

---

**Sent:** 8/12/2015 10:45:32 PM  
**Subject:** Online Submission

08/12/2015

MRS Ann Sharp  
77 Brighton ST  
Curl Curl NSW 2096

**RE: Mod2015/0247 - 2741 / 9999 Condamine Street MANLY VALE NSW 2093**

I object to the augmentation works to enlarge two of the stormwater culverts, the relocation of the sewer infrastructure and the removal of 41 trees adjacent to Pittwater Road.

Information about the cost of relocating the sewer infrastructure and the funding source is not provided. I wonder why the previous amendment did not anticipate or ascertain the need to divert the existing sewer infrastructure on the subject site. The removal of 41 trees proposed to be retained will affect landscape amenity and it will take years for mature trees to become established.

The proposed augmentation of stormwater culverts under Condamine Street is the reason for the modification. The need for enlarged culverts could be avoided if adequate stormwater retention measures were provided on-site and upstream. The combined cost of these works is considerable and would be far better spent on preventative measures to protect the downstream environment.

The proposed modification to divert the sewer line and remove 41 trees would be unnecessary if the development incorporated water sensitive urban design measures to ensure there was no significant increase in stormwater runoff downstream of the subject site.

In spite of the previous approval of Mod2014/0285, I hope there is still scope to modify the design of the development so that the need to enlarge the two culverts can be avoided.

Additional comments:

**DOWNSTREAM ENVIRONMENT**

The Warringah Mall is situated on low-lying land that was formerly a wetland. The channelling of drainage through culverts has the potential to raise flood levels downstream.

A feasible objective / criterion for the DCP would be to avoid additional culverts discharging into the downstream waterway.

Increased volume and flow rate during heavy rainfall events degrade the waterway downstream and would interfere with efforts to restore aquatic ecology.

The relatively poor condition of Brookvale Creek should not justify further degradation, with the installation of additional culverts. Development in the upper catchment, which includes Warringah Mall, has contributed to degradation of the waterway.

The condition of aquatic habitat in Brookvale Creek is low to moderate. Increasing the size of the culverts will not improve the ecology of the creek.

Water Sensitive Urban Design measures could be implemented to capture run-off through the site.

**LANDSCAPE OPEN SPACE**

The DCP acknowledges the limited landscaped open space within Warringah Mall and states: "The design of these spaces should also contribute to the public amenity within and around the centre."

The Objectives include: "Ensure landscaping is integrated into the design of development."

The landscaped zones are only along boundaries of the site. No landscaping is proposed within the central area of the Mall, even though there are opportunities to do so.

"Boundary based landscaped strips" are important, but are a token contribution relative to the overall site.

Key Design Principles: "retain / improve the landscape character and presentation in and around the site" can be combined with "accommodate existing overland flow paths that run through the site".

"The site contains very limited planted vegetation, with only substantial planting located along the street frontage of the site and within the open-air car parking areas."