
Sent: 18/09/2018 10:16:36 PM
Subject: Mod2018/0327 - 79 Cabbage Tree Road BAYVIEW
Attachments: submission pittwater gardens.docx;

To Northern Beaches Council

Planning Proposal Submission

RE: Mod2018/0327 - 79 Cabbage Tree
Road BAYVIEW NSW 2104

Please find attached a submission to the planning proposal Mod2018/0327 - 79 Cabbage Tree
Road BAYVIEW NSW 2104

Regards
David Seymour
President
Katandra Bushland Sanctuary Trust



PO Box 365 Mona Vale 1660
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3rd September 2018
To Northern Beaches Council

Planning Proposal Submission

RE: Mod2018/0327 - 79 Cabbage Tree Road BAYVIEW NSW 2104

The Katandra Bushland Sanctuary Trust would like to object to the above planning proposal due to the effect it would have on the local natural environment. The site in question forms part a critical wildlife corridor along the Warriewood/Mona Vale Escarpment, an area which is well known for its high biodiversity value.

This development application is based on a plan approved many decades ago. There have been a lot of changes in the area since then, the local flora and fauna in this bushland corridor is now under much more pressure due to clearing of vegetation and habitat associated with numerous other developments in the area during this time. A number of other developments currently proposed, including the massive Ingleside precinct development along with this proposal, threatens to further reduce the viability of this corridor.

In the 1960's Koalas used to frequent the area. They have not now been seen for many decades. In the early 2000's Spotted Quolls were known in the area. They have not been reliably seen now for over 10 years. If this corridor is going to remain viable for the survival of the local flora and fauna into the future, then at some stage a decision must be made that "enough is enough", it cannot be further chipped away and diminished by any more encroaching developments. Currently there are known populations of endangered Eastern pygmy possum, giant burrowing frogs, powerful owls and heath monitors living within the corridor. Any further destruction of bushland will only push these species to local extinction.

Katandra Bushland Sanctuary is within 100 metres of the proposed development. Surveys of Katandra conducted between 1998 and 2000 recorded

- approximately 350 native plant species existing in five main types of vegetation communities – woodland, wet heathland, dry open forest, moist tall open forest and rainforest-like closed forest
- 15 species of native mammals, 64 bird species, 16 species of reptiles and 5 species of amphibians within Katandra along with numerous invertebrate species representative of six of the ten major invertebrate phyla.

The flora survey concluded that "there are very few non-indigenous plants in Katandra" due to "an active weeding program by the Friends of Katandra" and that "the flora is generally healthy and diverse".

The fauna survey was conducted by George Hangay. George Hangay is very well credentialed for this work, having worked for the Australian Museum for 22 years and being a Scientific member of the Royal Zoological Society of NSW and numerous other International societies. This survey involved approximately 256 hours of observation within the Sanctuary, and he noted that “a thorough survey of the entire reptile and amphibian fauna was not achieved during this project. Undoubtedly there are more species of these animals living in the area and a more detailed research would be needed in the future.”

Species he did record in this survey that are endangered, rare or uncommon in the area included the spotted quoll, echidna, swamp rat, Eastern pygmy-possum, powerful owl, superb lyrebird, channel-billed cuckoo, king parrot, peregrine falcon, heath monitor and the Giant Burrowing frog.

The survey concluded that many of these populations no doubt interact with those outside the Sanctuary in nearby bushland due to their migratory or nomadic habits and that the preservation of these nearby bushland areas is of “paramount importance” even if some of it is not completely undisturbed bushland.

The survey concludes

“Katandra Bushland Sanctuary is especially important from a conservation point of view as it harbours a high number of native flora and fauna elements within the metropolitan limits of Sydney. From its vegetation communities, the wet heathland and the relatively small closed-forest are perhaps the most vulnerable and therefore most valuable. However the rest of the area is also very important as a number of unique plant species live there also.”

“Another endangering factor is the ever-increasing urbanisation of the area. At present the Sanctuary is mostly surrounded by vacant land, either privately or government owned. The vegetation of these lands is somewhat similar to Katandra, even if any organisation or government office does not properly care for these areas. Birds and some mammals are regularly using these lands as feeding grounds, some even for breeding. These areas, although they no longer form large, uninterrupted bushlands, can also serve as corridors for migratory or nomadic species. Therefore it is of paramount importance that the ecosystems of these remain undisturbed. Urban development would greatly reduce the chance of survival for this unique and vulnerable environment. Ultimately, possible formation of a national park or wildlife refuge or the annexation to existing protected areas should implement environmental protection and conservation.”

This conclusion makes it clear that any development along this bushland corridor would have negative impact on the flora and particularly the fauna of the area. Removal of vegetation will heavily impact on food sources and breeding habitat for the native fauna.

Research shows that individuals of many of these species identified do occupy and cover large ranges of land. For example

- Tiger quolls home range is usually in excess of 200 ha for males, often moving several kilometres in one night.
- The Giant Burrowing Frog is known to move 300m in a night, more than the width of parts of the proposed development just in one night.
- Echidnas have a home range up to 50 ha

- The Swamp Wallaby has a home range of about 20 ha
- Powerful owls home ranges of many hundreds of ha
- Male Red-bellied black snakes will travel over one kilometre in a day during breeding season in search of a mate.

When you consider the combined area of this corridor along the escarpment is only about 100 ha, then importance of these bushland areas becomes even more obvious. Restricting the habitat and movement of these species will almost certainly lead to their local extinction.

This bushland corridor plays a vital role in helping link areas of two National Parks, the Garigal and Kuring-gai National Parks. Its importance was recognised in the Ingleside / Warriewood Urban Land Release Draft Planning Strategy (1995) which indicated that areas of land within the corridor had been allocated for conservation purposes. The former Pittwater Council's website acknowledged the need to keep these bushland corridors, stating that "Wildlife corridors play a crucial role in maintaining connections between animal and plant populations that would otherwise be isolated and at greater risk of local extinction."

The NSW Roads and Maritime Services has also recognised the importance of this bushland corridor by including a vegetated overpass and other wildlife crossings within this corridor, at great expense, in the plans for the imminent widening of Mona Vale Road.

The Pittwater community has also made it abundantly clear, on many occasions, over many generations, its views and expectations associated with the retention and conservation of this corridor of bushland along the Warriewood / Mona Vale Escarpment. Community members rallied in 1990's to save other areas of the escarpment to the south in Warriewood from development, culminating in the local council at the time purchasing land and organising land swaps to achieve this. Katandra Bushland Sanctuary itself was established from a gift of land in the 1960's by a private land owner to the people of NSW in an effort to preserve this precious bushland for future generations to enjoy.

As the current generation of caretakers for this unique and fragile environment, we cannot allow unsympathetic development to occur which will destroy the natural fabric of the area. It is the view of the Trust that development of this site would add to the threat to the survival of local populations of many fauna species so is inappropriate for such an environmentally sensitive area already under heavy threat from over-development.

Yours Sincerely

David Seymour
President
Katandra Bushland Sanctuary Trust