

"John Marchant" <John.Marchant@planwise.com.au>

20/02/2004 12:16 PM

To: <pittwater_council@pittwater.nsw.gov.au>

cc:

Subject: Proposed Rezoning of 'Heydon Estate' and Uniting
Church Land

Attached is my submission re the above proposal. The same submission is
setout
below in this email message.

Regards

John Marchant

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20 February 2004

Mr Angus Gordon

General-Manager

Pittwater Municipal Council

PO Box882

MONA VALE NSW 1660

Dear Mr Gordon

Re: Proposed Rezoning of Heydon Estate & Uniting ChurchLand (Ref:
R0005/03 &
R0006/03)

I refer to the above proposal and advise that I oppose the rezoning of the land forming the application for rezoning for the following reasons:

a. Runoff, pollution and contamination: The affected land is situated near the crest of the Elanora Ridgeline and is such that runoff from the land naturally flows into the headwaters of Mullet Creek and eventually into Narrabeen Lagoon via the various waterfalls (situated in the Irrawong Reserve area below the Uniting Church land), the Warriewood Wetlands, and the lower parts of Mullet Creek. Once developed for housing, etc., then fertilizers, poisons, waste, building sediment, etc., would enter the natural waterflow so polluting and contaminating Narrabeen Lagoon and all parts of the waterway between the source of Mullet Creek to the Lagoon. The water quality would therefore be degraded and would likely have a significant and adverse impact on the Warriewood Wetlands and Narrabeen Lagoon.

b. Native Vegetation: In conjunction with a. above, native trees and vegetation growing along the waterways are likely to be damaged and/or destroyed by the contaminants entering the waterway systems.

c. Wildlife: In conjunction with a. and b. above, wildlife in the bush areas

using the creek and waterway systems in the region would be adversely affected by contaminants. Wildlife is likely to be affected by a reduced habitat and food source.

d. Infrastructure: The local area does not have the necessary infrastructure to accommodate the proposed development which would be built on the land. Significant road works would be required to achieve an acceptable standard which could accommodate the increased demand.

e. Traffic: In conjunction with d. above, significant road works would be necessary to handle the increased traffic use which would result from the development of the land. Such encompasses surrounding roadways which feed in/from the proposed development. Each additional development adds to the congestion apparent across the entire area of Pittwater.

f. Geotechnical aspects: The affected land is apparently in a slip area and may be subject to geotechnical problems.

g. Visual Impact: Because of its height above surrounding areas, the proposed development would present a significant and visible feature which would be seen by the surrounding localities. The character of the bush along ridgelines and hilltops would be dramatically altered. Buildings, rather than bushland would be apparent. Such developments are adversely changing the character of Pittwater.

Yours faithfully

[IMAGE]

John Marchant

1 Wirrina Place

North Narrabeen

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- Letter GM Council re Heydon DAs 20 February 2004).doc