

PCU076387

Dept. Planning & Environment GPO Box 39 Sydney 2001

Proposed Data Storage Center, 1 Sirius Road, Lane Cove West. Development SSD 9741

I have had a long term interest in the natural environment and especially the preservation and management of the bushland areas of Lane Cove. I have been a member of the Lane Cove Bushland and Conservation Society since its inception and a long term member of Lane Cove Councils Bushland Management Advisory Committee. In this role I have been very aware of this site and possible development options over many years and the likely impacts on the adjoining Bushland Reserve, Ventemans Reach.

I have looked at the large number of documents and make the following observations

Size of the development

The size of the development is excessive for the site, With FSR exceeding what is allowable when you take into account the underground area and the rooftop infrastructure. It seems all developers try to exceed the allowable development space and it falls on community to try to rectify this.

Loss of remnant native vegetation

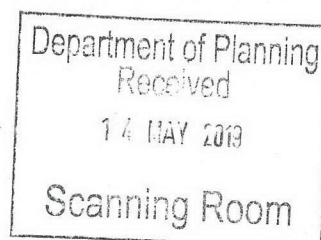
The foot print of the proposed building protrudes into the only two areas of what was bushland on this site thus resulting in the loss of most of the native trees on the site and leaving mainly invasive weed species i.e. Camphor laurels and Privets.

This situation should be reversed with most of the native trees retained and the weed species removed and some supplementary planting done to strengthen these areas. These areas of native vegetation though small serve to support the nearby reserve with habitat and a wild life corridor and should be preserved. Our reserves are under pressure from development and usage and need all the support they can be given.

Landscaping

Due to the very large bulk of the development some landscaping should be done to screen the building from the massive visual impact from the bushland track, the river and the opposite bank.

I understand that due to bushfire regulations that there are limited possibilities to achieve this within the site. However, consultation with council and a payment for the costs and the establishment of the plantings, such a screen could be achieved on the contaminated land adjoining the site with mounds of top soil to facilitate plantings. This would greatly contribute to the health of the reserve and reduce the detrimental visual impact. A solution would need to be worked out with Council.



Earth works and Hydrology

There are massive excavations and other earth work to be undertaken on this site which will have an extensive impact on the surface and sub surface water to the wetlands to the south and southwest of this site. This change to the site hydrology will be further impacted by the change from soft to hard surfaces with the building covering a major proportion of this site. It appears that all the water from the roof and other storm water is to be directed to Stringybark creek in one pipe.

This is very concerning as this could divert vital water from the wetland area. This aspect of the design need to be reassessed, so that an appropriate amount of water is slowly released back to the wetland area. Also the storm water that is to be discharged into the creek needs to be re-examined so that at least it goes through some distilling basins in order to reduce of the velocity of the flow and thus avoid damage to the creeks banks.

Over shadowing of the reserve

In order to produce the levels required for this development as well as massive excavations an enormous amount of fill will be required thus raising soil levels adjacent to the wetlands area .On top of that we will have a tall building. Thus producing considerable overshadowing onto the reserve to the south and the south west .I feel that some adjustment to the proposal should be made to reduce this effect.

Sediment control a major issue

With such extensive earth work sediment control will be a major issue on this site. This needs to be of the highest standard and regularly checked and maintained .We have had a recent problem in this area from the site when some earth works were carried out and despite some effort made to put siltation fabric around the lower part of the boundary fence in heavy rain a large spill occurred into the salt marsh area. The sediment escaped both over the top and under the siltation fabric. On this site there should be two siltation barriers, then if silt escapes the first barrier it should be stopped by the second barrier. There should also be particular attention given to the lowest drainage point. Maintenance of siltation barriers during construction is also critically important.

Ventemans Reach is a vital part of the river frontage vegetation. It is also a highly valued part of the network of small reserves that are found throughout the Lane Cove municipality. These reserves are highly valued by the community and have been actively cared for and managed by council since the late 1970's. In 1991 Council adopted a Plan of Management for Bushland, employed specialised staff and allocated annual funding. As a result, our reserves are cared for and relatively free of weed and provide a varied habitat for native animals and birds. Ventemans Reach also has a great diversity of plant communities including an ecologically endangered salt marsh .With its boardwalk it is a beautiful area to walk through.

The development of 1 Sirius Road unless carefully and sensitively managed could have a major adverse impact on this wonderful reserve. I have outlined my concerns and hope all of these issues are fully addressed before the before any approval is given.

Norma Stuart

