

## Footprint Green Pty Ltd

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16<sup>th</sup> June 2011

Mr Sam Mustaca  
Vogue Agency  
4 Vuko Place

WARRIEWOOD NSW 2102

Dear Mr Mustaca,

**Re: Comments in Reply to Pittwater Council's Concerns – N0052/11 - 4 Boundary Street, Warriewood (Lot 2 DP 816070), 10 Jubilee Avenue, Warriewood (Lot 10 DP 5055) Construction of a new private road to access 120 Mona Vale Rd Warriewood**

In response to your request to review Pittwater Council's concerns raised in the Report to the Development Unit, dated 06 June 2011, the following information is provided.

### Council concerns – road kill

*"Based upon the assessment criteria, it was considered that the proposed development would not have a significant impact on threatened species, subject to the adoption of several recommendations listed on Page 60 of the report. All discussion and recommendations within the report are supported. However, the report makes no mention of the potential impact of road kill caused by the expected increase in traffic on the proposed road which will bisect the forested area"*

### Comment

The impact of the vehicle movements and potential for the road kill of native fauna is expected to be similar to that associated with many local roads in the Ingleside area and is expected to be less than that associated with the thoroughfare roads such as Lane Cove Road and the upper sections of Powder Works Road. The potential for native fauna road kill is expected to be substantially less than that associated with Mona Vale Road where there are higher volumes of traffic travelling at higher speed limits.

The movement of native fauna is influenced by the types of the adjacent habitats and development. On the southern side of the proposed road, towards Jubilee Ave, the adjacent land consists of a commercial / industrial complex which contains no natural habitats. Therefore there are no expected faunal movements across the proposed road towards in the lower sections towards Jubilee Avenue. On the southern side of the proposed road, towards Boundary Street, the adjacent property contains open grass areas with isolated trees and beyond this there are natural bushland habitats.

The fauna that potentially could be subject to road kill are ground dwelling mammals such as Long-nosed Bandicoot (*Perameles nasuta*) and Swamp Wallaby (*Wallabia bicolor*), and arboreal mammals such as Common Brushtail Possum (*Trichosurus vulpecula*), Common Ringtail Possum (*Pseudocheirus peregrinus*). Reptiles & amphibians such as Black-bellied Swamp Snake (*Hemiaspis signata*) and Striped Marsh Frog (*Limnodynastes peronii*) are less likely to be affected and bird road kills are scarce.

The proposed road will only service a limited number of dwellings and is not a thoroughfare linking large suburban areas. It is expected that speed limits would typically be 50km /hr and fauna movements would also be influenced by the adjacent habitats and developments. Taking this into account the potential level of road kill would be expected to be low and less than that associated with Lane Cove Road



at Ingleside and substantially less than Mona Vale Road. It is considered that the proposed road would not create a significant "population sink" affecting the local fauna populations.

**Council concerns – tree loss**

*The assessment and determinations of the arborist report are supported, however there are a number of issues. The loss of 85 protected trees from the area is considered to be a significant impact, particularly with the high proportion of trees of either Significant or High landscape significance.*

*Seven (7) trees are recommended for removal from the Council road reserve on Boundary Street which are located south and west of the proposed new road where it meets the existing Boundary Street, and it is unclear as to why this is necessary. Discussions with Council's Road and Traffic Engineer have come to the same conclusion that this small section of road heading south from the intersection is unnecessary and unjustified at this point in time, therefore the removal of the seven trees in this area is unnecessary.*

**Comment**

With construction of the proposed road there will be some tree loss. The extent of tree loss and impact on adjacent trees has been considered in accordance with the Australian Standard for Protection of Trees on Development Sites, AS 4970 – 2009 and is detailed in the Arboricultural Impact Assessment (Footprint Green, 21/01/11).

In reviewing the proposed road, the 7 trees within Boundary Street (Tree No's 60, 82, 1057, 1058, 1059 & 1060) road reserve could be retained if the Boundary Street intersection was not proposed. Depending upon the subdivision configuration and road layout these 7 trees may not need to be removed. Therefore it may be prudent to consider these trees in conjunction with the proposed development masterplan for 120 Mona Vale Road rather than this application.

**Council concerns – tree loss & road design**

*"The Council engineers have also indicated the proposed road should be required to be designed to the local road specifications of the WVRMP and adjust the levels of the intersection. The cuts will therefore be around 5.5 m deep and overall width of area directly impacted by construction works (not including significant trees outside this area whose roots would be affected and maybe necessitate their removal, maybe another 6 m either side of the road) would be approximately 25 m. They would not be able to narrow down the WVRMP dimensions to stay within the 20m road reserve as currently proposed. Therefore the overall impact on canopy trees is unknown however is highly likely to be greater than that currently indicated by the arborist report which bases its assessment on the 20m road width."*

**Comment**

Not being engineers we are not in a position to provide comment on the adequacy of the road design.

**Council concerns – tree loss & visual impact**

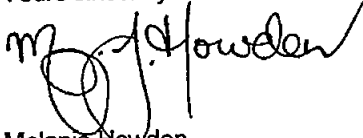
*"In terms of visual impact, the proposal is considered to cause a highly detrimental visual impact with a long straight swathe of vegetation and tall canopy trees removed. This combined with the required cut to attain the necessary road gradient will leave a massive empty corridor with high steep embankments which cannot be effectively screened and this will be prominent from a landscape perspective particularly when viewed from Jubilee Avenue".*

**Comment**

We believe that the visual impact of the proposed road is subject to the design of the road which takes into account the site constraints and compliance with engineering criteria. Whilst the lower portions of the proposed road will be visually apparent from Jubilee Avenue looking west, the proposed road has been designed with a "dog leg" offset, to retain vegetation as a backdrop which will also provide a continuous tree line when viewed from the broader landscape.

Should you or others require clarification of any comments made in this correspondence please do not hesitate to contact us on 9918 8877.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Howden', with a large, stylized initial 'M'.

Melanie Howden  
Director & Principal Arboriculturalist

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. B. Couston', with a large, stylized initial 'M'.

Mark Couston  
Director & Principal Ecologist CPESC