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Sent: 22/03/2023 11:43:10 PM
To: DA Submission Mailbox
Subject: Online Submission

22/03/2023

MRS Ann Sharp
- 77 Brighton ST
Curl Curl NSW 2096

RE: DA2022/2081 - 292 Condamine Street NORTH MANLY NSW 2100

I wish to object to the construction of a building in this location.

REASONS

The building site is in a medium flood risk planning precinct.

The car park (west) is in high flood risk planning precinct.

Since the site was first considered for a club building serious flooding has occurred in this vicinity.

Building a new club house in this flood prone location is not a sensible option given the increasing incidence of major storm and flooding events.

"Council's flood data predicts that during the 1% AEP event, the proposed clubhouse would be inundated with floodwaters arising from flooding within Brookvale Creek."

The proposed development is adjacent to Brookvale Creek and overlaps land that should be protected as part of the vegetated riparian corridor.

"Riparian corridors perform a range of important environmental functions...The protection, restoration or rehabilitation of vegetated riparian corridors is important for maintaining or improving the ecological functions of a watercourse."

The development will require the removal of many trees, including the majority of trees along the northern boundary.

"The canopy within the Subject Site is...characteristically dominated by *Casuarina glauca*. Such features are consistent with that of the Estuarine Swamp Oak Forest vegetation community and the community therefore qualifies under the BC Act."

"Brookvale Creek, a Strahler third order creek, runs through the Subject Site, providing potential habitat to a plethora of aquatic invertebrates, freshwater birds, amphibians and reptiles."

The Subject Site is situated on the Warriewood soil landscape. "Most of the native vegetation

associated with this soil landscape has been historically cleared."

"The proposed main building results in a significant fill of approximately 670.50m³."

"Acid Sulfate Soils are present within the in-situ soil materials down to a depth of 3.0 metres below ground level". "Disturbance of these soil materials will result in an environmental risk."

The car park area (east) is on either side of a long driveway to the club entry. This layout, with two way traffic movement between parked cars, is not conducive to pedestrian safety.

The car park areas will increase hard surface areas and stormwater runoff near to Brookvale Creek.

The proposed location of the Golf Club house will adversely affect the environment, flooding hazard and passive recreation use near to Brookvale Creek.

Building in a flood prone area incurs additional costs in terms of construction and liability which may not be financially viable or in the public interest.

The Brookvale Creek riparian corridor should be protected and rehabilitated as a natural area. It is not suitable for the proposed construction for club house and car park areas.

The existing Golf Club shop is in a Low Risk Flood Planning Precinct. This location would be more suitable for a new building than the proposed site adjacent to Brookvale Creek.