
Sent: 11/02/2018 3:12:27 PM
Subject: Online Submission

11/02/2018

MR David James
3 Bolwarra RD
North Narrabeen NSW 2101

RE: DA2017/1274 - 52 Cabbage Tree Road BAYVIEW NSW 2104

I submit this application should be refused for the reasons I list below and because the documentation currently on public exhibition as part of the applications contains insufficient information to properly inform vital aspects of the application.

With regard to the Plan of Management for the Golf Course:

1. The plan to realign and widen creek lines including Cahill Creek is supported, as is the protection and expansion elements of the Coastal Swamp Forest Complex.

However insufficient attention has been placed on the likely exposure of known Acid Sulfate Soil deposits during that process of machine excavation.

No information accompanies the application as to how the re-aligned creek bed bottom and banks are to be stabilised post-excavation. This aspect requires a complete additional study as Acid Sulfate Soil is known to exist in many parts of the drainage network, (particularly along the southern side adjacent to Parklands Rd where there is a long history of public complaints about offensive odours).

The fact that this section of the open drainage network in the subject property can be subjected from time to time by overflow of raw untreated sewage from the rising main pumping station in the locality is another factor that is not covered in the documentation.

2. The application documents propose raising the fairway levels to 1.2m AHD by the importation of fill to a depth of between 0.2-0.5 metres but there is no information as to the nature of this fill to be imported, its source, nor how its placement is to be managed. If it is proposed to use the 45,000 - 60,000 cubic metres of estimated spoil from the Seniors Living basement excavations, then the documentation should clearly say so and be covered by a draft Plan of Management.

3. There is no calculation provided in the document as to the proposed loss of floodplain storage as a consequence of the fairway raising filling operation and whether the proposed creek and waterway enlargements will be sufficient to ensure with certainty that there is to be no net loss of floodplain storage volume on the site.

4. No assessment can be made due to insufficient documentation because of the unknown nature of the proposed fill, whether it can be confidently relied upon to have no adverse impact on and be compatible with the existing Coastal Floodplain soils.

5. The application document fails to address uncertainties around the tidal surcharge

prevention flaps affixed on the northern (outlet)side of the Cahill Creek box culvert. It has never, to the best of present knowledge, been established by what authority these were fitted to the culvert, nor by whom. The authority responsible for maintaining them in good order and condition must be identified prior to this application proceeding. Pittwater Council information was that is not the responsibility of Council and that Warringah knew nothing about the installation. The doubtful position around these anti-tidal surcharge structures demand that the application be refused.

The documentation fails to address the likely impacts of global sea level rise on the development of the Golf Course. As to which scenario is most likely to occur is uncertain, but all recent information indicates that the most extreme A1FI maximum scenario is that currently most likely to eventuate and therefore cause serious and more common flooding occurrences of Cabbage Tree Rd and Parklands Rd and other neighbourhood streets. No development should be allowed on the subject land if it has any potential to exacerbate these vital issues. Regrettably, the application documentation does not assist in their determination.

The application should be refused on these grounds alone.

David James OAM