

---

**Sent:** 28/06/2021 1:00:56 AM

**Subject:** Submission re Application Number: PEX2018/0007

**Attachments:** 2021\_6\_27 Planning Proposal re 3 xSeaforth lots Submission SMDCC.pdf;

Please find attached submission regarding Planning Proposal to rezone land within Manly Warringah War Memorial State Park from R2 (Low Density Residential) to RE1 (Public Recreation).

Regards

Ann Collins

*per Save Manly Dam Catchment Committee*



Find us on Facebook at <https://www.facebook.com/SaveManlyDamBushland>

**Save Manly Dam Catchment Committee**  
savemanlydamcc@gmail.com

We support this Planning Proposal in that it aligns with the philosophy of better management of the boundaries of Manly Warringah War Memorial State Park, however we are still very concerned that access to the dive site for the Beaches Link proposal will directly impact these and surrounding lots, and have a significant environmental impact on Manly Dam.

The MWWMSP's Plan of Management 2014 has the following **guiding principles of management** identified for the Park:

- sustainable management of the Park to protect its natural areas, while providing for a variety of passive and active recreational activities;
- protect and enhance threatened flora and fauna within the Park;
- protect and enhance the water quality of the dam waterbody and Park waterways;
- provide safe and equitable access to the Park and its facilities for all user groups; and
- protect and enhance the Park's heritage.

Some of the reasons for supporting the proposal include, but are not limited to the following:

- it is really important to continue to preserve bushland on the edges of the catchment of Manly Dam;
- even to have it as RE1 Public Recreation and not R2 Low Density Residential. (although ideally we would prefer an Environmental zoning).
- this land also acts as a large section of the wildlife corridor for fauna travelling to fresh water and food supplies in the Manly Dam Reserve often from Garigal National Park;
- this zoning should protect the land from being used for any residential dwellings;
- this land needs to stay natural bush to assist in protection from runoff contamination from the Wakehurst Parkway, and assist in protecting the water quality of the dam waterbody;
- As Crown Land - this is a more consistent zoning for the parcels of land;



- this proposal appears to support the MWWMSP's Plan of Management 2014 guiding principles of management;
- if you are a user of the Mountain Bike trail - this proposal assists in maintaining the land as recreational;

**However we are still very concerned that this land and the adjoining parcels will be significantly impacted if the Beaches Link proposal goes ahead and we seek further protection and mitigation from Council.**

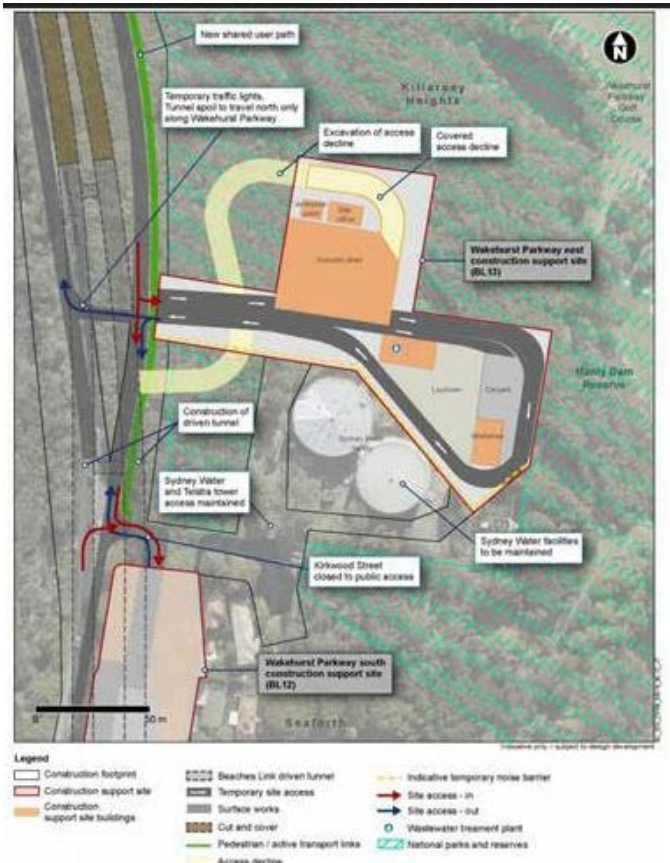


Figure 6-41 Indicative layout – Wakehurst Parkway east construction support site (BL13)

As per diagrams, it can be seen that access roads to the dive site will pass through Lot 2 DP710023 and the red cross-hatched areas will be the dive site.

It is also significant that the Sydney Water property (Lot 1 DP 710023) will be included in Control E7 Development on land adjoining public open space as a result of neighbouring properties rezoning to public open space.

It is very disappointing that the original 6 parcels of land in this proposal have been reduced to three. The three that have been removed will now potentially be sacrificed for the Beaches Link tunnel and cause significant environmental damage to the Manly Dam catchment. A biodiversity study completed for the Sydney Water land showed considerable diversity and conservation values – including many threatened species.

