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Director – Strategic Planning  
Department of Planning  
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Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Re: Proposed Frenchs Forest State Significant Site

Dear Sir

I would like to object to the proposal to declare a major part of Frenchs Forest a “State Significant Site” and to rezone it. I believe this area is unsuitable for this high level of development, and that the huge changes to the area would destroy its character and environmental features. There are so many reasons why this proposal is unacceptable that it is difficult to know where to start, but a few points are listed below.

- I do not believe that Frenchs Forest is a suitable location for a new hospital or that a new hospital is needed. I believe that the Mona Vale and Manly Hospitals could be upgraded with far less cost, disruption, and environmental impact, allowing Frenchs Forest to remain substantially as it is. Without a new hospital, the State Significant Site would not be needed.
- The proposal is massive and excessive. It is unfair to impose such changes on the people of Frenchs Forest who have moved there because of the low density living. It would also impact on all who have to travel through this area.
- The proposed Frenchs Forest Hospital site and State Significant Site are located in an extremely heavy traffic area and there are no alternatives to the current three access roads from there to the rest of Sydney. The proposal would worsen the traffic problems.
- I object to the proposed destruction of significant bushland including the threatened Duffy’s Forest Vegetation Community and endangered species on the proposed hospital site and other bushland in the proposed State Significant Site.
- I object to the area being zoned for up to 40m high buildings.
- I object to the area being used for such high density accommodation and commercial activities.
- I object to Aquatic Drive being converted to a ring road and connected directly to Wakehurst Parkway and Fitzpatrick Avenue East. This would destroy bushland on both sides of Wakehurst Parkway. It would remove parts of the bushland corridors on both sides of Wakehurst Parkway. These link Garigal National Park (Bantry Bay section) and Manly Dam Reserve to bushland to the north. It would also worsen traffic on Wakehurst Parkway.

- I object to the extension of Aquatic Drive in an eastward direction to form a ring road, and the construction of further roads linking this ring road to Warringah Road, as this would further destroy remaining bushland including patches of Duffy's Forest vegetation.

I am particularly concerned at the loss of significant bushland that would be caused by this proposal. Much of the bushland in the area consists of the endangered "Duffy's Forest Vegetation Community" or is transitional between that and other bushland types. As such it has very high biodiversity and a significant number of endangered species. It is also part of a bushland corridor which links Manly Dam Reserve with other bushland areas including Garigal National Park via Bantry Bay and Oxford Falls. All of this important bushland should be retained as protected habitat.

The plans shown at the meeting at Frenchs Forest and printed in the "Frenchs Forest Specialised Centre, State Significant Site Study" are ambiguous and contradictory. For example, the bushland south of Aquatic Drive and adjacent to the Manly Dam Reserve, is shown in the "Proposed Building Heights" plan as to be zoned for 25 to 30m high buildings, yet other plans, including the aerial photo montage and maps on the web site, suggest it is to be retained as a bush corridor. This needs to be clarified. A land assessment carried out on this land in 1998 (NSW DLWC (1998), *Assessment of Crown land at Allambie Heights and Frenchs Forest*, 8 December 1998) concluded that it should be conserved due to the Duffy's Forest Vegetation Community and flora such as *Pimelia curviflora var curviflora*.

I am also concerned about the impacts this proposal would have on the adjacent catchments. The area is at the headwaters of at least three catchments that include sensitive bushland. These are Manly Dam to the SE, Bantry Bay (Garigal National Park) to the SW and Narrabeen Lagoon to the north. The western end may also drain into Carroll Creek and Garigal NP and the SE area may drain into Allenby Park and Manly Lagoon. Any run-off from the proposed site would be likely to adversely impact on the downstream environment.

I hope your department will take these views into account and will abandon this proposal.

Yours Sincerely

Ken Higgs