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Subject: Online Submission

31/03/2021

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RE: REV2021/0006 - 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

I would like to make a submission on the proposed development bordering the parkland surrounding Manly Dam.

- This is an inappropriate development adjoining the War Memorial Park; (and it opens up another precedent if approved)
- The Asset Protection Zone (APZ) relies upon land that is part of the War Memorial Park; based on an agreement with the AHV owned building next door and outdated Fire Safety legislation. (See the yellow zone on the map below - very inadequate for the elderly and vulnerable already in those dwellings!)
- The APZ on the development land also removes many mature trees and habitat for protected fauna;
- it is bush fire prone land - hence the need for APZ into Manly Dam and the existing environment;
- the proposal has unreasonable impacts on the high value natural environment;
- Construction of this magnitude will have downstream implications for the freshwater of Manly Dam and the Galaxias fish, via Curl Curl Creek (Category A Creek) - just below the proposed development; (Experienced recently at Manly Vale Public School, NB Hospital roads & Mona Vale Rd);
- we now know that this is the ONLY remaining population of Galaxias in Manly Dam following a 2020 study by scientist Sonya Ku;
- it is Riparian land above a Category A creek and needs to be protected and restored NOT destroyed;
- this is on Crown Land supposedly for the benefit of the community - not 24 expensive apartments;
- this development removes the public amenity for the existing residents and those in the more dense accomodation next door - where families come to visit in the grounds;
- A development of this size within the Manly Dam can not be guaranteed not to have long term implications.
- this is against the Plan of Management 2014 for MWWMSPP which encourages surrounding Crown land to be added to the Park NOT developed!

If council cannot make the correct and final decision that makes it clear development is not welcome on this land, then perhaps the state government should get involved acquiring MWWMSPP and all adjoining Crown land for reservation under the National Parks and Wildlife Act 1974 to meet the park acquisition targets of Minister Kean.

Regards,

Rob Nicoll