
Sent: 17/04/2019 11:48:58 PM
Subject: Online Submission

17/04/2019

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RE: DA2019/0200 - 130 Old Pittwater Road BROOKVALE NSW 2100

Re Development Application No. 2019/0200
130 Old Pittwater Road, Brookvale

I object to the above development for the following reasons:

- The proposed development would result in substantial site disturbance via clearing and excavation and require the removal of remnant bushland, trees and rock outcrops.
- The bushland on the subject site forms part of the Brookvale Escarpment. The remaining areas of bushland within the escarpment can be seen from a wide area, including Beacon Hill, North Curl Curl and Freshwater.
- The visual backdrop of bushland behind the Brookvale Industrial Area is an important landscape feature, which contributes to the bushland character of the locality.
- An existing cleared area on the adjacent site (south) is a conspicuous scar within the landscape when viewed from surrounding areas.
- The proposed excavation into the bushland slope would change the natural landform. A large volume of rock extracted from the hillside would alter the continuity of the terrain within the wildlife corridor.
- "An excavation to a maximum depth of ~7.0m is required to construct the proposed industrial complex." This would impact on the natural landform within the escarpment.
- The proposed development would remove a significant area of bushland and affect the integrity of the remaining strip along this section of the escarpment.
- The development would result in loss of many native trees, understorey vegetation, biodiversity and adversely affect the conservation value of the adjacent reserve.
- The proposed building would be visually dominant and obscure views to and from the escarpment.
- The development would impact on runoff, which currently infiltrates through vegetated areas on the site and flows via intermittent creeks into drainage pipes, which flow directly into Brookvale Creek.
- The proposed development would result in the loss of a substantial area of bushland, which is contiguous with the reserve. The bushland provides a protective buffer and has similar conservation values to the reserve.

Under the EP&A Act:

1. The site is not suitable for the proposed development, given the unique character of the escarpment. It would result in extensive clearing and excavation of the hillside.
2. The development would not be in the public interest. The visual prominence of the bushland escarpment affects views from many vantage points.
3. The environmental impacts are not acceptable. It would result in significant loss of remnant vegetation within the escarpment and reduce the width of the wildlife corridor.

The application has assumed that the entire area of land that lies within the industrial zone is suitable for development. However, this is not the case. The legislation requires that natural features on a site will be taken into account.

The development should be sympathetic to and retain the natural features on the site, which includes the trees, rock outcrops, understorey vegetation and the ecology and integrity of the escarpment. This area is UNIQUE within Warringah, and its contribution to visual amenity is significant. The proposed loss of bushland is not replaceable. The site disturbance via clearing and excavation would be irreversible. The principles of Ecological Sustainable Development apply.

SEPP19 - Bushland in Urban Areas

The proposed development is on land adjacent to a bushland reserve. Under Clause 9 of SEPP19, the environmental impacts on an adjoining bushland reserve need to be taken into account. The proposal would adversely affect the habitat values of the wildlife corridor and adjoining reserve.

Warringah LEP 2011

Clause 4.3 Height of buildings

(1) (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,

The proposed building exceeds the maximum height control. The increased height would be highly visible within the escarpment area and have an adverse impact on the scenic quality of Warringah's bush environment.

Clause 6.4 Development on sloping land

Clause 5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, a through the preservation of trees and other vegetation.

Warringah DCP 2011

The development is inconsistent with objectives and requirements in the following Parts:

C7 Excavation and Landfill; D9 Building Bulk

E1 Private Property Tree Management; E2 Prescribed Vegetation; E4 Wildlife Corridors

E5 Native Vegetation; E6 Retaining unique environmental features

Unique Features of the Site

- The site is an important remnant of what is left in the escarpment.
- The site is a small valley and a natural waterway within the escarpment.
- The site is part of a wildlife and vegetation corridor
- The width of the corridor contributes to its viability
- Connectivity with Allenby Park
- Visual prominence of the bushland escarpment
- Buffer area for bushland reserve
- Habitat and biodiversity value for native flora and fauna
- Significant remnant of bushland (very little area left in this vicinity)
- Gully environs provides diversity of habitat and cooler environment
- The site contains three ephemeral creek lines
- The site is located at the headwaters of Brookvale Creek and Manly Lagoon.

The bushland area has been identified in the Warringah Natural Area Survey (2005) as a Priority 2 Wildlife and Vegetation Corridor. The development would encroach upon and significantly reduce the width of the Corridor.

Protection of Waterways and Riparian Land Policy

The development is not consistent with the requirements of the Waterways and Riparian Land Policy. The proposed development would be located over ephemeral creeks.

This particular site is located in a gully, as shown by the contour map. The gully contains three ephemeral creek channels that contribute to the ecology and diversity of habitat.

"Three intermittent, shallow creek channels flow down the property. "

In conclusion:

The excavation and loss of bushland would have a significant and irreversible impact on the wildlife corridor, which is prescribed vegetation under the WLEP2011.

The building can be relocated but the bushland corridor within the escarpment is intrinsic to the site and there is no offset to compensate for its loss.

The subject site has environmental constraints that restrict the scope for development.

I hope that the proposed development will be rejected.

Yours sincerely

Ann Sharp

Ref:

SEPP 19-Bushland in Urban Areas

2 Aims, objectives etc

(1) The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:

(a) its value to the community as part of the natural heritage,

(2) The specific aims of this policy are:

(e) to protect wildlife corridors and vegetation links with other nearby bushland,

(f) to protect bushland as a natural stabiliser of the soil surface,

(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,

(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,

Clause 9 Land adjoining land zoned or reserved for public open space

(1) This clause applies to land which adjoins bushland zoned or reserved for public open space purposes.

(2) the public authority shall not carry out that development or grant the approval or development consent unless it has taken into account:

(c) the need to retain any bushland on the land,

(d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and

(e) any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.