

14th December 2022

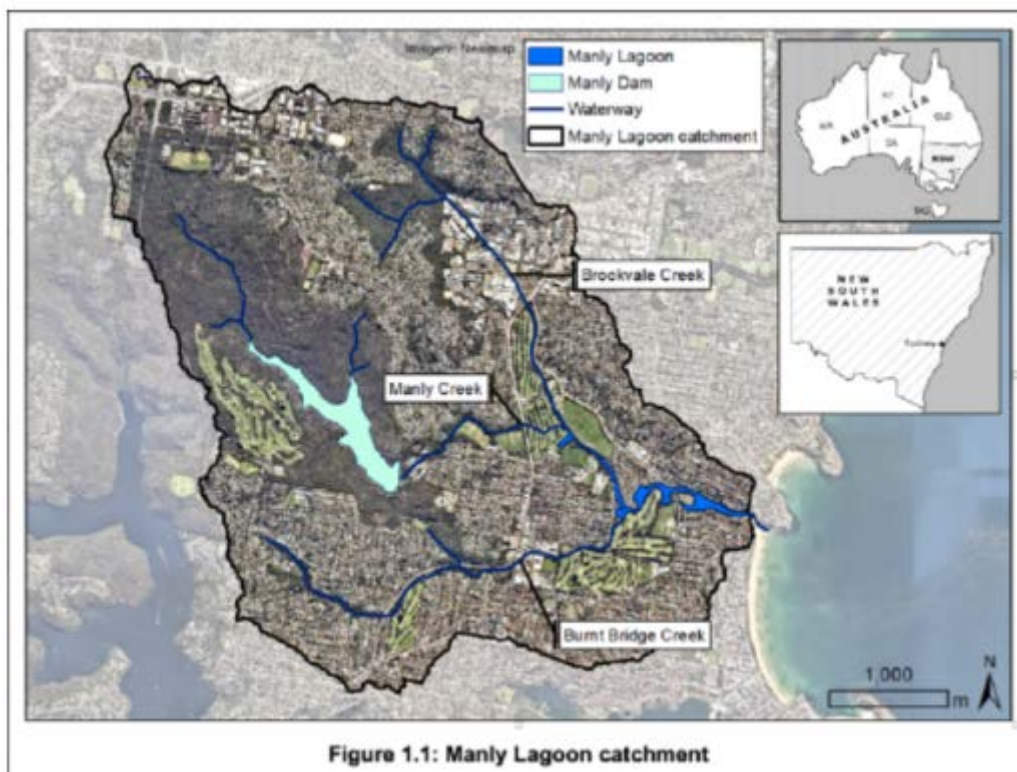
Ann Collins

Manly Vale resident / Member Save Manly Dam Catchment Committee

Re: New The Forest High School - Application No: SSD-26876801

Location: Lot 6 & Lot 7 DP 1280781, Lot 750 & Lot 751 DP 1271174, Allambie Road, Allambie Heights (formerly 187 Allambie Road)

I object to the development of a High School of the size that is proposed on this site as the development is located in Curl Curl Creek Catchment, which is a High Quality Catchment. It is highly likely that this development will have detrimental effects on the biodiversity of the Manly Warringah War Memorial State Park.



I also object for the following reasons.

1. **Environment:** The site adjoins a Biobank site, Biodiversity Core habitat, Duffys Forest EEC and will fragment existing wildlife corridors. (See NBC Conservation Zones Review 2022). The western side of the site is densely vegetated and provides core habitat. A total of 372 trees are the subject of this assessment. A total of 231 trees are proposed to be cleared.
2. **Catchment:** The development is located in Curl Curl Creek Catchment, which is a High Quality Catchment. A threshold limit of 10% impervious areas is recommended to protect the Catchment. The proposed excavation and earthworks would impact on landform and hydrology.
3. **Stormwater & Water Quality:** Stringent stormwater quantity and quality targets are required for high priority catchments to protect creeks and/or downstream receiving waters with high

ecological value. Negative impacts on water quality and quantity will affect downstream areas, including the Heritage Conservation Area: Manly Dam and Surrounds (Item C9 in the LEP).

