



Rob Stokes

Pittwater MP

24 December 2012

Mr Mark Ferguson
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Mr Ferguson *Mark,*

I am writing on behalf of Mr David Palmer of 26 Cicada Glen Road, Ingleside, in relation to the proposed rezoning of 120-122 Mona Vale Road, Mona Vale.

As you will note from enclosed correspondence, Mr Palmer is concerned that the land at 120-122 Mona Vale Road forms an important biodiversity corridor between Ingleside Chase and Katandra Sanctuary. His is anxious to see that sensitive and important natural bushland on the site is preserved and enhanced.

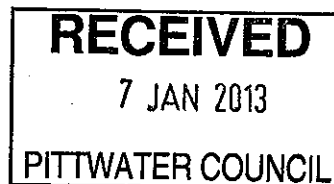
On behalf of Mr Palmer, I seek that his concerns about the environmental values of the land at 120-122 Mona Vale Road, and its context, are thoroughly investigated and protected through the rezoning assessment process.

Thank you for your attention. I look forward to your reply.

Yours sincerely

Rob Stokes MP
MEMBER FOR PITTWATER

Encl



1725 Pittwater Road MONA VALE NSW 2103

Phone: 02 9999 3599 Fax: 02 9999 0922 Email: pittwater@parliament.nsw.gov.au

Printed on 100% Recycled Paper

26 Cicada Glen Road
Ingleside NSW 2101
Ph: 9997 3195

18 December 2012

The Hon Rob Stokes MP
Member for Pittwater
1725 Pittwater Road
Mona Vale 2103

Dear Mr Stokes

Rezoning application R002/12, 120 – 122 Mona Vale Road Mona Vale

I am writing to request your assistance regarding the above rezoning application.

The subject land is approximately 8 hectares in size and is located on the Warriewood Ingleside escarpment between Ingleside Chase reserve (on its southern boundary) and Katandra bushland Sanctuary (to the north), as shown on p9 from the Masterplan (attached).

The Draft Planning Strategy prepared in 1994 for the proposed release of non-urban land in Warriewood and Ingleside classifies the land as class 5, low development capability (conservation value) as per the Ingleside Warriewood Development Capability Map (attached) and identifies the principal use for the land to be "conservation purposes."

Subsequent to the 1994 bushfires a significant portion of native vegetation on this site was cleared without permission. At its meeting of 7 February 1994 Pittwater Council resolved that for land within the Ingleside Warriewood study area, "the determination of land use classifications and future rezonings will be based on environmental characteristics of the area, including vegetation, which were in existence prior to January 1994 as determined by the Environmental Studies carried out by Council for the Ingleside Warriewood Land Release Project". This supports the conservation value classification. The attached photos show the extent of the unauthorised clearing.

The land is in a critical location in regard to the bushland along the Ingleside Warriewood escarpment. It provides a link between the adjacent bushland reserves of Katandra Bushland Sanctuary and Ingleside Chase Reserve and other bushland along the escarpment. Given the likelihood of residential subdivision in Ingleside there is the threat of complete enclosure of Katandra Bushland Sanctuary.

The subject lot is critical to the connection between Katandra and Ingleside Chase Reserve and, through fauna corridors, to Garigal and Ku-ring-gai Chase national parks.

A 2011 report by SMEC for Roads and Maritime Services identified a roadkill hotspot between this site and Katandra so when this section of Mona Vale Road is upgraded this would be an appropriate site for a fauna overpass.

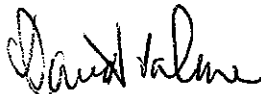
Given the context of this site, it should be considered in conjunction with the likelihood of a residential land release in Ingleside and as you are aware, Pittwater Council has acquired land similar to 120 Mona Vale Road for Ingleside Chase Reserve.

In view of the above it is requested that an approach be made to the Department of Planning, Pittwater Council and the applicant to get together to draw up a plan to preserve at least some if not all of the land by including it in Ingleside Chase Reserve.

If the applicant agrees to donate some or all of the land to this purpose a tax deduction could be arranged through Pittwater Environmental Foundation. Other sources of funding could be from the sale of Department of Planning land in the "Blue Hatched" area as was done to secure land owned by the Hayden family for Ingleside Chase Reserve. I'm sure that members of the Pittwater community would like to be involved in preserving and regenerating the site.

I would be happy to meet with you to discuss this matter more fully.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'David Palmer', written in a cursive style.

