



12 Orchard ^X St
Warriewood
2102

9997-1723
lynneezinner@hotmail.
com

re. Review of Warriewood Valley
Planning Framework.

Please attach to my emailed
submission on above review

Lynne Czinne
Lynne Czinne

**INGLESIDE / WARRIEWOOD
URBAN LAND RELEASE**

**SUBMISSIONS
BY
STATE GOVERNMENT
DEPARTMENTS
AND
STATUTORY AUTHORITIES
ON
ENVIRONMENTAL STUDIES**



The General Manager
Pittwater Council
P. O. Box 882
MONA VALE NSW 2103

Attention: Mr. Lindsay Dyce

PITTSBURGH MUNICIPAL COUNCIL	
13 OCT 1994	
CONNECTION NO.	107219
REF TO	G. CHAPMAN
FILE WITH	L. McKeone
FILE NO.	735 009 005



NSW
NATIONAL
PARKS
WILDLIFE
SERVICE

Our reference: F. 394
Your reference:

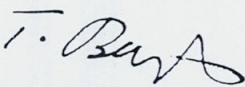
Dear Sir:

**INGLESIDE /WARRIWOOD LAND RELEASE
ENVIRONMENTAL CONSERVATION STUDIES
FINAL FAUNA CONSERVATION STUDY 8/8/94**

Please find enclosed comments of the National Parks and Wildlife Service on the above.

If you require further information, please contact Senior Ranger Tom Bagnat at Garigal National Park - Tel: 451.3479.

Yours faithfully,


Robert Conroy
District Manager
for the Director-General
10th October, 1994

North Metropolitan
District
Ku-ring-gai Chase
National Park
Bobbin Head
Turrumurra 207
Fax: (02) 457 8
Tel: (02) 457 9

Head Office
43 Bridge Street
Hurstville NSW
Australia
PO Box 1967
Hurstville 2220
Fax: (02) 585 6
Tel: (02) 585 64

Noted
L.B. Chapin
16.11.94

COMMENTS - FAUNA SURVEY

The report states that: the limited budget allocation prevented the researchers from conducting a comprehensive field survey and site sampling (which may be true). However, due to the limited surveying, there are a lot of questions about the possibility of schedule 12 species (NPW Act 1974) occurring in certain areas within the study area. Therefore prior to any development, extensive environmental assessment will have to be conducted.

I refer to comments made by the National Parks and Wildlife Service and reiterate the following points:

- * There is a lot of extrapolation and assumptions in the survey;
- * Wildlife corridors have not been adequately identified;
- * Choosing one sample area per vegetation group is inadequate because this assumes uniformity and does not take into consideration microclimatic or topographic changes in each vegetation area;
- * There is no qualitative or quantitative assessment of habitat quality, again it is based on assumption;
- * Core areas of habitat which may have higher conservation values, within each vegetation type have not been identified.

In general, the researchers have based their classification system on the vegetation communities. They have assumed that all woodland areas are of high conservation value while all open or disturbed areas have a low conservation value.

The classifications fail to take into account other factors such as: microclimatic changes, aspect, slope, topography, exposure, age-class diversity of vegetation, location and any external pressures.

For example; open and disturbed areas have been classified as class (a), however it is possible that the Green and Golden Bell Frog (*Litoria aurea*) may occur in water bodies. If this is correct, then the water body areas may have to be classified as class (d) or (e) as it would obviously be a core habitat area.

Within each vegetation community, including the modified areas, there will be some areas that are of higher conservation value due to habitat quality. Therefore within each community there will be a range of classifications that can be applied.

The classifications given to each area should be used as a guide and further research needs to be conducted prior to any development.

In addition several sections of the tender brief have not been addressed, for example:

- * There is poor replication of the survey sites;
- * There is insufficient information to make classifications credible;
- * There is no management strategy for the protection and enhancement of wildlife corridors or restoration of habitat areas.

In conclusion the present study is not of sufficient standard to make informed planning decisions and recommendations. The report needs to be supplemented by further studies.

