



Mosman Parks & Bushland Association

Development Application 4 Wyargine Street Mosman Submission (made online)

The Mosman Parks & Bushland Association submits an objection to the development proposal at 4 Wyargine Street, Mosman.

Our objection is on the following grounds:

1. The Scenic Protection Area
2. Loss of public views and amenity - it is not in the public interest
3. Loss of vegetation and consequent loss of habitat

At this point we would like to comment on the timing of this application and its closing date which are disappointing.

In our submission on Mosman Council's draft community participation plan – “Involving the Mosman community in planning” (September, 2019) we made the following comment:

School holidays should be avoided. In addition, mid-December until late January should also be avoided. This goes beyond the Christmas New Year period described on p4 (summary of notification). These are times when people are away or very busy with other activities. The community is unlikely to perceive a community participation process as genuine if the timing makes it extremely difficult to do. A 5th objective could read: To undertake community engagement in a timely fashion that does not conflict with school holidays or the busy Christmas January period.

Objections to the DA:

1. The Scenic Protection Area

Council will be aware of this association's support over many years for the preservation of Mosman's Scenic Protection Area for Mosman's benefit and for the sake of views from Sydney Harbour.

The objectives of the Scenic Protection area are:

- Recognition and protection of the natural and visual environment of Mosman and Sydney Harbour
- Reinforcing the dominance of landscape over built form
- Ensuring that development on land within the Scenic Protection Area is located and designed to minimise its visual impact

The proposed development does not comply with the objectives of the Scenic Protection Area.

2. Loss of public views and amenity - it is not in the public interest

- Public enjoyment of the beach will be lost by the visual intrusion of the proposed development on the foreshore area. The loss of shade trees used by the public is proposed.
- An extensive public view of Balmoral, the beach and to the Headland will be significantly diminished. Photograph 12 in the SEE does not adequately illustrate the existing public view.

3. Loss of vegetation and consequent loss of habitat

We have mentioned the loss of shade trees valued by public users of the beach.

We acknowledge that certain trees on the site are not individually valuable, but currently they form a significant area of habitat. The vegetation could be improved, some trees replaced gradually and carefully and not all at once.

We are not architects, but we suggest that the garden building, pergola etc will have a particularly unfortunate impact on the site's appearance.

The Mosman Parks & Bushland Association submits that the DA should be refused for these reasons.

Kate Eccles OAM

President, Mosman Parks & Bushland Association Inc