From: Keelah Lam
Sent: Friday, 19 May 2006 11:56 PM
To: Committee, Public Works (REPS)
Subject: Re: Australian Institute of Police Management Redevelopment, North Head, Manly, NSW.

To whom it may concern:

Dear Sir/Madam,

I write to express my concern at the proposal to demolish and
over-redevelop at the AIPM site which is now part of the North Head
Heritage listing.
The historic foreshore site contains some of the world's last remaining
quarantine buildings.

*
*

The huge and prominent proposed building is a 60% increase over the
present building size which occupies a small, sensitive parcel of land at
the end of beautiful, unspoilt, Collins Beach Road. When walking on this
secluded and peaceful road lined with indigenous flora and teeming with
fauna one could not believe that it is so closea to the heart of Sydney
......something not seen since the 1940's.

The AIPM advertises its facilities as a conference centre and is one of
four conference venues advertised on the Manly tourism website although
the Land Exchange Agreement of 1979 acknowledged that the Commonwealth
was permitted to continue to use the AIPM site as a _"Police College" _

The proposal includes "55 rooms, each with a queen sized bed and ensuite
together with five flexible modular spaces including kitchenette and
separate bedroom to cater for multiple occupancy needs",*and a harbour
front "Senior Common Room" over 200 sqm plus 25 sqm outdoor deck area.*

"This new facility includes a large lounge space, self serve bar & food
servery, a TV lounge, storage and toilet facilities." This sounds very
much like a holiday resort and in such beautiful surroundings a great
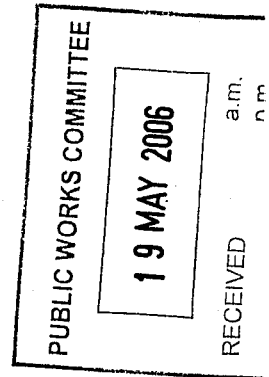place for a party or two, or more.

The 35 sq metres of open deck and entertaining area is 25 metres from
the highest concentration of the threatened little penguin colony. The
number of breeding penguins in the Manly Colony is less than 50 pairs.

* *This redevelopment will occur on the shores of Sydney Harbour's only
Aquatic Reserve of National significance. Spring Cove contains habitat
for threatened marine species and some of the largest remaining
sensitive seagrass beds in Sydney Harbour.

Bandicoots and penguins are sensitive to light, noise and disturbance,
26 months of construction as well as the increased activities of up to
110 visitors accommodated on the site will affect these endangered animals.

Bushfire Protection Standards 2001 guidelines would require clearing of
bushland on the AIPM site as well as the adjoining national park land,
putting the endangered colonies of little penguin, long nosed bandicoot
and possible reintroduction of the endangered red crown toadlet if the
natural watercourse is restored.

A 50% increase in paved surfaces for roads & carparking is an
unacceptable urban hard-paved scar in the landscpe up against the
pristine bush of the Spring Cove precinct and it would reduce the
bandicoot foraging areas.

Darley Road, the only access road to North Head is already carrying traffic significantly over its capacity. The AIPM will not only attract traffic from the course attendees and staff but there will also be increase in logistic traffic required to service the new development.

Waste Management, including removal of domestic and other industrial waste associated with running a residential conference centre, as well as sewerage on this sensitive site is of great concern. At the time of the Quarantine Station development proposal Sydney Water stated that there was insufficient sewer mains capacity to deal with increased flows.

There are existing, available alternative venues for police education. The rare opportunity and the timing exists right now to include this site in the North Head Sanctuary Proposal...... not for immediate monetory gain, but for long term social, environmental and economic reasons.

The proposed development of this precious site would be short-sighted overdevelopment.
Please consider all the above points as reasons for refusing this AIPM proposal.

Thank you.
Yours faithfully,

Keelah Lam
36 Lauderdale Ave,
Fairlight,2094