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**Sent:** 21/03/2018 8:04:30 PM  
**Subject:** DA 2018/0149 Submission  
**Attachments:** 60 Binalong Ave.pdf;

I was unable to attach my submission (including pictures) to the submission link for DA 2018/0149.  
Please see attached.

Kind regards,

Pauline Williamson

0414 336 613

## DA2018/0149 60 Binalong Ave, Allambie heights

I strongly object to the proposed boarding house development on the corner of Nargong Rd, Jennifer Ave and Binalong Ave.

I am a long-time resident of Allambie heights. My family has lived in the area for almost 60 years.

I attended Allambie Heights School in the 1960's and my daughter and granddaughter have also attended the school.

Allambie Heights is a family suburb and is characteristically one house per block. We have seen change over the years with some larger blocks being subdivided. These new homes built on smaller blocks have allowed more families to enjoy the area and become permanent residents.

When having a coffee at the local shops you are almost guaranteed of meeting up with someone you know. We do not have a transient population and have a strong sense of local community.

Nargong Road is a small street with only 14 homes. Seven of these homes have changed ownership only once since the 1940's and 1950's and most of the surrounding streets have a similarly low turnover.

I am aware that a number of previous submissions have gone into more detail regarding the unsuitability of the site for the proposed boarding house and as such will not duplicate these issues at length.

**These include - Parking issues. Increased traffic. No footpaths. Increased risk of pedestrian injury**

**Unreliable public transport. Distance from the nearest shops. Waste management issues. Asbestos removal.**

**High density development in Low density area. Building not in character with the surrounding homes.**

**Power and water supply issues. Noise issues.**

A **major concern** is the Bush Fire Report that has been submitted by **BUSHFIRE CONSULTANCY AUSTRALIA** on behalf of the developer – Gannet Developments.

There is an flaw with the extent of the bush fire zone coverage shown for the 2 blocks of land – 15 Nargong Rd and 60 Binalong Rd.



Figure 1: Map showing location of the subject site.

Extract - Figure 1, Page 4 of Bush Fire Report.

Both blocks of land that are subject to the development application are outlined.



Figure 2: Bushfire prone land map showing the location of the subject site.

Extract - Figure 2, Page 5 of Bush Fire Report.

The bush fire zone is shown in Figure 2, however the area of the development application has changed and only outlines 15 Nargong Rd, **NOT** 60 Binalong Rd.

60 Binalong has been completely disregarded in relation to bush fire zoning.

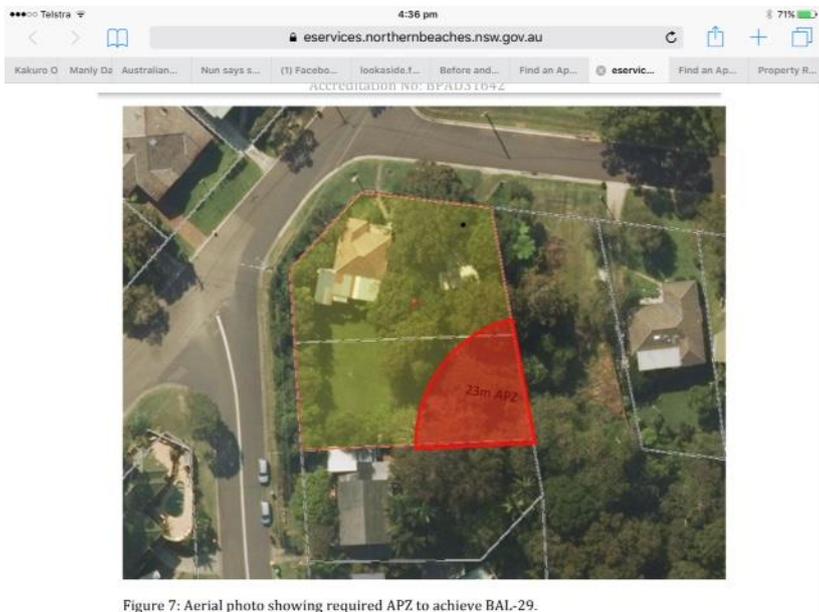
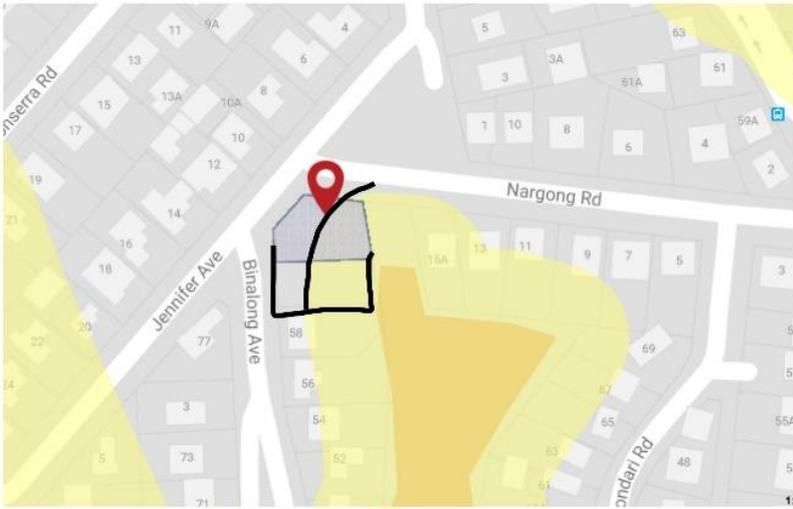


Figure 7: Aerial photo showing required APZ to achieve BAL-29.

Extract - Figure 7, Page 10 of Bush Fire Report.

In this figure both blocks of land are outlined. However this image shows the curved section of the bush fire zone that belongs on 15 Nargong Rd as being incorrectly applied to 60 Binalong Rd. The additional large area of bush fire prone land that belongs to 60 Binalong has been **completely disregarded**.

Accreditation No: BPAD31642



- + Vegetation Category 2 (pub. 2017-10-11) 2
- + Vegetation Buffer (pub. 2017-10-11) 0



The above 2 images are what the bush fire zone should be like, with around 50% of the two blocks covered.

The pink line is the approximate area of bush fire zone (based on Figure 2 of the Bush Fire Report).

If this is the case more than half of the proposed development site is in a bush fire zone and the boarding house cannot be built.

I also note that the green line in the above figure is the bush fire zone applied to the site by **Bushfire Consultancy Australia** on the developer's behalf. This is a significant discrepancy and I would question if this a genuine oversight by **Bushfire Consultancy Australia** or a deliberate attempt to deceive?