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Subject: FW: Application- DA 2019/0683 Bower / Reddall Streets Development
Encroachment of Further Development in Fairy Bower

From: Bill d'Anthes <wanthes@bigpond.net.au>

Sent: Friday, 9 August 2019 10:48 AM

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Subject: Application- DA 2019/0683 Bower / Reddall Streets Development Encroachment of Further Development in Fairy Bower

There will no doubt be many aesthetic objections to this oversize DA 2019/0683 Bower / Reddall Street as it does not appear to comfortably fit into the streetscape of the west side of Bower Street, but I wish to object on environmental grounds. The overall development is far too large, in too sensitive an area to be acceptable. Before Fairy Bower was developed over the past two centuries, the site of this DA was at the very centre of one of two natural watercourses in the area.

Today, the first smaller natural watercourse at Shelly Beach, is still relatively unencumbered by hard surface developments thereby allowing runoff to more naturally flow to Cabbage Tree Bay. The second and larger natural watercourse flows down to Fairy Bower Beach. Significant development occurred within the watercourse following the construction of the sewer line and Marine Parade in the early twentieth century. As development accelerated both in the freehold section and the lease-hold Saint Patricks Estate, a basic stormwater system was installed and extended over the next decades. The current stormwater system only adequately coped with stormwater runoff during heavy rain up until the mid 1980s when a far greater hard surface area had to be drained to the ocean. During subsequent years stormwater capacity was largely ignored by Manly Council and water authorities. Pipes and associated infrastructure began to fail with more regular and costly damage to pavements and other property. It is this failed system that is largely responsible for washing away Fairy Bower Beach.

The hydrological issues are now being urgently addressed by the recently amalgamated *Northern Beaches Council* and *Sydney Water* by realigning and enlarging the Fairy Bower stormwater drain system. However at the same time vegetation has diminished markedly and the remaining ground area is absorbing too little of the rain and the natural spring water that was evident in recent deep excavations at 110 and 102 Bower Street. The now required retention tanks have to be emptied when they reach capacity..

Beyond the stormwater implications this overdevelopment will place additional pressure on the native wildlife population in the area some of which make this property their home or a means of safe passage to other food sources elsewhere. The clearing of land for the further development in the *Saint Patricks Estate* and the local excavation of 104 and 110 Bower Street had the immediate effect of nightly visits to local gardens by possums and other marsupials seeking food sources including plants not normally not suited to a healthy diet. Bandicoots, possums and bibles have recently been killed crossing Bower Street from the site. A small echidna has been observed in the area of the property and birds nest in the hollows of some of the trees.

The developers of 102 Bower Street (where the building and other hard surfaces cover almost all of the

area of a double block) were required to provide a bandicoot passage from Bower Street through to a hole in their front wall on Marine Parade as a token gesture to the environment. This is hardly enough to stop damage to our animal habitat and slow the relentless increase in storm water. In the case of this latest DA, Council must insist on a much less dense development than is proposed. Better yet Council shouldn't allow the development to proceed beyond the current density and further be required to leave a reasonable area of the natural cover in place.

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