appearance of the building and streetscape.

As a result of Council's Planning Department negotiations with the Developer, the setbacks to the Nargong Road boundary was increased from 3.5m to 6.5m and in the case of the Binalong Ave boundary, from 2.1m to 3m (Clause 49 (1) of the L&C judgement). Clause 49 (5) of the same judgement states that "the majority of these increased setbacks are proposed as landscape area and generally free of structures". Presumably, water storage tanks would fall under the definition of a structure so this would appear to be in violation of the L&E Court's judgement.

More significantly, why is the developer only now seeking to install additional water tanks "for Fire safety Purposes"? Surely such provisions would have been an essential requirement of the original DA if deemed warranted. Pardon my cynicism but I suggest that this is nothing more than a ploy by the developer to limit landscaping works and thereby add to the visual pollution of the completed structure. The fact that he states that there is zero cost to this proposed work only adds to my suspicions. Clearly such work involves both a capital and installation cost. The counter argument would suggest a cost saving to him if landscaping works were to be compromised.

With the construction of this development well advanced, the size and scale of this structure is confirming the worst fears of residents who opposed it on the grounds of it being totally incompatible with the surrounding neighbourhood. It is quite frankly an appalling addition to our street, without considering the related problems such a facility will impose on the community once it is operational. The anger, frustration and grief that this development has inflicted on our once tranquil neighbourhood cannot be over-stated.

I strongly oppose any modification to the L&E Court approved plan for this site and urge Council to reject it completely.

Ray O'Grady

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