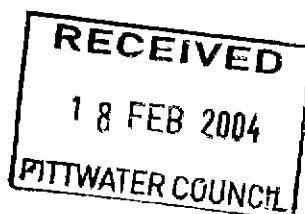


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General Manager
Pittwater Council
PO Box 882
Mona Vale 1660
Fax: 02 9970 7150
Phone 02 9970 1111
18th February 2004



Kate and Richard Howe
75 Wesley Street
Elanora Heights
NSW 2101
phone/fax: 02 99708343
0414 444 399

Re: Proposed rezoning of Heydon Estate and Uniting Church land, Ingleside & Elanora Heights ref:R0005/03 & R0006/03

Attention: The General Manager

My husband and I are concerned residents living in Elanora Heights on Wesley Street. My husband Richard and I are quite happy about the rezoning to environmentally protected. We are opposed to any rezoning that will allow development on the ecologically sensitive area that is proposed for rezoning.

(R0006/03)

I believe that the Uniting Church Proposal has no merit and should be declined. The environmental and social impact is too great and there are no redeeming factors to this proposal.

(R0005/03)

I understand that the Heydon Estate was purchased for re-zoning as environmentally protected with some sort of understanding that costs would be recouped. A less environmentally sensitive area with less disruption to the local community should be selected for the generation of these funds.

- I believe that an ecological study should be done on the combined effect of the two proposals.
- I believe that an ecological study should be done on the specific effect to the Warriewood Wetlands.

Some of my concerns are

1. Impact to Fauna and Flora including endangered species.
2. Breaking the continuity of the green belt
3. Effect on the Warriewood Wetlands.
4. Disfigurement of the Ingleside Escarpment.
5. Roadwork's giving access from Wesley Street.
6. Increased traffic in Wesley street with safety implications to children and families
7. Development, roadwork's and excavations disturbing Mullett Creek
8. Decrease in value of properties in Ingleside and Wesley Street and Powderworks Road
9. Original sentiment of obtaining the land has been ignored
10. Difficult to examine information and have implications explained.
11. Bushfire implications
12. Noise pollution

1. Impact to Fauna and Flora including endangered species.

1.1. No independent survey has been done

1.2. Survey done by Ecotone Ecological Consultants Pty Ltd, in support of application details many concerns and has statements that show the impact could be even larger. Some of these are:

1.2.1. "In an effort to maintain the environmental integrity of the area, it is recommended that natural landscape features such as creek lines, their surrounds and substantial sandstone outcrop formations be avoided where possible to preserve natural values of the landscape", however substantial roadwork's and are to be done over Mullett Creek.

Executive summary Recommendations II

1.2.2. and "It is considered that the evening temperatures were not warm enough to induce activity for many frog species. It is considered that a survey during the warmer months would identify further frog species."

Page 31 Frogs

1.2.3. and "again the surveys were not carried out during the optimum conditions for this fauna group. It is expected that more species would be recorded during warmer months of the year, particularly nocturnal species such as the Southern Leaf-tailed Gecko"

Page 31 Fauna Diversity

1.2.4. "Runoff from the new buildings could impact down slope vegetation and promote invasion of weeds."

1.2.4.1. This is a very important point, as the runoff would affect the Warriewood Wetlands adversely. A large amount of time and money has been spent on trying to preserve these Wetlands. This project could undo all the good and worsen the situation. An ecological study is needed on the combined effect of the two rezoning proposals, specifically on the Warriewood Wetlands.

Page 49 Recommendations

1.2.5. "population of Koalas occur predominantly on Barrenjoey Peninsula, between Ingleside and Elanora Heights..... The Population appears to have declined from and estimate 123 individuals in the 1970's to less than 6 in 1998. This population was listed in 1998 when considered in immediate danger of extinction"

Page 9 Endangered Fauna

2. Breaking the continuity of the green belt

2.1. The proposal of Heydon Estate coupled with the Uniting Church would develop an entire strip at the top of the escarpment. This would break the continuity of the green belt (to the west). This would have devastating effects on the ecology. The proposals have been lumped together and yet the Ecological survey appears to have been done in isolation (individually). The effect would be significantly different if the two proposals had been studied together.

