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20/07/2020

MRS Rozetta Payne
ST
NSW
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RE: DA2020/0552 - 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Dear officer,

I am writing to you regarding DA2020/0552-181 Allambie Rd. I strongly object to the development of a seniors housing development which involves encroachment into the Manly Warringah War Memorial Park.

This is environmentally sensitive land, and I don't believe the construction standards are sufficient to prevent to a reasonable risk that there will not be damage and impacts beyond the boundaries of the site; including additional land clearing for fire protection zones and construction run-off into estuaries and creeks that feed into the dam itself.

I feel that this revised application does not address sufficiently the reasons for which the application was previously refused in 2019.

In addition to the comments above, I oppose the development for the following reasons:

1. This is bush fire prone zone, and clearing to provide a sufficient boundary will still not provide a sufficient level of safety for residents to be evacuated due to mobility restrictions from the facility in the event of a fire. Therefore putting vulnerable people at risk locating this facility in this location.
2. The site contains vulnerable flora a fauna which will be impacted by the developments encroachment into the park. The site will involve significant clearing of vegetation on the site, as well as in the outer protection zone. The surveys of flora and fauna on the site have identified vulnerable species that are dependent on the diversity of planting to survive.
3. This development is on feeder waterways to both the dam and wider curl curl area. There are protection policy that states that development on this land is to be avoided. Particularly for the curl curl creek which has a limited catchment and is very sensitive to changes in its aquatic environment. i.e. small amount of run-off can have large consequences on the aquatic environment. I believe that the plan does not address sufficiently storm water run off from changes to the topography and erosion of the land from clearing of the fauna.
4. The development also encroaches onto crown land that is designated for public and semi-public use. This therefore is taking away from future generations enjoying the wonderful environment of the park. The demographic of this village is contrary to the provisions of the Local Environment Plan. This is an R2 zone and not appropriate for luxury over 55's apartments.

5. The MWWMP and adjacent crown land is a very special parcel of bushland. It adds tremendous value to the area and once gone can never be replaced. This development sets precedence then for other developers to encroach into the parklands. The value of retaining this land for future generations to enjoy the bush, the flora and fauna, far out weighs the benefits offered to the community of a housing development for over 55's.

Please can the Council uphold its previous position of refusing the application and do all within its powers to stop this development. If there is to be a development it should not encroach beyond its' boundaries (i.e. all fire clearing should be accommodated within the boundaries of the site). As the site involves the use of land that is for public and semi-public use and as such for the local community, it shouldn't involve degrading of the environment at all on the site. As such this development may not be in a viable location and should look to situating it elsewhere that isn't a bush setting.

I am happy to discuss my concerns further.

Kind regards,
Rozetta Payne