

Friends of Narrabeen Lagoon Catchment



P.O. Box 845, Narrabeen NSW 2101

6th June 2018

Re Sydney Water Property 209A Forest Way, Belrose

To: Rudi Soman, Community Relations Advisor

RUDI.SOMAN@sydneywater.com.au

Dear Mr Soman

Thank you for the recent email update re the Sydney Water property.
In response, we request the following issues be considered re the bushland site.

ISSUES

Local Environment Plan

The non-urban land is within the B2 Oxford Falls Locality in the Warringah LEP 2000.
The planning controls do not provide a high level of protection as anticipated.
A more detailed response can be provided on this issue.

Fragmentation

Development and associated asset protection zone (APZ) would fragment the bushland area. This would result in a smaller and less viable remnant for sustainable management in the long term.

Fauna habitat

The bushland area also provides habitat connectivity for native fauna.

Catchment Protection

2019A Forest Way is non-urban land in Narrabeen Lagoon Catchment
The subject site is located on a ridge in the upper catchment of Deep Creek.

Re Deep Creek Catchment
Recommendations

The protection of the upper catchment of Deep Creek from rural or urban development is paramount and as a minimum, the non-urban lands should be designated as environmentally sensitive. Extending protected area status through public acquisition of the lands should be the long-term aim.

Just three major creeks (Deep, Wheeler and Curl Curl) are mostly unaffected by development and protection of their catchments is critical. These 'Group A'

creeks are of high landscape and ecological value and will degrade quickly if even minor changes occur (such as weed growth, vegetation clearing or urban development).

Ref: Warringah Creek Management Study (WCMS) 2004

Ownership

If the land is sold on the open market the bushland will not be protected.

Ownership by a public authority will help ensure that the ecological values of the land will be protected in the long term. This is consistent with the recommendation in the WCMS.

Duffys Forest Remnants

The 285 hectares of Duffys Forest surrounding 209A Forest Way is greater than the 240 ha of the original distribution recorded in 2004. Has the area of Duffys Forest been revised?

Since 2014 an extensive area of Duffys Forest has been cleared in conjunction with the Northern Beaches Hospital construction and road widening in Frenchs Forest.

“The estimated original extent of DFEC is approximately 1450 ha.”

“Less than 16%, or approximately 240 ha, of the original distribution remains.

The majority of the community remaining (89%) occurs within the Warringah LGA, while 8% occurs in Ku-ring-gai LGA with less than 2% recorded in each of Pittwater, Manly and Hornsby LGAs.” Ref: NPWS EEC Information 2004

DFEC listing

The subject site is located on a ridge top area. Surviving remnants of Duffys Forest have conservation value in the long term whereas continued clearing will contribute to cumulative loss.

8. It is estimated that only 15% of the original area of the Duffys Forest Ecological Community currently exists in the form of a number of remnants.

11. In view of the substantial reduction in the area occupied by the community, its fragmentation and the numerous threats to the community, the Scientific Committee is of the opinion that Duffys Forest Ecological Community is likely to become extinct in nature in New South Wales unless the circumstances and factors threatening its survival cease to operate and that listing as an endangered ecological community is warranted.

Ref: Duffys Forest ecological community in the Sydney Basin Bioregion - endangered ecological community listing: NSW Scientific Committee - final determination (2002)

Belrose TAFE site

The NSW Government owns an area of approximately 10.83ha located on Forest Way Belrose which was previously allocated for a proposed TAFE site in Belrose (known as the Belrose TAFE site). The site is currently zoned C8 Belrose North under Warringah LEP 2000 (deferred area).

...Roads & Maritime Services (RMS) is in discussions to retain the majority of the site in State ownership to retain the endangered bushland to be used for bio-certification off-sets to off-set the removal of other endangered bushland as a result of its recent road widening works on the Northern Beaches e.g. Warringah Road upgrade adjacent to the new Northern Beaches Hospital and the proposed Mona Vale Road widening project.

Ref: Report to Ordinary Council Meeting (Item No. 9.2 – 27 March 2018)

Public Open Space

Linkage with bushland identified as public open space.

Area: 1.75ha perimeter 635m

The Public Open Space adjoins the eastern perimeter of Sydney Water land containing the larger water tower.

Community land

Belrose Rural Fire Station is located on community land on the eastern side of Forest Way.

Community land adjoins western boundary of undeveloped Sydney Water land proposed for sale.

Crown (public) reserve

According to an historical map two portions of land owned by Sydney Water were previously part of a Crown (public) reserve. (Ref: Historical Parish Map, DP 700298)

The larger water tower is located on land that was within a Crown Reserve part of which is retained as public open space.

The undeveloped southern portion of Sydney Water land was also within a Crown Reserve part of which is retained as community land.

Sydney Water land lies between two existing portions of public reserve to the east and west.

Government organisations

We would like the opportunity to discuss the matter with Council (including Narrabeen Lagoon State Park Advisory Committee) and Local MP.

In the meantime we request that Sydney Water please put the proposed sale on hold.

Yours sincerely,



Judith Bennett, President