
Sent: 2/11/2018 2:50:06 PM
Subject: Online Submission

02/11/2018

MR Michael Houston
- 12 PALM PDE
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RE: DA2018/1667 - 181 Allambie Road ALLAMBIE HEIGHTS NSW 2100

Development Application No: 2018/1667

181 Allambie Road, Allambie Heights 2100

Seniors Housing

The proposal is for a new seniors housing complex "comprising 24 independent living apartments,
car parking and a pool building".

I hereby object strongly to this proposal for the following reasons:

The development would impact on the habitat of native fauna, including threatened species.

and is on Bush Fire Prone Land. Under current regulations this would necessitate an APZ which would require the removal of native shrub understorey followed by constant maintenance to remove newly arrived weeds in the modified bushland adjoining Manly-Warringah War Memorial Park.

The development site is located at the headwaters of Curl Curl Creek, which flows through Manly-Warringah War Memorial Park to Manly Dam, and much of the development would be located on land identified as a riparian buffer within Curl Curl Creek.

Two first order tributary creeks also flow through the site via small culverts into the natural creekline

just below the site and are likely to be disrupted where the development impacts on runoff entering creek lines via overland flow and subsurface seepage. This would impact on the natural waterway downstream including riparian vegetation and aquatic habitat.

The extensive excavation would intercept subsurface flow and result in irreversible changes to the

natural hydrology of the site; e.g excavation for building and underground tanks would remove sandstone substratum and alter the natural topography of the site.

The proposed development is on the existing landscaped area which provides a transition between the bushland and existing buildings and is used by adjoining residents for outdoor recreation.

The development would create further visual intrusion from many vantage points within the Manly-Warringah War Memorial Park.

The development would be located on Crown Land that was reserved for public and semi-public use.

"Existing detention basin will be upgraded with council permission." The existing detention basin is in MWWMP and should not be required to be upgraded for the purpose of increased development.

The subject site is an environmentally sensitive area that is not suitable for the proposed seniors living development.

Potential impacts of the proposed development include:

- Increased erosion and sedimentation, especially during the construction phase;
- Increased storm-water runoff during the operational phase due to an increase in impermeable

surfaces;

- Modification Loss of habitat and connectivity due to the removal of vegetation;
- Decrease in water quality and increase in nutrient loads;
- Potential contamination of natural areas downstream including Manly Dam Reserve.

I urge you to reject this current proposal.

Yours Faithfully

Michael Houston