
Sent: 26/11/2018 11:47:09 PM
Subject: DA2018-1654 181 Forest Way subm
Attachments: DA2018-1654 No.181 Forestway fonlc.doc;

Submission attached.

Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

24th November 2018

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

Development Application DA2018/1654
Address: No. 181 Forest Way Belrose

Proposed Nursing Home Accommodation 138 beds

Dear Sir

We wish to outline the following objections / concerns re the proposed development.

The proposal is an over development of the site.

“The facility will provide an overall one hundred and thirty eight (138) beds over four-storeys, landscaped courtyard, terrace and a parking / loading area with fifty (50) car parks, (20 visitors and 30 staff).”

Issues:

Similar to a previous DA, we are concerned about the following issues:

Built form (height, bulk and scale), bushland removal, topographical constraints, desired future character (DFC) – low intensity / low impact.

The Building footprint extends beyond the ridge to encompass steeply sloping land to the east.

WLEP2000

B2 Oxford Falls Valley Locality

Desired Future Character

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 development is not consistent with the above clauses and is not a low intensity or low impact use.

WLEP General Principles:

Clause 56 Retaining unique environmental features on sites

Development is to be designed to retain and complement any unique environmental features of its site and on adjoining and nearby land.

Clause 57 Development on sloping land

On sloping land, the height and bulk of development, particularly on the downhill side, is to be minimised...

Clause 58 Protection of existing flora

Development is to be sited and designed to minimise the impact on remnant indigenous flora...

The building is located on a ridge adjacent to Forest Way but also extends a considerable way down a steep slope. The visual bulk of building would be seen as four storeys when viewed from the east.

According to the SEE the proposed development “*will not be obvious from a public place*”.

The proposed development would be highly visible from vantage points within Narrabeen Lagoon Catchment, including public places.

Height Control

SEE: “The relevant controls provide for...an overall height control of 8.5m for any development within the locality and pursuant to Clause 29 of the LEP.”

The development does not comply with the maximum height limit of 8.5m for the locality. The roof space over the dining room would be up to 0.88m above the height plane.

Bushfire Protection

The majority of the site is identified as being bushfire prone.

Bushfire Protection Assessment

The entire property is to be managed as an APZ.

The assessment found that bushfire can potentially affect the proposed development from the remnant forest located to the north, forest to the east and tall heath to the south-east of the development resulting in possible ember attack, radiant heat and potentially flame attack.

The 2017 proposal included “a 24m APZ (to include the adjoining service road)”.

The proposal for the APZ to include the unformed road reserve to the north will impact on adjoining public land. Planning for Bushfire Protection 2006 requires that the APZ for a development should be wholly contained within the subject property. Exceptional circumstances do not apply in this instance.

The unformed road reserve has public values relating to a vegetation corridor and threatened flora. The APZ for the purposes of a private development would alienate public control of the land 'in perpetuity' and restrict options for the future management of the public land.

Flora and Fauna

Vegetation will be impacted not only by the development footprint, but by the requirement for APZ associated with Special Fire Protection Purposes development.

The extent of the APZ would require native vegetation to be removed across the entire property, including previously cleared areas where regeneration is taking place.

Flora and Fauna Assessment:

“The proposed development will result in the clearance of 0.32 ha out of a total of 1.42 ha of native vegetation. This includes; 0.05 ha of Coastal Sandstone Heath Malley in various states of regeneration, 0.001 ha of Duffy’s Forest EEC, and 0.27 ha of Urban Native and Exotics.”

“A total of 0.08 ha of DFEC is present in the north of the subject site. Of this, a total of 0.001 ha will be impacted for the proposed development footprint...additional scattered DFEC canopy trees (up to the northern boundary fence) will likely be cleared for the purpose of Asset Protection Zones (APZs).” (2017 report)

Duffys Forest Ecological Community (DFEC) is present in the north of the subject site and within the adjoining unmade road reserve. The APZ to the north would impact on DFEC within the adjoining service road and proposed fire trail towards the north-eastern aspect of the building.

The report does not mention the removal of vegetation from the unmade road reserve, which contains DFEC and threatened flora.

Stormwater

Referral response: Riparian

A Coastal Upland Swamp is mapped as being located to the east of the property at 181 Forest Way.

A vegetated buffer area at the rear of the property would better protect the Coastal Upland Swamp.

Environmental Site Assessment

Surface Water Hydrology

“The site consists largely of vegetated pervious surfaces. It is anticipated that stormwater will either slowly infiltrate the site’s soil or sheet east across the site.” Stormwater from rooftops and other impermeable surfaces is expected to be discharged onto stabilized areas.”

“The closest sensitive receiving environment is Snake Creek approximately 200 m east (down slope) of the site.”

Vegetated ‘pervious surfaces’ will reduce overland flow and increase the capacity for rainfall runoff to infiltrate the site’s soil.

The retention of vegetation and soil moisture within the subject site will contribute to the sustainability of the Coastal Upland Swamp, which is a threatened flora community.

Vegetation, particularly on the steep slopes, will reduce the risk of erosion and sedimentation downslope. This further justifies the protection of the natural landscape, including landforms and vegetation, as required in the DFC.

Standard controls relating to stormwater, erosion and sedimentation are not adequate to “promote the long-term sustainability of ecosystem function” or “protect the receiving environment”.

The DFC requirement to protect the natural landscape, including landforms and vegetation, is also important. The proposed development is not consistent with this clause, given the whole of the site will be impacted by the development footprint or APZ.

Yours sincerely,

A handwritten signature in black ink that reads "J. C. Bennett". The signature is written in a cursive style with a large initial 'J'.