
Sent: 3/09/2015 11:46:05 PM
Subject: Online Submission

03/09/2015

MRS Ann Sharp
- 77 Brighton ST
Curl Curl NSW 2096

RE: Mod2015/0152 - 80 Evans Street FRESHWATER NSW 2096

Proposed Modifications:

I wish to object to the proposed modifications for the following reasons:

Condition 4 - Facilities Associated with Harbord Diggers Club

Hairdresser: This proposed retail use is likely to take trade away from the local Freshwater Village.

Condition 12 - No intervening driveway should be located between the pedestrian refuge and the eastbound bus stop, as this would conflict with pedestrian safety.

Condition 18 - Stormwater Disposal - The provision of a rainwater tank storage volume of minimum 200kl should be maintained to protect the coastal zone. The reduction to only a quarter of this volume i.e. 50kl does not provide adequate tank storage volume to cope with larger rainfall events, which typically last for several days, and the increased impervious areas on the site.

Condition 19 (b): "Layby bays proposed in Evans and Lumsdaine Drive are not permitted and should be deleted." Lumsdaine Drive is not suitable for a layby or drop-off access for two cars, as the road is narrow and located above a cliff-line.

Condition 73 - Allocation of Spaces - The reduction in the club floor area by approximately 16% means that private apartments will become an even more dominant use on the Harbord Diggers Club site. The legacy and role of the club site 'to provide for the recreation and leisure needs of the community' will be further diminished.

Condition 80 - Restriction of Landscaping on the roofs

The removal of landscaping from the roof of new buildings reveals the deficiency of the proposal to properly address the landscape requirements of SEPP (seniors housing). "It is noted that the proposed landscaping on the roof does not meet the technical definition under the Seniors SEPP."

SEPP71 - Coastal Protection

The excavation will extend to the boundary with the Coastal Zone. Subsurface seepage that reduces soil moisture will affect native vegetation in the adjoining bushland reserve. Information has not been provided on the soil moisture profile adjacent to the excavation.

A stormwater pipe will traverse the heritage listed cliff-line reserve and stormwater from the fully developed site will discharge onto a rock platform below the cliff-line. Information has not been provided on environmental impacts associated with the stormwater.

The geotechnical report does not identify rock features, such as narrow ledges, along the cliffline, that are more likely to be susceptible to damage due to vibration impact. Any destabilisation of the cliffline would affect public safety, as well as the heritage conservation area.

Dilapidation surveys and monitoring should be required for the cliff-line area and reserves in the adjoining Coastal Zone.

Rock Anchors / Bolts: Rock anchors may be required to extend into the Coastal Zone. "Temporary rock anchors should be bonded at least 3m into bedrock..."

EP&A Act s96C Matters for consideration: "the likely impacts of the development, including environmental impacts"

Wildlife Corridor: The existing grassed and landscaped areas on the northern side of the headland are located in the wildlife corridor and provide foraging habitat. These grassed areas are suitable for replanting to enhance the wildlife corridor - a recommended action in WDCP2011.

The landscaping for the site should be provided at ground level, in accordance with the definition.

The sloping land on the prominent Freshwater Headland is recognised as a unique environmental feature in WDCP2011. Yet the site is to be wholly developed for excavation and buildings.