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**Sent:** 10/03/2018 2:27:33 PM  
**Subject:** Online Submission

10/03/2018

MS Sarah Vale  
56 Binalong AVE  
Allambie Heights NSW 2100

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

I would like to raise several concerns regarding the proposed 36 room boarding house currently seeking approval at 60 Binalong Avenue, Allambie Heights.

**Bush Fire Risk Assessment**

- The completed bush fire risk assessment for the property assumes the proposed structure is considered class 1, when it should be class 3 which would then enforce far stricter controls. Given there could be up to 70 people within the proposed structure I am concerned that this bush fire assessment puts those residents, and the residents in the surrounding properties, at considerable risk during any potential bush fire activity.
- The bush fire assessment seems incomplete, ignoring the small area of bushland to the east of the property, and any potential impact from a fire within nearby Manly Dam bushland.
- The very recent bush fire risk assessment on my own property (DA2017/1178) only two doors away from 60 Binalong Ave recommended a 26m set-back based on a 17 degree angle, and that 26m set-back is taken across the entire border with the area of bush at the back of the property. The set-back proposed at 60 Binalong Ave is a mere 20m, and it appears that the set-back is also imposed only from a single point rather than across the entire border. The bush fire consultant who worked on our submission told us that we would never get permission to build an additional structure on our property in the future (such as a granny flat) given the bush fire risk in the area, so I fail to comprehend how a proposal to house up to 70 people on this site could be approved by the RFS.

**Parking and Public Transport**

- Having read the State Environment Planning Policy for Affordable Rental Housing I note that Allambie is at the very minimum level for public transport required (see below for details). And as a long-term resident of the area I can attest that the bus services are insufficient to provide a comprehensive timetable suitable for commuting. This is especially relevant for shift workers (such as those who would be working at the new Northern Beaches Hospital) or other workers who need to travel outside of the peak commuting hours such as early mornings or weekends.  
(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.
- It is already dangerous to back out of my driveway near the top of Binalong Avenue

given the steep slope of the street and the speed of the vehicles coming around the corner. Additional cars parked in the surrounding streets increase that danger by further degrading visibility.

- The State Environment Planning Policy for Affordable Rental Housing is heavily in conflict with the state government's own investment in the new B-Line bus service. Rather than investing in additional point-to-point public transport (such as additional services direct from Allambie to the city and vice versa) the government is now encouraging people to 'park and ride' from the new B-Line car parks at Brookvale or Manly Vale. For the state government to then say that an affordable housing residence is required to have only 0.2 car spaces per room seems completely illogical.

#### Pedestrian Activity and Disability Rights

- I have long held concerns at the lack of footpaths within the Allambie area. There are many times when pedestrians are forced to walk on the road in the area around 60 Binalong Ave, which is extremely unsafe, and additional parked cars in the area will further decrease the safety, particularly for children travelling to and from school.
- The lack of footpaths in the area also mean that the boarding house would be unable to support people with physical disabilities, which is in conflict with other governmental policies around inclusiveness. The current issues being dealt with by the disabled community attempting to access affordable housing is outlined by the Australian Human Rights Commission in this article "<https://www.humanrights.gov.au/publications/rights-people-disabilities-areas-need-increased-protection-chapter-4-accommodation>"

#### Noise

- 60 Binalong Avenue and the surrounding area is today extremely low-density and the geography of the valley that runs in parallel from the back of the property down Binalong Avenue means noise travels far and wide. The huge increase in the number of people that will be resident within the boarding house will almost certainly increase local noise levels.

I support the government in their mission to provide affordable housing to the community. However, it is imperative that this need is met in a way that ensures the ongoing safety of the community. As outlined in my points above, I do not believe that this proposal has fully considered nor addressed the risks and complexities of building in this area, hence my strong opposition to this proposal in its current form.

Kind regards,  
Sarah Vale