

DA No: N0982/03

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 2103

Name K R & J H OSBORNE

Address 4 Boundary Street

WARRIEWOOD NSW 2102

Phone (02) 9223 6833 (K R Osborne - Work)

Date 9 January 2004

Proposed Development: a new single dwelling

At: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

I have inspected the DA plans, I have considered them in the context of the relevant Locality Plans and Development Control Plans.

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

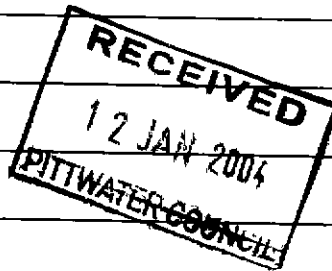
Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No

COMMENTS:

See separate sheet attached hereto.



Signature.....

K R Osborne

COMMENTS

In making these comments, we have considered Council's Development Control Plans, and in particular:

- DCP E3 (Driveways & Internal Roads)
- DCP 8 (Heights of Buildings)
- DCP 11 (Landfill/Earthworks)
- DCP 12 (Locality Plan for Residential & Non-Urban Development in the Blue Hatched Area of Ingleside)(subject property is immediately adjacent to this area)
- DCP 23 (Landscape & Vegetation Management)
- DCP 25 (Conservation & Biodiversity)

The subject property is within the Warriewood Escarpment, contains significant natural bushland, abuts Narrabeen Creek, and is of heritage value.

Residential development is not permitted without Council's consent.

1. The proposed development is to be carried out on sensitive Hawkesbury sandstone and will require considerable excavation. The plans indicate that at least two metres of excavation will be undertaken on the northern side of the development. There is no provision for the distribution of spoil, and there is no ready means of access for its removal. The property has very restricted access, and there will be great difficulty in bringing heavy machinery on site. Heavy machinery will cause significant damage to not only the site, but the surrounding area, the sub-strata, natural bushland, and wildlife. We still have a large variety of wildlife on our property, including wallabies. The use of heavy machinery, heavy trucks, cement trucks, etc, will severely affect the local environment, vegetation, and wildlife.
2. As the proposed dwelling is two storeys in height, it will be sighted from all parts of the Warriewood Valley, and will cause visual impact to the Warriewood Escarpment, and Burrawang Ridge, which Council wishes to protect.
3. The property is in a bushfire prone area – therefore allowing the occupier to clear a large area adjacent to the development. This will once again impinge on the bushland environment, and heritage value of the site.
4. Of most importance is that there are no services to the property at all. There is no power, no water, no sewerage, no gas, no telephone. This means that the residence will need to rely upon rainwater – and in times of drought (as we are presently experiencing), there may be insufficient water to provide protection from a bushfire.
5. As there is no sewer, the property will require a treatment works. Any installation of a treatment works will require substantial excavations, resulting in further interference with the Hawkesbury sandstone sub-strata. In relation to sewerage, it is noted that the development provides for an "irrigation area" of "approx 400 metres". This is a large area – and has obviously been proposed as absorption is difficult in the area due to the sandstone sub-strata. This will mean that any waste water (and breakdowns or overflows) will gravitate to this area, and then further gravitate directly into Narrabeen Creek. This will obviously impact on the purity of the water in Narrabeen Creek which runs into the Warriewood Wetlands and Narrabeen Lagoon.



Council will be aware that there is a major development to the north of the proposed development (being the Uniting Church site). Council will also recall that it did not permit The Uniting Church to have an on-site treatment works – requiring the church to connect to the sewer in Jubilee Street.

In relation to this development, there is no direct access to any sewerage facility – and therefore the provision of water, waste water, and particularly sewerage, needs to be seriously considered by Council.

6. Power is not immediately available to the property – although power is available further north of the property. Even if power is connected to the property, because of the location of the utility (being the end of the line), power failures would be common due to outages, and trees falling across the line. This would mean that the property would be without power on various occasions – affecting its ability to maintain a sewerage treatment works. This would also mean a substantially higher risk during bushfire activity – as the property would have no facility for pumping water (unless alternating pumping facilities are provided).

We submit that the proposal is ill-conceived, and requires very serious consideration by Council.

Council is also asked to ensure that all persons dealing with this Application are required to inspect the site, and to inspect access to it. If the development is to be approved, serious restrictions will have to be placed on the type of machinery and vehicles to be brought on site, the number of vehicles, etc to be brought on site, particularly the size and weight of those vehicles.

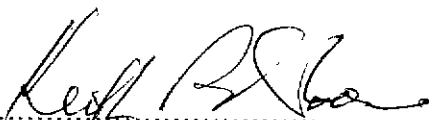
Boundary Street can only take light vehicles – and still suffers damage from previous works undertaken at the Uniting Church site. Further, the immediate access to the property is an unmade road, which is unstable, and in wet weather is inaccessible to ordinary motor vehicles.

