

Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

www.narrabeenlagoon.org.au

Department of Planning and Environment

28 – 2 - 2017

Dear Sir or Madam,

Re: The draft Strategy for the Ingleside Precinct

The Friends of Narrabeen Lagoon Catchment was formed twelve years ago with a mission to protect the remaining bushland in the catchment of Narrabeen Lagoon. Our organisation represents over 1400 members and supporters.

We would like the Department of Planning and Environment to make better provision for environmental protection and more suitable infrastructure for transport and services before proceeding with permissions to build in the Ingleside area.

The Department of Planning and Environment website states "Our aim is for Ingleside to be an environmentally sustainable community."

This is a highly desirable aim but we consider that the modifications that have been made to the original plans are not yet sufficient to provide a sustainable development that takes the impacts of Climate Change into consideration.

With the predictions that climate change will make it necessary for relocation of flora and fauna in the future, it is most important to plan NOW for suitable wildlife corridors and links throughout Ingleside areas.

Ingleside contains significant natural bushland and high visual values. Creeks that rise in Ingleside provide fresh water to local waterways. Its location adjacent to national parks and nature reserves adds to the importance of its habitat, which enables movement of native fauna populations between these reserves and within the surrounding area of Pittwater.

We are concerned about the current plans for the Ingleside Land Release areas for the following reasons:

Coastal Upland Swamps MUST be protected

The proposed plans allow for medium density dwellings to be constructed in areas that would adversely impact on Coastal Upland Swamp areas. Coastal Upland Swamps are of particular importance as they feed the important creeks that flow through the area and drain down into Narrabeen Lagoon. There needs to be at least 60m clearance between where the Coastal Upland Swamp area drains from and the beginning of residential land to allow for suitable hydrology.

Wildlife Corridors need to link to conservation areas

The maps show important wildlife corridor links that currently exist but the plans are to breach some of those areas with developments. We applaud the desire of the Department of Planning and Environment to provide wildlife corridors but using those corridors for walking/cycling tracks

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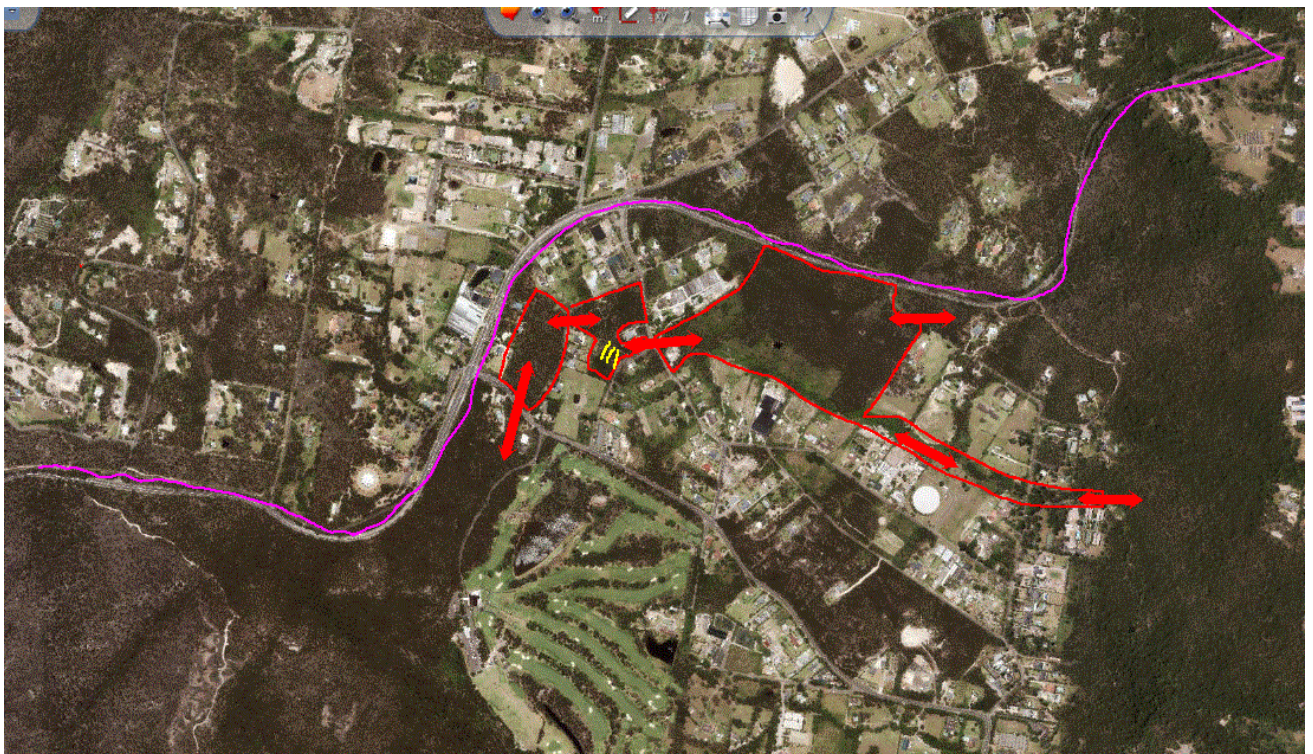
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or Asset Protection Zones minimises the value of the links. The creek line corridors do not all connect with other conservation areas. The connections need to be established, conserved and maintained. Connectivity between areas of native vegetation will allow movement of wildlife and cross-pollination of flora and assist in preparations for the impacts of climate change.

Wildlife Corridors that are very important

The map shows corridors that are needed south of Mona Vale Road.



Key

-  Mona vale road
-  Potential corridor through South Ingleside linking Garigal National Park with Ingleside Chase reserve. Apart from a narrow riparian zone most of the bushland marked in red is going to be turned into housing
-  Coastal upland swamp

Wildlife Corridors need to be wider

Ecologists advise that more than 100m is needed for the purpose and that box culverts are needed under roads.

Overpasses and underpasses

It is commendable that vegetated overpasses are planned over Mona Vale Road. It is of great concern that we believe there is no funding provided for those to be constructed. The project ought not to proceed without the upgrades to Mona Vale Rd including flora and fauna overpasses and underpasses being provided.

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Wildlife corridors along creek lines

The areas along the various creek lines appear rather too narrow to be effective as wildlife corridors. Water courses require more than 100m of riparian zone protection to allow for movement of wildlife and to ensure water quality downstream.

Plans for Bio-banking

1. The Bio-banking plan has not been established and yet the whole of the Ingleside precinct is to be bio-banked.
2. The off-sets need to be established in the same or similar vegetation type areas.
3. The off-sets ought to be sought in the Northern Beaches
4. The whole project ought not to proceed until the bio-banking plans have been properly finalised.

Protecting habitat for the Eastern Pygmy Possum

Bushland along Manor Road through to Mona Vale Road has the second highest density of Eastern Pygmy Possums in Ingleside and yet the plans are for a substantial part of this to become housing. It is in a riparian zone which is an important bush corridor linking Garigal National Park to the Ingleside Chase Reserve. To achieve the desired number of dwellings, we would rather see larger areas of medium density housing in areas that are not so environmentally sensitive.

We request that these issues be addressed before the project proceeds further.

Yours sincerely,

A handwritten signature in black ink that reads "J. C. Bennett." The signature is written in a cursive, flowing style.

Judith Bennett, President