ADDITIONAL COMMENTS PER SECTION OF THE STUDY

Section 3.4. Fauna Habitat Class (D) Areas

The Rocky Heath area has been classified as Class (d), however it is possible that several schedule 12 species (NPW Act 1974) occur. Therefore these areas should be researched further before a definite classification is given.

The Tall Open Forest has been identified as a potential wildlife corridor along an escarpment. shouldn't this be classified as class (e) to maintain aesthetic values and provide habitat protection?

Other management options for the Casuarina Wetland may include:

- * requirement for property owners to plant native plants;
- * limited clearing regulations on properties, so that natural bushland areas are maintained.

Section 3.5. Fauna Habitat Class (E) Areas

Wildlife corridors of Woodland, Swamp Mahogany, Closed Forest and Open Forest vegetation types could be expanded through the class (d) areas. Council could place conditions on the development consents requiring property owners to plant native species that are endemic to these areas.

Consideration ought to be given to employing bush regeneration contractors to rehabilitate the critical habitat areas. The contractor could also help educate the

and Assessment Act (1979), The National Parks and Wildlife Act (1974) and the Endangered Fauna (interim) Protection Act (1993) must be complied with.

Section 5.6. Indigenous Vegetation

Exotic species that are prolific seeders or spread easily should be discouraged in all areas, and especially class (d) and areas adjacent to class (e). This could be enforced through the development approval consents.

Section 5.7. Local Residents & Bushland Management

Local residents could be encouraged to participate in the council bush regeneration programs

Section 6.0. Additional Studies

There needs to be further studies in areas where schedule 12 species may occur. The entire area needs further study to identify core habitat areas within each vegetation community and perhaps revise the classification system applied.

Council should recommend that property owners plant native trees to provide habitat areas for fauna, these can act as wildlife corridors.

aw/fauna.doc26/9/94disc4

**INGLESIDE / WARRIEWOOD
URBAN LAND RELEASE**

**SUBMISSIONS
BY
COMMUNITY GROUPS
ON
MORE THAN ONE
ENVIRONMENTAL STUDY**



INGLESIDE RESIDENTS ASSOCIATION INC.

President: David Palmer
198 Cicada Glen Rd Ingleside 2101 9997 3195
Secretary: David Hoskins
202 Cicada Glen Rd Ingleside 2101 9999 3197

3/8/94

Cr Allan Porter
Chairman, Ingleside Warriewood Land Release Advisory Committee
Fittwater Council
PO Box 882
Mona Vale NSW 2103

Dear Cr Porter

SUBMISSION ON VISUAL IMPACT STUDY - PROPOSED INGLESIDE/WARRIEWOOD LAND RELEASE

The Ingleside Residents Association would like to submit the following comments on the visual impact study prepared for Fittwater Council by Environmental Partnership P/L.

We feel that while in general terms the study has identified areas that are unsuitable for urban development and classified others as to their suitability, we have difficulties with some of the methodology and detail of the study.

- 1 As local residents we find it almost impossible to reconcile the boundaries on the maps with characteristics of the area we are familiar with. More information on fieldwork, especially relating to how the boundaries were determined would be helpful to our understanding and would facilitate further input from us.
- 2 We consider the planning guidelines as set out in figure 7.1 to be too open ended. We understand that the studies carried out for this proposed development were to provide information to enable Council to determine the appropriate size and form of the development. Most statements in the guidelines however seem to be aimed at guiding the development of individual lots instead of creating an overall plan for the area, such as, for example setting appropriate housing density targets for each area.
- 3 On a specific point in figure 7.1, it is suggested that guideline number 5 (site clearing) reveals a failure on the part of the consultants to appreciate the fundamental characteristics of much of Ingleside vegetation. Particularly in areas of rocky heath, the notion of retaining strips of 1, 2 or 3 metres is simply not workable. On the assumption that such areas will on other grounds be seen as suitable for larger block sizes, the idea of

expressing amount of existing vegetation to be retained as function of block size would be more realistic.

By and large we feel that although the consultants have provided a general direction, the finished report does not have sufficient value as a planning tool for the determination of the nature and character of the proposed development. We request that an improved document be produced in the future.

Sincerely,

David Hoskins
David Hoskins
Secretary