4. **Bushfire Prone & APZ:** Proposed 67m APZ to the west will remove Duffy's Forest vegetation and impact wildlife corridors.
5. **Intensity of use:** The new site is significantly smaller than the existing school site yet is expected to accommodate nearly twice the population. The intensity of use is not appropriate for this site and will have potential impacts on the surrounding area in Manly Dam Catchment. A school of this size and intensity will result in land use conflicts with conservation values in Manly Dam Catchment.
6. **Traffic & Parking:** There is inadequate parking available for a proposed school of this size. The proposed widening of Aquatic Drive for parking and bus bays is likely to impact on the environment, including the Biobank site. The lack of provision for after hours parking if using the school site breaks a NSW DofE promise and creates a problem for the proposed community use.
7. The Warringah Development Control Plan requires that: Where land is shown on DCP Map Landscaped Open Space and [Bushland](#) Setting as "[Bushland](#) Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural [bushland](#) or landscaped with locally indigenous species."
8. PLANNING CONTROLS - SEPP – Biodiversity and Conservation - Chapter 6 Bushland in Urban Areas
 - (1) The general aim of this Chapter is to protect and preserve bushland within the urban areas referred to in Schedule 5 because of—
 - (a) its value to the community as part of the natural heritage,
 - (b) its aesthetic value, and
 - (c) its value as a recreational, educational and scientific resource.

The proposal is not consistent with the aims of Chapter 6.

9. **Cost & Alternative:** \$112 million for a new school? Is this the most suitable site for the proposed population – with the catchment mostly located on the northern side of Warringah Road? An alternative would be to redevelop the existing site where it is more accessible by public transport, and can be co-located with proposed community facilities.

15/12 - Updated submission with Additional Comments:

Additional Comments re Traffic / Bus Zones:

In EIS Appendix B: Architectural Drawings p9 of 16 - An "existing school bus zone" is shown to exist on Allambie road. This area is not wide enough to cater for car & bike traffic and then bus traffic/lane as suggested. Please review.

Additionally, the accessible parking bay shown on Allambie Road near the roundabout to Aquatic Drive is ridiculous for traffic flow and dangerous. Please review.

Additional Comments re Drainage & Stormwater - Lessons learnt and mistakes made at Manly Vale Public School must not be repeated here. **This site is within a NBC High Quality Catchment** – this report has been updated. The stormwater should be NORBI compliant.

Extract from Appendix R: Civil Engineering Report

4.4 Stormwater Quality

The NBC Water Management for Developments Policy sets out the requirements for treatment of the stormwater prior to discharge into the Council system. The site is not located within a NBC High Quality Catchment (Figure 12). As the total site area is comprised of various Lots, there are separate requirements for each. The proposed Lot 11 and 12 satisfies the NBC category of "undeveloped land" which will require pollutant targets at shown in Figure 13. The existing Lot 11 is required to follow Figure 14 pollutant requirements. The stormwater is discharging to Manly Creek to the south of the site which connects to the Manly Dam, requiring stringent stormwater treatment.

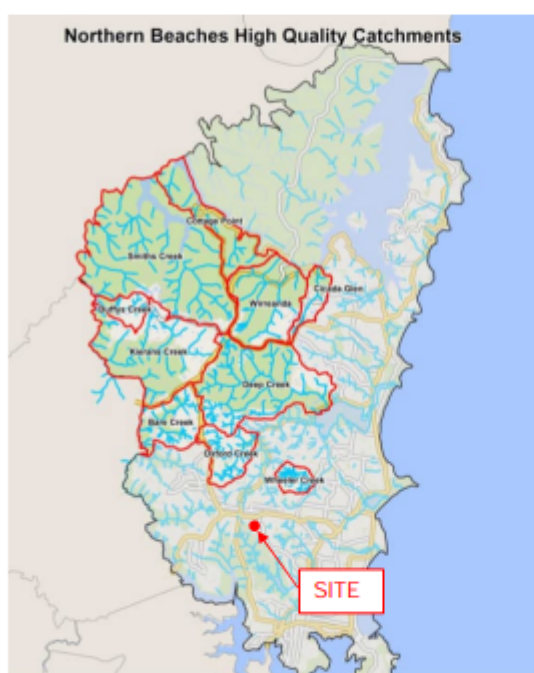


Figure 12: Northern beaches High Quality Catchments Map (Source: NBC Water Management for Developments Policy)

Additional Comments re Duffys Forest (PCT 1786)

From Appendix O - Biodiversity Development Assessment Report – I note that offsets will be required for the removal of 0.28 hectares of Duffys Forest. **Where will this come from?**

Are there other areas of MWWMSP(Manly Dam) with PCT 1786 that can be protected as the offsets for this project?

Why is it that because the Duffys Forest is not cared for by anyone, then it becomes poor and is then able to be destroyed and not compensated in any way? (see green on map below).

Where is the responsibility to maintain and improve the condition of the endangered & threatened community? Will DoF take this responsibility with the retained PCT 1786 on the site?

