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05/12/2018

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

04 December 2018  
M Fuller  
14 Jennifer Avenue  
Allambie Heights

Re - DA2018/0149 60 Binalong Avenue Allambie Heights.

Thank you for allowing me to voice my objections to this proposed development. I have lived in Allambie Heights for almost 30 years and I reside in Jennifer Avenue. I have a background in construction and civil engineering and have worked in this industry for in excess of 45 years.

There are many reasons I have for objecting to this application most have been covered by other submissions.

The SEPP states that any boarding house has to be constructed in character with the local neighbourhood I have to say that these amended plans are still not in anyway in character with the surrounding properties, how can a 32 room micro apartment building possibly be in any stretch of the imagination in character with the housing in this area. To allow this to proceed would totally destroy the existing character and family friendly community that exists in our neighbourhood. The whole community would change from the caring and family focused community that is now and has been for many years.

I would like to highlight the unsafe aspects that this development will cause. Earlier this year we the local residents organised 40 or so cars to park near this intersection. This severely narrowed the width of the surrounding roads, creating a very hazardous situation for pedestrians. Also there are two school bus stops opposite the development. The narrowed road would make it very difficult to navigate for the bus drivers, heaven help the school children trying to cross the road to the bus stops or alighting from the buses and crossing a congested junction.

Bin collection days would also cause an issue with traffic. Imagine 10 to 20 garbage bins on the road outside this development. Other properties in the street will also need their bins collected in a safe manner, this will become very difficult with the road choked with cars.

Another issue is the noise pollution which would be generated onto the street from the on street verandas many of these units have, numerous conversations at a normal speaking level would echo along the street and become unbearable, it is not usual to hear the conversations of people passing by early in the morning but this is gone in a minute and is not as continuous as numerous residents having

conversations on each balcony.

Aside from this and all the objections raised there is one issue I believe to be another major problem with this application. That being, there is not an existing pedestrian path to the nearest public transport. This is one of the many reasons for the Northern Beaches Council to have refused this application, this requirement is part of the affordable housing SEPP.

I am not sure who is expected to bear the cost of this pedestrian access to public transport. I would expect the developer to pay for this, has this been considered in any way?

There are no plans that show how accessibility is achieved from the boundary of the property to the kerb line which is between a 1:5 and 1:10 grade - has this been considered this in any way?

Again aside this, the National Construction Code states that ALL NEW BOARDING HOUSES are required to be accessible.

A safe and accessible footpath must be available (or constructed) from the premises in order to provide safe pedestrian access to public spaces and public transport facilities.

I note that the Australian Standard (Design for Access and Mobility - general requirements for access - New Building work) AS 1428.1 2009 specifies in Table C1 the maximum grades for accessible walkways, ramps and landings. The maximum gradient is 1:14.

Has the applicant looked into the accessibility issues, I have not sighted any plans that show how the applicant has achieve this requirement.

The Allambie Heights Action Group has commissioned a Survey Company to survey the grades along the two possible routes to a bus stop.

1. Along Jennifer Ave and then along Maneroo Road to Allambie Road.
2. Along Nargong Road to Allambie Road

The route along Jennifer Ave and Maneroo Road we come up against gradients greater than 1:14 in four locations. At the junction of Jennifer Ave and Nargong Road there is a grade of 1:8 this could be overcome by a switchback ramp that would surely not be allowed on this green space. There is a section in Jennifer Ave where the gradient is 1:10 and two locations in Maneroo Road where there is a 1:9 gradient and a 1:8 gradient. The refuge island at Allambie Road is not compliant and the pram ramps at that crossing are far too steep

The other route along Nargong Road has issues with engineering a pedestrian footpath. The south side of the road has areas where the land from the top of the kerb drops away very quickly, this would mean retaining walls and hand rails, not something the residents of this street would want to look out onto. At the junction of Allambie Road there are gradients of 1:8. The survey plan that illustrates all the critical gradients and also contains numerous photos highlighting these and other issues is available upon request from myself.

Summing up. All new boarding house developments are required to be accessible under the Disability Discrimination Act 1992, it is unlawful to contravene a Premises Standard. As such, I believe that the site at 60 Binalong Ave is not suitable for a boarding house whether it be for 6 rooms or 36 rooms because pedestrian access to the development is unsatisfactory and insurmountable.

Therefore permitting the development and construction of the boarding house (required to be accessible) without safe pedestrian access would be:-

Contrary to the aims and principles outlined in the Northern Beaches Disability Inclusion Action Plan and unlawful under the Disability Discrimination Act 1992

(DDA).

To say car transport from the boarding house to a bus stop is discriminatory.

We note that the Planning Minister has proposed a maximum room number to R2 areas. (This in itself concedes that a boarding house of this size cannot be in character with local neighbourhoods). This has come about by increased pressure from local councils and community groups opposed to these developments in the wrong areas. Allambie Heights is not in need of 'affordable housing' and I am sure the LEC will see through this application as a loop hole to make money at the huge cost of a caring community.

My plea to the LEC is to consider that the council has rejected this application, the local planning panel has rejected this application, and now the applicant is relying on loop holes to get this application approved through your court.

As our Planning Minister keeps stating. "The local council has the right to refuse these applications if they are not in character with the local neighbourhood." Well it is not in character, and they did reject it because of character and many more issues.

M & R Fuller