22/02/2018

MR Tim Baker
7 Jennifer AVE
Allambie Heights NSW 2100

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

I note the flora and fauna field studies have only been conducted in summer. Before the proposed development can be properly considered by Council the flora and fauna field survey should be repeated on a seasonal basis (summer/autumn/winter/spring) as there are both flora and fauna in this area that will not be observed in summer alone. This is particularly relevant to this property and its location.

I object to the proposed removal of the second Cheese Tree (Tree 12). This tree is a prescribed tree and falls within the jurisdiction of the Council to reject its removal. Cheese trees are not that common these days across Allambie and its ecological value should be respected. Council should refuse to approve its removal.

I also object to any non compliance with council internal driveway gradient requirements. As it appears most residents will not have cars (there is proposed limited car space) then I assume many residents will be on foot or walking bikes up/down the driveway and therefore Council should reject any non compliance with slope requirements as a safety matter.

I also have strong concerns that the proposed 23m Asset Protection Zone for bush fires is manifestly incorrect. I strongly recommend Council seek independent advice to validate the proposed setback. Based on my experience living also with a bush fire zone I believe the APZ should be somewhere in the vicinity of 30-45m depending on the assumptions made.

Finally in summary I feel the suspect fire protection zone, proposed removal of Tree 12 and non compliance with driveway gradient requirements are symptomatic of an over sized development. These three matters, unlike the State Planning instrument, are within the jurisdiction of the council. I believe these matters can be addressed by reducing the size of the proposed development.