
From: Alan Yuille
Sent: 2/02/2022 9:50:22 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA 2021/2590, 40 PINE ST. MANLY, 2095, LOT 5, DP 939161
Attachments: Letter of Objection to DA 20212590.pdf;

Please accept my attached objection to the above DA 2021/2590.

Yours sincerely Alan Yuille

3A James St Manly

To the General Manager
Northern Beaches Council,

Wednesday 2nd February 2022

I wish to object to this proposed development.

There are 4 major reasons for my objection.

1, INTERRUPTION OF WILDLIFE CORRIDOR.

The development will cause interruption of the existing formal and informal wild life corridor along the Kangaroo St, Pine St. escarpment. This corridor has the potential to link the harbour to Garrigal National park. The proposed development site is at a very narrow part of this corridor. See attached maps below.

2, LOSS OF TREE CANOPY.

The development will very likely cause the loss of 2 significant trees in the corridor.

3, FLOOD RISK TO ADJACENT PROPERTIES.

The development puts an extreme risk of flooding, soil slip onto the properties immediately below , 9 and 11, Pacific Pde, due to on site disposal of Storm Water.

4, PRECEDENT.

The site is far too small for residential development in Manly, and approval would set a precedent for further loss of back yards, resulting in further loss of tree canopy, increasing the Heat Island effect which Council and the State are trying to remedy.

WILDLIFE CORRIDOR.

A de facto wildlife corridor exists from Manly Cove, via Rowe St. to Dally Castle Park, Ivanhoe Park , the Kangaroo St. escarpment ,The parklands along Balgowlah. Rd, Manly and Warringah Golf clubs westward towards Garrigal National Park. Further tree planting in streets and Public lands will enhance this corridor. No. 40 Pine St. is at a "pinch Point" in this corridor. Development of this site, and the inevitable loss of the Eucalyptus salient on the site, and the likely loss of trees i adjacent sites, will have a severe impact on the integrity of the corridor.

CANOPY LOSS.

The Landscape Plan, identifies fungal attack on the Western side of the large Eucalyptus saligna, identified as T4, which is less than 2 metres from the southern wall of the proposed house. The tree is about 1 metre from the eave line shown in this drawing. This tree species tends to shed park, limbs, leaves in stress times such as high summer. The health of the tree is under question. The tree is likely to be a seen as a hazard and a nuisance by occupiers of the proposed house. I do not believe that Council could prevent the future removal of the tree on safety grounds.

The existing young Cheese tree, Glochidion ferdinandii, shown as T2, is approximately 2 metres from the eastern boundary, and less than 3 metres from the eaves show in the Landscape plan. The tree is in the neighbouring property, but as it grows larger, will contribute large leaf drops onto the proposed roof, into the gutters. Pressure to remove the tree, or cut back canopy is almost inevitable . Such pressures to neighbours is likely when other trees are seen as nuisances.

FLOOD RISK, SOIL AND ROCK FALL.

The proposals show an engineering approach to disposal of storm water on site. The proposed roof will occupy much more than 50% of the site. Predicted increased storm events and flash flooding put such engineering solutions at risk. Our experience actually hearing and seeing the collapse of the retaining wall supporting the garden on No 10 George St, with the wall and soil and rock cascading into the rear garden of our neighbour at 4 James St. alerts me, and should alert Council to the risk of on site disposal of storm water on similar sites.

Property and life in houses below, such as 9 and 11 Pacific Pde are at an increasing risk should this development be approved and built.

PRECEDENT.

Approval of this D.A. will set a precedent for further subdivision of small pieces of land which can presently carry canopy trees. This is piecemeal, poorly controlled development which I believe goes contrary to the Draft State Urban Design Guidelines, and Councils desire to increase municipal tree canopy, to mitigate Urban Heat Islands.

I am a retired architect, a former teacher of horticulture, Northern Sydney Institute of TAFE, Ryde campus. I am an active bush regenerator, on Pittwater's Western shores, on Council and National Parks land, and at South West Rocks with South West Rocks Dune Care. I believe that the Kangaroo St. escarpment, Pine St. corridor, has the potential to be a very important wild life corridor as well as contributing to tree canopy and urban greening in Manly.

Alan Yuille, 3a James St. Manly, 2095, phone [REDACTED]

I think it is important that you reject this Development Application.



