
Sent: 15/07/2020 6:23:40 PM
Subject: Online Submission

15/07/2020

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RE: DA2020/0552 - 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

SUBMISSIONS PLEASE !
181 ALLAMBIE RD DEVELOPMENT RETURNS...

You may remember that in 2018 that there was a Development Application for an additional 24 retirement units on Crown Land adjoining Manly Dam (opposite Mortain Ave, on Allambie Road, Allambie Heights). Members of the community made over 40 submissions expressing concern for the impact on Manly Warringah War Memorial Park's bushland and creeks. The Northern Beaches Local Planning Panel refused consent and requested more information. This letter (click link) explains why
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDo?id=kWq8aDPseikV0A60ki4OEg%253d%253d>

- 1/ The development site is located at the headwaters of Curl Curl Creek, which flows through Manly Warringah War Memorial Park to Manly Dam. "Curl Curl Creek is classified as a Group A creek- meaning it has very high ecological value
- 2/ The development would be located on Crown land that was reserved for public and semi-public use.
- 3/ The Rural Fires Act (Planning for Bush Fire Protection) specifically discourages locating Special Purpose Developments within bush fire prone land.
- 4/ The required fire break (Asset Protection Zone) would mean the removal and modification of bushland in and adjoining the park.
- 5/ A total of twenty-five (25) vertebrate fauna species were recorded during the environmental field survey including five threatened fauna species." .. (amazingly, the endangered Eastern Pygmy Possum was recorded here).
- 6/ Of the existing 107 trees within the relatively cleared area of the site, 85 are proposed to be removed.
- 7/ Bushland and riparian buffer areas in Manly Dam Catchment should be zoned E2 for conservation not R2 (residential).
- 8/The development would impact on the headwaters of Curl Curl Creek-the main feeder creek to Manly Dam and of "very high ecological value". This is the only habitat in Sydney of the ancient Climbing Galaxias Fish (see below link).
http://members.iinet.net.au/~kenhiggs/manlydam/Environment/Galaxias/galaxias_fish.html
- 9/ Increase in storwater erosion and urban pollutants would put at risk downstream areas (as happened at Manly Vale School)
- 10/ Manly Warringah War Memorial State park is currently being nominated for National Heritage listing. The proposed development is not compatable with the high conservation values of the adjoining reserve.
- 11/ Manly Warringah War Memorial Park was gazetted as a State park in April 2017. The intent was to provide better conservation status.

12/ The entirety of the park is a living war memorial. All negative impacts degrade the war memorial.