

Compiled Submissions – 8 Narabang Way, Belrose (PEX2016/0004)

Submission 1.

I wish to challenge the statements in this proposal regarding infrastructure and traffic impacts. On page 13 it states that traffic generation has been considered, then further down in section 5.4.1 it states "The site is fully serviced with no augmentation of public infrastructure required to accommodate future development. The Planning Proposal will not result in any traffic generation." I disagree with this. The nature of the roads around this block make peak hour traffic hectic, congested and almost impossible to vacate the area in anything less than 5-10 minutes. The one way road here causes this issue. A multitude of cars trying to exit this side of Narabang Way, as well as the Narabang Way portion of addresses 11, 20 etc; Niangala Cl all attempt to merge into Garigal Rd where they wait for long periods for the traffic lights on Forest Way to allow them to exit. This causes heavy congestion on the portion of Narabang Way where this proposal is seeking to introduce even more vehicles (and naturally heavy construction vehicles during clearing of the land and subsequent construction works). I do not believe this proposal should go ahead without a commitment from the council that the roads around here are made safer for all workers and retail visitors to the area. The roundabout of Narabang Way/Garigal Rd is unsafe when used by workers at peak hour, just trying to get home or to work. Road rage or near misses are common. I propose that a study be made on the traffic with the aim of implementing traffic changes. Possible solutions such as opening the Bunnings Warehouse roads to Mona Vale Rd, and/or connecting them to Minna Cl. Improving traffic light flow on Forest Way. Introducing a third lane to Garigal Rd for left turn only onto Forest Way. Furthermore pedestrian safety is low around these roads. Pedestrian crossings should be introduced around all four sides of the roundabout of Narabang/Garigal to allow workers to visit the local cafes, other businesses and shopping centre without fear of cars speeding through the roundabout or speeding around the almost blind corner of Narabang Way. Please consider the workers of this business park before approving this proposal. It is their daily lives which will be negatively impacted by the introduced traffic of this proposal.

Submission 2.

Obviously, this area and, from your overhead view, other parts of Narabang Way were left as vacant bush area for a specific, environmental purpose. This used to be a beautiful, bush land area providing a soft, oxygenated environment counteracting the fumes from an ever, increasingly, busy vehicular access on Mona Vale Road. Narabang Way is already an over development in our beautiful area. I would appreciate information from Council explaining why this development is advantageous to our Community. At this stage, I have to give the proposal a resounding NO.

Submission 3.

The planning proposal for 8 Narabang Way (Belrose) to rezone the southern portion of the site from E2 Environmental Conservation to B7 Business Park under Warringah Local Environmental Plan 2011 should be rejected. The subject land and its native plant cover forms part of a block of wild life habitat and its loss would be detrimental to the whole. Construction on the area would restrict movement of birds and animals and isolate the adjoining vegetation from the main area. There has already been a huge loss of indigenous vegetation with the construction of the new hospital and further loss would exacerbate an already strained situation for wildlife and native plants.

Submission 4.

As an employee of a nearby business on Narabang way I am concerned to hear of a new development in an area that is already suffering from high density development. The split road and one road in, one road out traffic flow is a real safety concern for an area that has been built with poor planning consideration.. Constant traffic jams are a regular issue on the street. Just the other day an ambulance was trying to get access to our premises and was unable to get through the road because of vehicle stuck at the top of the

street. Today a fire evacuation at the super centre saw a mass exit of cars that brought Narabang way to a standstill for over an hour. This area has been poorly planned and requires significant change if further development is to be planned! I fear for the day that a bush fire unexpectedly comes up near our office as I honestly don't believe cars will be able to get out in the event of a real emergency!

Submission 5.

To Whom It May Concern, The site in question represents, in its own right, a significant example of urban bushland which should be preserved according to its present zoning as E2 Environmental Conservation. In addition, it provides the last remaining and therefore even more significant natural bushland corridor linking the area of larger urban bushland to the north east of the site with the vast area to the south. The area of urban bushland in question at 8 Narabang Way Belrose should therefore not be rezoned from E2 Environmental Conservation to B7 Business Park under Warringah Local Environmental Plan 2011.

Submission 6.

We need to fix the traffic congestion problem first if we are to put more buildings in an already crowded area.

Submission 7.

Opposed To the proposed re-zoning on the basis that the potential for a future warehouse will reduce the green & open space and will potentially increase heavy movements along Narabang Way and surrounds.

Submission 8.

Thank you for referring the Planning Proposal listed above to Sydney Water. I have reviewed the application and can provide the following comments:

- Sydney Water has no objection to the Planning Proposal.
- Water services are available from the 150mm main in Narabang.
- Wastewater services are available from the 225mm main in Narabang.
- Amplifications and extensions to these mains may be required depending on the size and scale of development.
- Detailed requirements will be provided at the Section 73 application phase.

Submission 9.

The E2 zoning should remain. We are losing our Environmental parcels of land by "Incremental Creep". Changing the zoning will set precedent for further applications for rezoning. The unique environmental feature of the Northern Beaches is being changed by developers, the current state government and the Warringah / Northern Beaches Council. The current policy of cut the trees down and concrete over is detrimental to us, the public/ratepayers and future generations. The trivialization of this land by the planning consultants is to be expected and is insulting. Regards, [REDACTED]

Submission 10.

Considering glossy black cockatoos roost on this land...it should be a no brainer. Build your business park on top of another one and leave the bush to the wildlife

Submission 11.

No. do not go ahead.

Submission 12.

I am against the rezoning of 8 Narabang way It should stay environmental conservation

Submission 13.

Please do not allow this development as it will greatly impact the safety and existence of our beautiful wildlife. So many of our native animals are being killed on our roads after displacement due to current building works, please don't allow any further development.