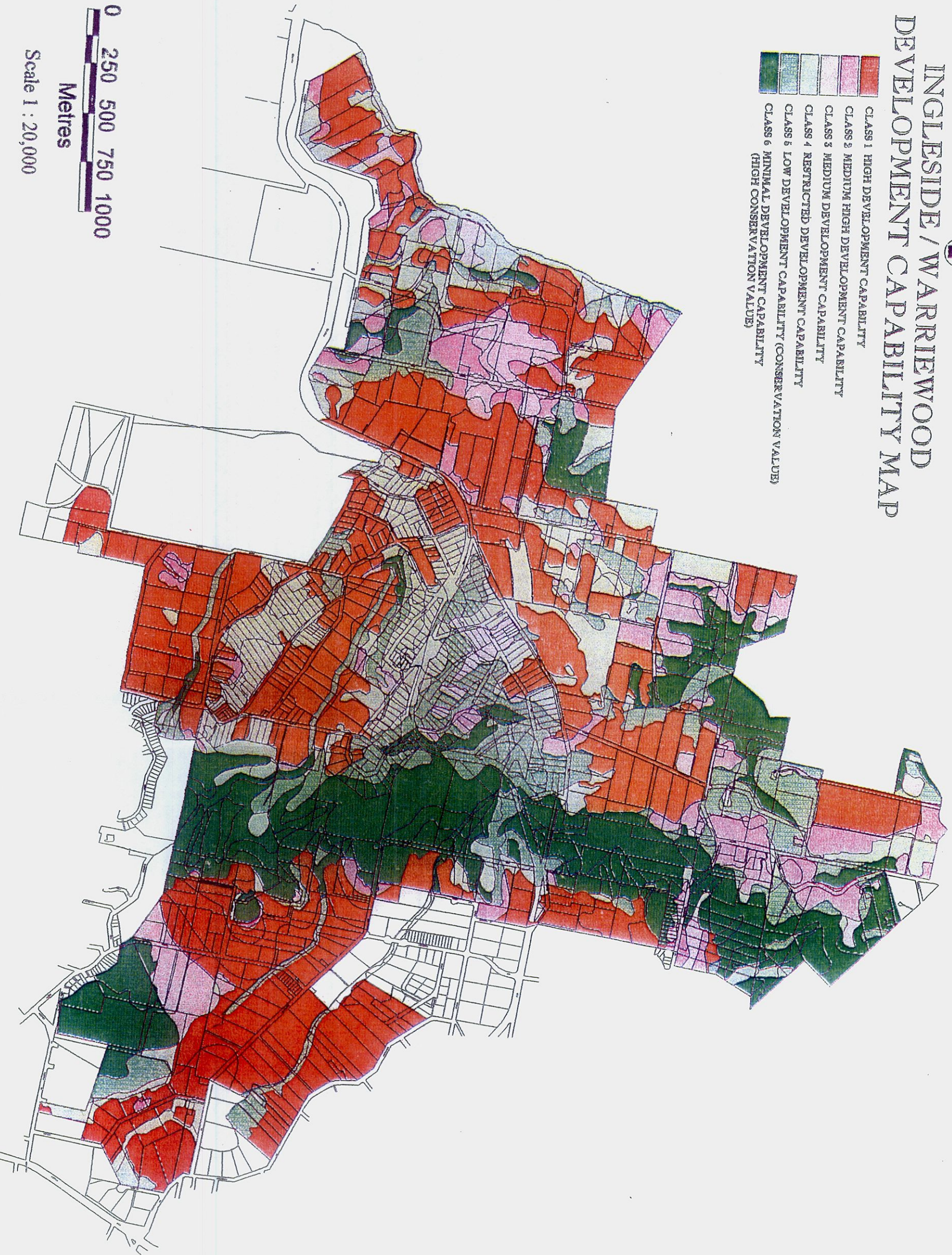
David Palmer



INGLESLIDE / WARRIEWOOD DEVELOPMENT CAPABILITY MAP



- CLASS 1 HIGH DEVELOPMENT CAPABILITY
- CLASS 2 MEDIUM HIGH DEVELOPMENT CAPABILITY
- CLASS 3 MEDIUM DEVELOPMENT CAPABILITY
- CLASS 4 RESTRICTED DEVELOPMENT CAPABILITY
- CLASS 5 LOW DEVELOPMENT CAPABILITY (CONSERVATION VALUE)
- CLASS 6 MINIMAL DEVELOPMENT CAPABILITY (HIGH CONSERVATION VALUE)



0 250 500 750 1000
Metres

Scale 1 : 20,000

14.8.91