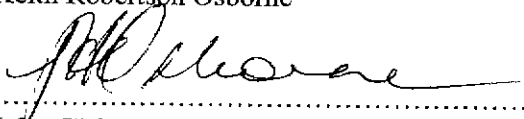
In relation to heritage matters, the land has been occupied for over 150 years. The whole area has significant stone works – which we estimate were constructed in the first quarter of the twentieth century (by southern European settlers). The stone works cannot readily be seen due to vegetation overgrowth – but are of significant value.

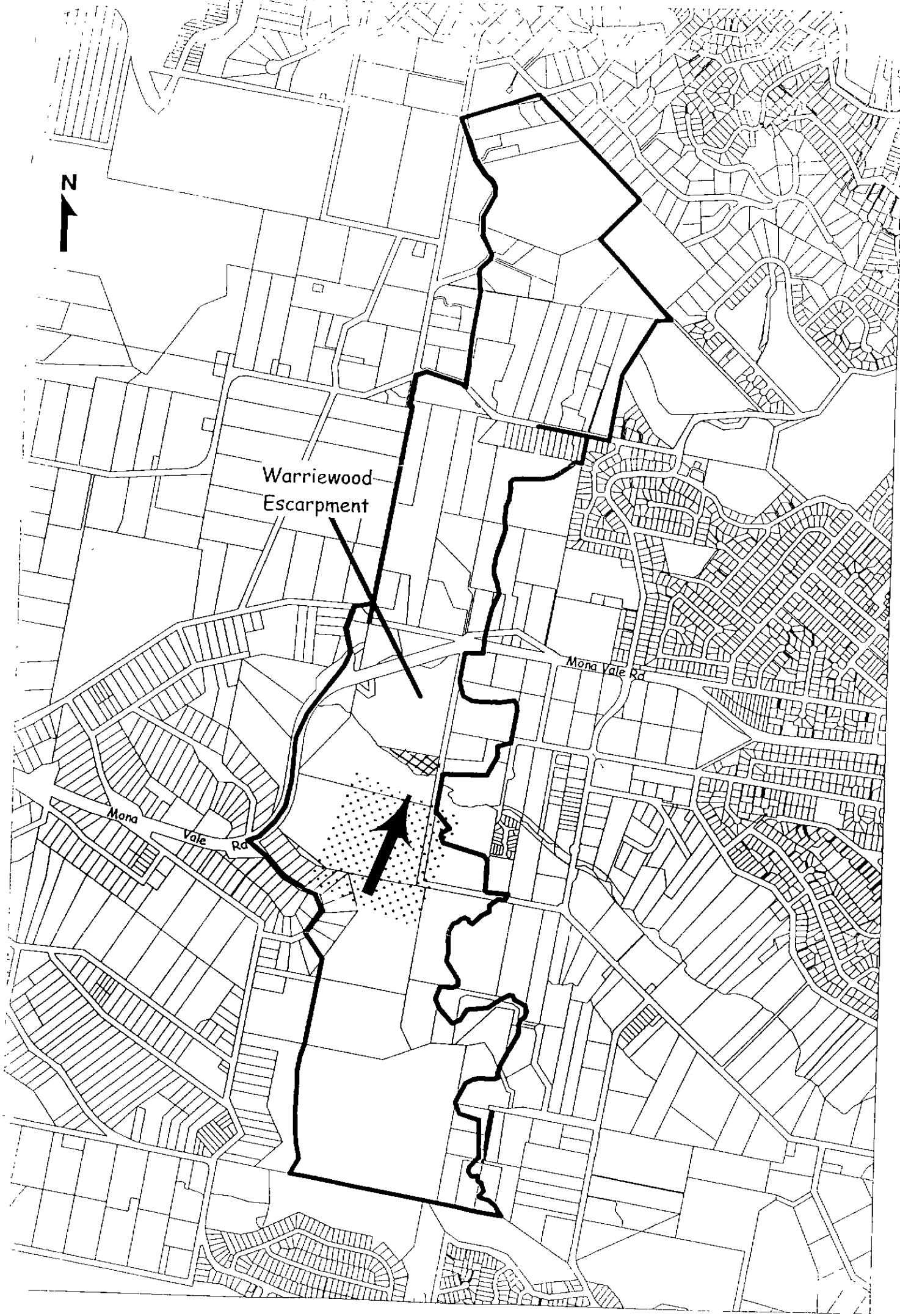
Council will note from its deliberations in relation to the Warriewood Escarpment and Burrawang Ridge that there is a significant waterfall along the headwaters of Narrabeen Creek. This property and development is immediately adjacent to Narrabeen Creek, and the waterfall, which we understand Council proposes to enhance by the provision of a walking track and viewing site. This development will obviously impinge on the natural beauty of such a proposed heritage area.

Enclosed is a map (obtained from Council) showing the Warriewood Escarpment. The site of the proposed development has been marked on that map.

If Council requires any further information, please let us know.


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Keith Robertson Osborne


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Juliet Helen Osborne



Warriewood
Escarpment

Mona
Vale Rd

Mona Vale Rd