
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/03/2024 8:10:20 AM
To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

01/03/2024

MR Stephen Banks
83 / 51 Little Willandra RD
Cromer NSW 2099
[REDACTED]

RE: DA2023/1932 76 Willandra Road NARRAWEENA NSW 2099

I have a PDF document, extract below 1st March 2024

To: CEO, Northern Beaches Council
Civic Centre, 725 Pittwater Road
Dee Why NSW 2099

Re: DA2023/1932
Lots 807, 810 & 811 DP 752038
72, 74 & 76 Willandra Road, Narraweena

Dear Sir

Natural Areas Pty Ltd manages an area of natural bushland that straddles Wheeler Creek downhill from this proposed development. The land we manage is covered by a Conservation Agreement signed by the Minister for the Environment of NSW. The land is a habitat for threatened species such as the Powerful Owl and Rosenberg's Goanna.

We object to the DA for a seniors housing development comprising 26 self-contained living units, basement parking, community centre, infrastructure, associated APZ and subdivision of the subject site.

The proposed seniors housing is inappropriate in this location and would have a significant impact on the environment.

An outline of reasons for objection include:

- Inconsistent with WLEP2000 B2 Locality Desired Future Character
- Inconsistent with WLEP2000 General Principles and Schedule 5
- Bushfire prone area
- Extensive APZ requirement
- Impact within Wheeler Creek Catchment
- Impact on native Flora and Fauna
- Impact on Natural Drainage Area
- Excavation required for basement car parks

WLEP2000

Desired Future Character

The desired future character of the Oxford Falls Valley Locality is:

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

The proposal is a Category 2 use that is not consistent with the above requirements of the desired future character for the B2 Oxford Falls Locality. The proposal will change the character of the non-urban land in this vicinity and does not protect the natural landscape, landforms, vegetation or ecological values. The development is also likely to cause siltation and pollution in the catchment.

This Category 2 development should be refused, as it does not satisfy the requirements of Clause 12 of WLEP2000

Density Control

The standard housing density control for the B2 Oxford Falls Locality in WLEP2000 is one dwelling per 20ha. Lots 810 and 811 have a combined area of 6.5ha which is significantly smaller than the required minimum of 20ha for a single dwelling in the non-urban Locality. The density control in the B2 Locality is intended to protect Narrabeen Lagoon Catchment.

The seniors housing proposal would have a much higher resident and visitor population compared with a single dwelling and a considerably greater impact on the environment.

The increased number of people would increase the intensity of associated uses, and result in direct and indirect impacts on the surrounding bushland area.

The proposed seniors housing development is not a low impact or low intensity development.

The non-urban land is not located near to facilities and residents are more likely to own cars. This would increase the area used for car parking on an informal basis and further impact on the environment.

GENERAL PRINCIPLES

The development is not consistent with General Principles, including:

Clause 44 Pollutants

The urban development would risk pollution of soils and waterways within Narrabeen Lagoon catchment.

Clause 56 Retaining distinctive environmental features on the site

The location of the development would impact on distinctive features of the site, including a natural gully and associated vegetation.

Clause 58 Protection of existing flora;

The proposal would result in the extensive removal of vegetation and does not adequately protect the existing flora on the site

Clause 60 Watercourses and aquatic habitat

The development is NOT sited and designed to maintain and enhance natural watercourses and aquatic habitat

Clause 78 Erosion and sedimentation

The removal of natural vegetation and disturbance of soils would risk erosion and siltation within the catchment

SCHEDULES

The development does not satisfy:

Schedule 5 Bushland in urban areas

Under Clause 12 of WLEP2000 Category 2 uses that are not consistent with the relevant desired future character or general principles should be refused.

NATURAL DRAINAGE GULLY

The development site is located on sloping land above a natural drainage gully within the catchment of Wheeler Creek. The natural gully is located at the headwaters of a waterway that flows towards Wheeler Creek. The natural drainage lines that enter the gully can be described as ephemeral watercourses.

The proposal does not satisfy requirements of the desired future character that:

- The ecological value of natural watercourses are maintained
- The natural landscape including landform and vegetation will be protected and, where possible, enhanced

The development, including community centre, and associated excavation would change the natural landscape, landform and hydrology within Wheeler Creek catchment.

BUSHFIRE PRONE AREA

The site is located in a bushfire prone area that is not suitable for seniors housing

APZ

The APZ would require the removal of vegetation to the north, north-west, west and south of the Special Fire Protection Purpose (SFPP) buildings. The APZ will require clearing of bushland from the slopes of the natural gully, including the rocky ridge areas along the western slope. The APZ would extend across more than half of the bushland site.

The proposed development site requires clearing of good quality bushland in a natural gully that also provides habitat for native fauna. The gully forest features moderately dense ground cover including ferns which are characteristic of moist habitat areas.

The seniors housing and associated APZ does NOT protect the natural landscape and vegetation on the site and is not consistent with the DFC for the B2 Locality.

SOILS

The soil landscape is 'Lambert' (Chapman and Murphy, 1989). This soil landscape has a very

high soil erosion hazard, largely because the sandy soil has minimal coherence, and would be readily mobilised by concentrated flow.

The removal of natural vegetation and disturbance of soils will increase the potential for erosion and siltation within the catchment.

FLORA & FAUNA

The site provides core habitat for native fauna, including threatened fauna. The site in its natural condition supports a dense and diverse habitat. This includes a ground layer of vegetation that comprises shrubs, ferns and vines.

The APZ would result in habitat loss in three vegetation communities, including the Coastal Sandstone Gully Forest within sloping land to the north and south of the development.

Coastal Sandstone Gully Forest features include:

- The mid-storey is moderately dense and diverse with a number of shrubs and small trees varying between 1 and 10m tall.
- The ground layer of vegetation (to 1m tall) is moderately dense but comprises more small shrubs, herbs, ferns and vines than it does grasses.

The APZ would remove much of the vegetation in the mid-storey and ground layer that is characteristic of this ecological community.

CONSERVATION SIGNIFICANCE

The Warringah Biodiversity Conservation Study (September 2011) assigns the following Conservation Values to the area in which the site is located:

- Conservation Significance - Creek: Category A (Wheeler Creek Catchment).
- Conservation Significance - Connectivity: Regional Core
- Conservation Significance Rating: Very High

The seniors housing and APZ would be located in regional core habitat within the Wheeler Creek Catchment.

ENVIRONMENTAL IMPACTS

Under s79 C of the EP&A Act matters for consideration include the likely impacts of that development on the natural environment in the locality.

The seniors housing would have direct, indirect and cumulative impacts on the natural environment. The proposal is located in Wheeler Creek Catchment, which has a high conservation value.

Mitigation measures

The proposed mitigation measures do not compensate for the extensive removal of bushland for APZ, disturbance of soils and changes to hydrology.

Biodiversity offsets will not compensate for the in-situ conservation loss of biodiversity. A stormwater treatment or bioretention basin is not an adequate substitute for protecting natural areas in the catchment. The excavation required for basement car parks and other changes to the natural landform will not be reversible.

The environmental impacts associated with the seniors housing proposal are not compatible

with the planning controls in WLEP2000

For the above reasons, we believe that the development proposal should be refused

Yours sincerely

Stephen Banks
Director, Natural Areas Pty Ltd
83/51 Little Willandra Rd
Cromer 2099