
Sent: 19/03/2019 11:08:14 AM
Subject: Online Submission

19/03/2019

Select... Save Manly Dam Catchment Committee SMDCC
ST
NSW
savemanlydamcc@gmail.com

RE: Mod2019/0050 - 138 - 140 Old Pittwater Road BROOKVALE NSW 2100

Submission re MOD2019/0050 - 138-140 Old Pittwater Road, Brookvale

The Save Manly Dam Catchment Committee (SMDCC) is against this development and would have protested earlier - had we known about it. The bushland that has been bulldozed is part of your own documented Wildlife corridor and increasingly eats into the remaining native bushland in our area. The adjoining Allenby Park is known habitat for wallabies, bandicoots and other wildlife and this fenced off area had an intact un-disturbed plant community and was a sizeable area of bushland linked to the Manly Dam Catchment.

Whilst we realise this development is unlikely to be stopped, we are concerned about the Notification/Consultation processes and seek information about compliance to the Conditions of Consent.

We also raise concerns about the newly notified DA2019/0200 - 130 Old Pittwater Road, Brookvale - with the same Developer. This is obviously a linked development with plans to bulldoze more bushland.

Our further concern is that no-one appears to be looking after the big picture - each of these developments individually destroy parcels of bushland "consistent with surrounding developments" however collectively they destroy the habitat and corridors for flora and fauna on our local area.

Community Consultation:

We have become increasingly disenchanted by the notification maps and process used by NBC to advise of upcoming DA's. Whilst it probably complies with standard notification requirements, this DA was notified to only 7 houses in Allenby Parade, and to the other warehouses and to the possums in Allenby Park. This is unfair when it is next to a Public Reserve used by 100's of community members who deserve and have the right to be consulted.

As you would be aware, the original DA2012/1377 was refused in March 2013 by Warringah Council for a number of reasons. The Developer reworked some plans and took them to Land and Environment Court which was upheld in October 2013. This result was NOT advised to the same NOTIFICATION map - only to anyone who had raised an objection and on the NBC website. The Community held the belief that the Application had been REFUSED - as they were not well versed in Council processes - where you have to go and find it out for yourself. Using this approval, a Private Certifier was used for the Construction Certificate (aptly named for a demolition order!). There is no community consultation required as this was part of the Consent. So the site was bulldozed!

Now - the only reason it is up for consultation now is that the Developer has changed the

approved design.

On further analysis - we discover the change in design is to link it to the development of the neighbouring site - 140 Old Pittwater Road!

Relationship to DA2019/0200 - 130 Old Pittwater Road, Brookvale:

Coincidentally, this DA has just been lodged - showing a linked development to the MOD2019/0050.

However, there is NO consistent communication for the 2 DAs from Council. Whilst I understand that there is probably no requirement to do this - I am again disappointed that NO common sense is applied to these approvals.

Council has even put a different Planning Officer on this DA.

Conditions of Consent:

Based on Land & Environment decision, there are Conditions of Consent to be complied with during demolition and construction work. See pp5 &6 of Statement of Environmental Effects

Can we see evidence of the required WEPP and Induction records (Condition 26), the Compliance Certification for tree clearance and vegetation management (Condition 27) and the Project Ecologist having been on site during the excavation works and proposed development works (Condition 27)?

What evidence is there from the Project Ecologist of Conditions 28 - 31 being complied with?

Condition 25 - Temporary Bushland Protection fencing - has this been implemented?

Condition 39 - Permanent Bushland Protection fencing - is this specified in plans?

Condition 49 - Is there a BMP for this development?

See photographs on pages 5 &6 of Statement of Environmental Effects Feb 2019 which do not appear to show any fencing in place whilst bulldozing is underway.

Overall:

We look forward to your consideration of our concerns and seek your review of Community Consultation practices in this type of development.

Regards,

Ann Collins

per Save Manly Dam Catchment Committee (SMDCC)

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