3. Effect on the Warriewood Wetlands.

3.1. Warriewood wetland is a freshwater body with a range of functions including water quality improvement, a bird sanctuary and an aquatic habitat. Runoff from buildings and roadwork construction around Mullett Creek would adversely affect this.

3.2. There is currently a silting up problem, which could worsen. There would be more soil erosion.

4. Disfigurement of the Ingleside Escarpment.

4.1. The beautiful natural views of the escarpment from miles around will be ruined. The skyline will be destroyed.

5. Roadwork's giving access from Wesley Street.

- 5.1. Traffic and heavy machinery during and construction of roadwork's and development.
- 5.2. The proposed access point is on a sharp corner that is unsuitable for vehicle access. This site is between two houses on a very narrow entry point.

6. Increased traffic in Wesley street with safety implications to children and families

- 6.1. Wesley Street has been selected to live in by many families with small children. There will be negative safety implications due to increased traffic conditions during construction and after.
- 6.2. The way of life of many families and residents in Elanora Heights and Ingleside will be directly impacted in a very negative way.

7. Development, roadwork's and excavations disturbing Mullett Creek

- 7.1. Mullett Creek should be preserved as is to ensure it continues to contribute to the surrounding eco-system, not least of which is Warriewood Wetlands.
- 7.2. As detailed in previous points and "recommendations" of the ecological report

8. Decrease in value of properties in Ingleside and Wesley Street and Powderworks Road and Warriewood

- 8.1. Numbers 47 and 51 Wesley Street are to have road access built next to their homes. Properties in Ingleside will have the same problem
- 8.2. Views will be ruined
- 8.3. Bird life and peaceful nature of neighbourhood destroyed.

9. Original sentiment of obtaining the land has been ignored

- 9.1. As far as I understand it the land belonging to the Uniting Church was donated for community use (use of children) in the area, not for urban development and disfigurement of the escarpment for monetary gain.
- 9.2. As far as I understand, Council/government obtained the Heydon Estate for a modest price on some understanding that it would be parkland with a small rezoning to recoup costs.
- 9.3. I believe this is an over development and am unsure how the Uniting Church proposal came to "piggy back" on the Heydon Estate Proposal.
- 9.4. There appears to be no community gain from the Uniting Church proposal, only devastation to the environment and neighbouring suburbs.

10. Difficult to examine information and have implications explained.

- 10.1. I believe the majority of the community are unaware of this proposal and the impact. A true reflection of community views will only be heard when it is too late.
- 10.2. No one has explained the impact to residents in layman's terms.
- 10.3. Getting hold of the planning officer has been difficult. Joanne Marshall (planning officer works Tuesday to Thursday. We received the letter on Thursday evening (5th Feb), tried to phone Joanne on Tuesday 10th Feb), was informed she was not there and was not expected for a few days.
- 10.4. When trying to access the website on Sunday 8th Feb the site froze
- 10.5. My husband took time off work on Monday 9th Feb and went down to council where we given a hard copy of the proposal to look at. When we requested a paper or electronic copy to take home this was denied. We were told to get info off the net.
- 10.6. The website does not have the info as an electronic file, but each page scanned in individually. This makes it almost impossible to read or print and very difficult to get expert advice on.
- 10.7. The original letter does not explain any impact to residents such as potential road works.

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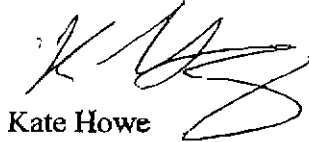
11. Bushfire Implications

- 11.1. I understand that part of the bushfire plan is to draw on existing street water (town water). Apparently during the last bushfires in the area this was insufficient as it was. No water in Wesley Street.
- 11.2. A large area of bushland will have to be cleared to satisfy bushfire regulations.

12. Noise pollution

- 12.1. Both during the period of construction and afterwards.

Thanks for your attention to this matter.



Kate Howe