

The General Manager  
Willoughby City Council  
P.O. Box 57  
Chatswood NSW 2057  
(emailed to [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au). 31 October 2017)

Dear Ms Just

I am writing on behalf of the Willoughby Environmental Protection Association (WEPA) Inc. in relation to:

**DA-2017/361**

*Notification (Category C) Willoughby City Council propose to change the purpose of the former Northbridge Bowling Club building to allow the operation of a cafe on the lower ground floor and multipurpose community facility on the ground floor.*

*Address: The Outpost Northbridge NSW 2063*

[WEPA](#), which was established in 1981, is a community-based group with a commitment to protecting the local bushland and biodiversity in the City of Willoughby on Sydney's North Shore and other Local Government Areas (LGAs) in our catchment.

WEPA has considered the DA proposal and accompanying documents and is concerned that they do not appear to take account of the possible negative impacts of increased traffic, light and noise on nearby wildlife and bushland.

There is significant natural bushland in and near the proposed café/functions centre which is part of the Sailors Bay Creek green corridor. The [Warner's Park Draft Bushland Reserve Action Plan](#) states that its "dense weedy areas and gully forests are of high habitat values". I have been advised by locals and others surveying the area over time that this bushland is used by wallabies, echidnas, micro bats and monitors, black cockatoos, Powerful Owls and other forest owls, as well as a range of other native birds and animals. Over recent years it has been noted that Lyrebirds, last seen in the Willoughby district in the 1950s, have returned to the area and are nesting in this bush. The Reserve Plan also notes that "Animals find refuge in the reserve: the connectivity with other surrounding bushland allows species to move or migrate with less pressure". Local wildlife is known to move in and out of the local bushland and onto local greens and car park areas particularly on dusk and during the night.

We acknowledge that the area in question is already put to considerable and valuable community use. The DA proposal, however, is likely to impact negatively on local wildlife by:

- greatly increasing vehicle movements in and out of the area. This is particularly a problem on dusk and in the evening when the glare of car lights and adjacent lighting dazzle and disorient wildlife on foot and on the wing. There is a high probability of increased vehicle collisions with local wildlife and subsequent wildlife deaths. While car traffic may be afforded some protection by upgraded signage and road delineation this will provide no protection to wildlife using the same car parks and roads. The fact that the winding and narrow Outpost is the only road in and out exacerbates this problem. The potential for the 'multipurpose community facility' to gain a liquor licence at some stage makes this issue even more pressing;

- the light spill from building and cars. The glare of artificial lights has a well-documented and drastic impact on native fauna interfering with reproduction, providing light for predators, reducing dark cover for prey and blinding animals resulting in vehicle strike, all of which have serious implications for maintaining local biodiversity; and
- the noise, particularly music and voices, associated with the all day/night use of the proposed facilities will deter certain animals, particularly wallabies, from remaining in the local bushland area.

While it is easy to dismiss these concerns as small-scale and localised, this type of extended light, noise and vehicle impact on wildlife is gradually having a cumulative impact across the district. Council has in the past noted the importance of bushland corridors and of maintaining biodiversity in the region. These aims are being undercut by the lack of consideration being given to the impact of developments on local wildlife. Council has an opportunity to set a lead with its own DA proposal by allowing at least some of our remnant bushland to remain relatively quiet, dark and protected from motor vehicles.

Thank you for considering WEPA's comments. We would be happy to provide further information if required.

Meredith Foley

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Willoughby Environmental Protection Association