Submission 14.

Development needs to take in to concern the wildlife and its needs to travel through its local areas unharmed. This is a major thoroughfare for wildlife and development would increase fatalities.

Submission 15.

I am vehemently opposed to the development at 8 Narabang Way in Belrose. This is basically the only remaining green corridor for wildlife in the area. The road kill statistics in the area are already shocking and this will only escalate if this development goes ahead. There are also endangered glossy black cockatoos roosting in that area and hollows where eastern pygmy possums live. This is nothing short of environmental vandalism. There are plenty of existing sites for offices without tearing down more of the natural world.

Submission 16.

I am sick to death of the continual destruction of important flora and fauna and these disgustingly biased assessments that favour the developers.

Submission 17.

Our wildlife need this area to transport safely. Please don't take that away.. apart from how devastating it is to see deceased wildlife on the roads it's also a danger to drivers. As a young L plate driver it terrifies me to drive around at night for fear of hitting our wildlife. I hit a cat recently and almost crashed my car from swerving. A wallaby wouldn't be any different.. I work in Belrose too so regularly driving through the area. All my horse paddocks in Warriewood have been taken away, don't take this too...

Submission 18.

Thank you for the opportunity. Please do not rezone this Environmental Conservation land. Part of Sydney's unique situation is the green space that is important to residents and visitors and critical to wildlife. With the number of listed native animals now topping 1000 in NSW, it is important that we do what we can to protect what we have. This land is a corridor for wildlife and an area used by endangered cockatoos. This land must remain as conservation. Thank you.

Submission 19.

This is a wildlife corridor used by wallabies to navigate their way to safety, and the black glossy cockatoo roosts there as well. Please don't destroy this special parcel of land that gives our wildlife a safe haven we are so lucky to have their presence here please have the foresight to listen.

Submission 20.

I totally disapprove of the development on environmental grounds

Submission 21.

This is not necessary, there is plenty of commercial space not leased up here. The death and destruction of our wildlife and park and gardens is fast becoming a story that will be told to future generations. We must keep industrial sites away from native bushland.

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Submission 23.

I vehemently oppose this proposal. This area is a wallaby conservation area. With the expansion of Mona Vale Road and development of the new hospital in Forest Way for example, I am reminded daily of the decimation of the ever shrinking habitat for Australia's native fauna. Yet another blow to the remaining habitats will inherently cause the demise of small genetically diverse populations forever. In essence, this development may well make extinct, some key genetic variation in the Wallaby population. It is time to think about the future of the area and not just in tunnel vision terms of economic prosperity but in a more all-encompassing vein of preserving the ecosystem and the environment for future generations. The local population have vested the power in you to do the right thing by them and to be the responsible decision makers. Do not be blinkered and naïve into thinking and justifying that commercial and economic development equals the right thing to do. There has to be a balance between development and conservation, something which I see is painfully out of kilter in the Northern Beaches..

Submission 24.

I wish to object to the planning proposal for the following reasons: The subject site is one of the only remaining undeveloped lots within Austlink Business Park. The site is well vegetated and contains exposed rock outcrops. Much of the southern E2 area could be retained within the side setback. The southern E2 area would provide an intervening link between the northern E2 zone and vegetation to the south. Retention of a corridor of vegetation is appropriate, as that the site provides the only remaining vegetated link within the block. The southern E2 area has an ecological value, as it is well vegetated. Other natural features, such as rock outcrops, contribute to environmental values. The southern E2 area could be incorporated into the plan and would not severely restrict development. The planning proposal to rezone the southern portion of E2 is not necessary, as it would be possible to accommodate the small area of remnant bushland as a landscape feature.

Submission 25.

I am against this re-zoning because at the moment the bush is protected, and should stay so. It can easily be seen from aerial views of the subdivision that this property connects the couple of acres of bushland behind the flanking properties with the considerable bushland south of the road. If the property subject to the current application is developed, then the fauna behind the flanking properties will lose easy access to a wider habitat to the south and become inbred and possibly die off altogether. As it is at the moment, the block provides some green relief where other tenants in the development have built to the borders and made the visuals very harsh.

Submission 26.

I am objecting on behalf of the Australian Plant Society- Northern Beaches to the rezoning of the southern portion of 8 Narabang Way (Belrose) from E2 Environmental Conservation to B7 Business Park under Warringah Local Environmental Plan 2011. Our Society works to promote native flora, its protection and cultivation. This parcel has been identified as having high quality bushland and we oppose its destruction for the building of a huge structure on the southern side of the land. Land zoned E2 deserves protection and

we ask this to be upheld. We worry that any rezoning would invite others to follow and our special bushland would quickly be destroyed.

Submission 27.

I am objecting on behalf of the Belrose Rural Community Association to the rezoning of the southern portion of 8 Narabang Way (Belrose) from E2 Environmental Conservation to B7 Business Park under Warringah Local Environmental Plan 2011. Prior to zoning any land E2 under Warringah Local Environmental Plan 2011, the land's environmental credentials had been carefully established. If the environmental credentials have not been confirmed by the applicants ecological consultants an independent ecological consultant should reassess the land. If the ecological values have been degraded, the owner should be required to restore the land. The business park function will not be impaired if this parcel of land respects its zoning and preserves the precious bushland section. Removing E2 zoning from any site will invite others to ask for the same and piece-meal degradation of valuable remnant bushland habitat and wildlife corridors would lead to the loss of our most treasured Northern Beaches hinterland character the high quality bushland.

Submission 28.

Vegetation and wildlife make the Sydney northern beaches a desirable place to live. Wildlife corridors are essential for long term viability of species providing options to move around or urban sprawl. This land is important in securing a future for the local wildlife. Please do not clear or develop it.