

AVALON PRESERVATION TRUST

Incorporated as AVALON PRESERVATION ASSOCIATION

The Director

Department of Planning and Environment

Re: Planning for a Sustainable Future: The Ingleside Precinct

The Avalon Preservation Association has grave concerns about aspects of the State Government DPE plan for 3400 houses in the Ingleside precinct.

There appears to be a lack of appropriate funding for the necessary infrastructure for this development which will have a significant impact on the lives of people on the Northern Beaches.

There is much that needs to be decided and finalised before the commencement of this development, despite the urging of developers.

- **The upgrade of Mona Vale Road must be completed not just planned.**

An effective regional road plan must be developed that truly considers the impact of road congestion on all the residents of the Northern Beaches not just those within the Ingleside precinct. Currently much of the Mona Vale Road is a narrow and at times steep single lane road with bumper to bumper traffic at all times of the day and not just during the traditional peak hours. This traffic blockage will be exacerbated by the increase in traffic emanating from 3400 houses.

The Ingleside development must not be commenced until an effective regional road plan has been developed and Mona Vale Road, as part of the regional road plan, has been upgraded. The local road network will therefore be more able to cope with the significant increase in traffic during the building of the houses and thereafter the movement of home owners.

- **Funding must be sourced and approved for the road works.**

- **A comprehensive plan of public transport servicing the area must be developed.**

It is essential that a public transport system with east-west connectivity as well as north-south connectivity running from early morning to late evening is implemented to meet the needs of all residents in the Northern Beaches including the Ingleside precinct.

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- **A comprehensive environmental plan must be developed to ensure a harmonious partnership and coexistence between the natural environment and the built environment.**

Many hectares of bushland will be converted to housing under this Ingleside plan as most of the untouched bushland along Manor Road through to Mona Vale Road is owned by the Department of Planning. This is an area of environmental importance as it has the second highest density of eastern pygmy possums in Ingleside. As a society we have a responsibility to ensure the protection of our natural environment. Although the provision of housing is necessary, it must not be at the expense of our precious natural environment.

- **Power lines must be placed underground.**

It is ludicrous that in the 21st century, overhead power lines are still allowed. In the event of bushfire the loss of power could be an issue, as it was in the 1994 fires. The more recent major storms have also proved the folly of overhead power lines.

- **Bush corridors and underpass box culverts must be an intrinsic part of the plan of development.**
- **There must be a no external cat and no unleashed dog policy for the whole precinct.**

The sensitivity of the areas between Ku-ring-gai Chase National Park, Garigal National Park, Katandra Bushland Sanctuary and Ingleside Chase Reserve means that there should be an enforceable no external cat and no unleashed dog policy for the whole precinct.

Yours faithfully

Sue Martin
Secretary
Avalon Preservation Association
28 February 2017