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What is the Environmental Value of the Land?

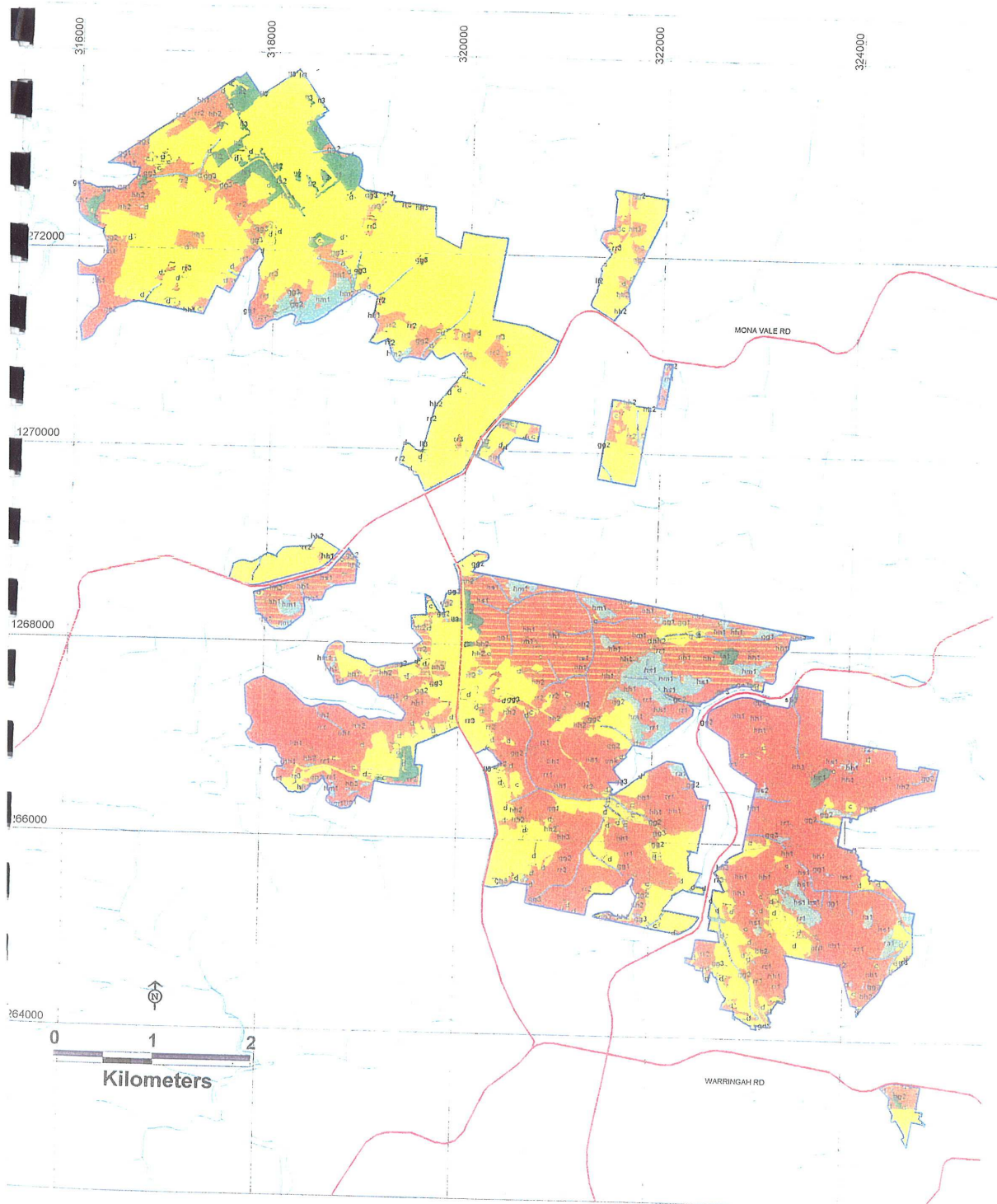
In March 1998 Warringah Council appointed PPK Environment and Infrastructure to undertake the Non Urban Land Study (NULS). The project objectives in undertaking the Non Urban Land Study were to:

1. investigate and identify likely future uses of non urban land;
2. identify the role of non urban land;
3. review the capability of non urban land to support identified future land uses;
4. review recommendations of earlier non urban land studies;
5. identify what planning controls are appropriate and provide direction for future use of the area;
6. formulate a draft policy and long term planning objectives based on the results of the Study, to guide planning decisions for the Study area within a twenty (20) year planning framework; and
7. respond to the needs of the community in regard to non urban land.

The final copy of the Warringah Non Urban Land Study, incorporating community and stakeholder submission amendments, was submitted to Council on 7 April, 2000.

The following pages contains maps of environmental values and environmental constraints.

Below is a map from page 32 of the NULS showing the environmental value of land in the area:



Vegetation Classifications

- A - Disturbed land of lower environmental value
- B - Remnant bush common and well preserved within Warringah
- C - High environmental value within Warringah
- D - High environmental value protected by state legislation

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NON-URBAN LAND STUDY

ENVIRONMENTAL VALUES

Figure 3



Below is the description of the Class A, B, C & D classifications (ie the four colours on the map – Figure 3) of land from the NULS report:

Class A - Disturbed land of lower conservation value.

Areas where the existing land is highly disturbed, cleared of native vegetation or where vegetation is degraded to the point that environmental values have been severely degraded. Environmental values are therefore a minor consideration when planning to develop provided that appropriate planning controls have been satisfied. Approximately 41 percent of the land within the study area were categorised into class A.

Class B - Remnant bush which is common and well preserved within Warringah.

Areas with remnant native vegetation communities which are well represented throughout Warringah and in National Parks. These areas include vegetation communities identified by Smith and Smith (1998) as being of third priority for conservation. Provided that appropriate planning controls have been satisfied and an ongoing management plan is adopted to ensure the sustainability of the proposed activity these lands could support a moderate level of development in terms of potential environmental impact. Approximately 49 percent of the land within the study area was categorised as being in Class B.

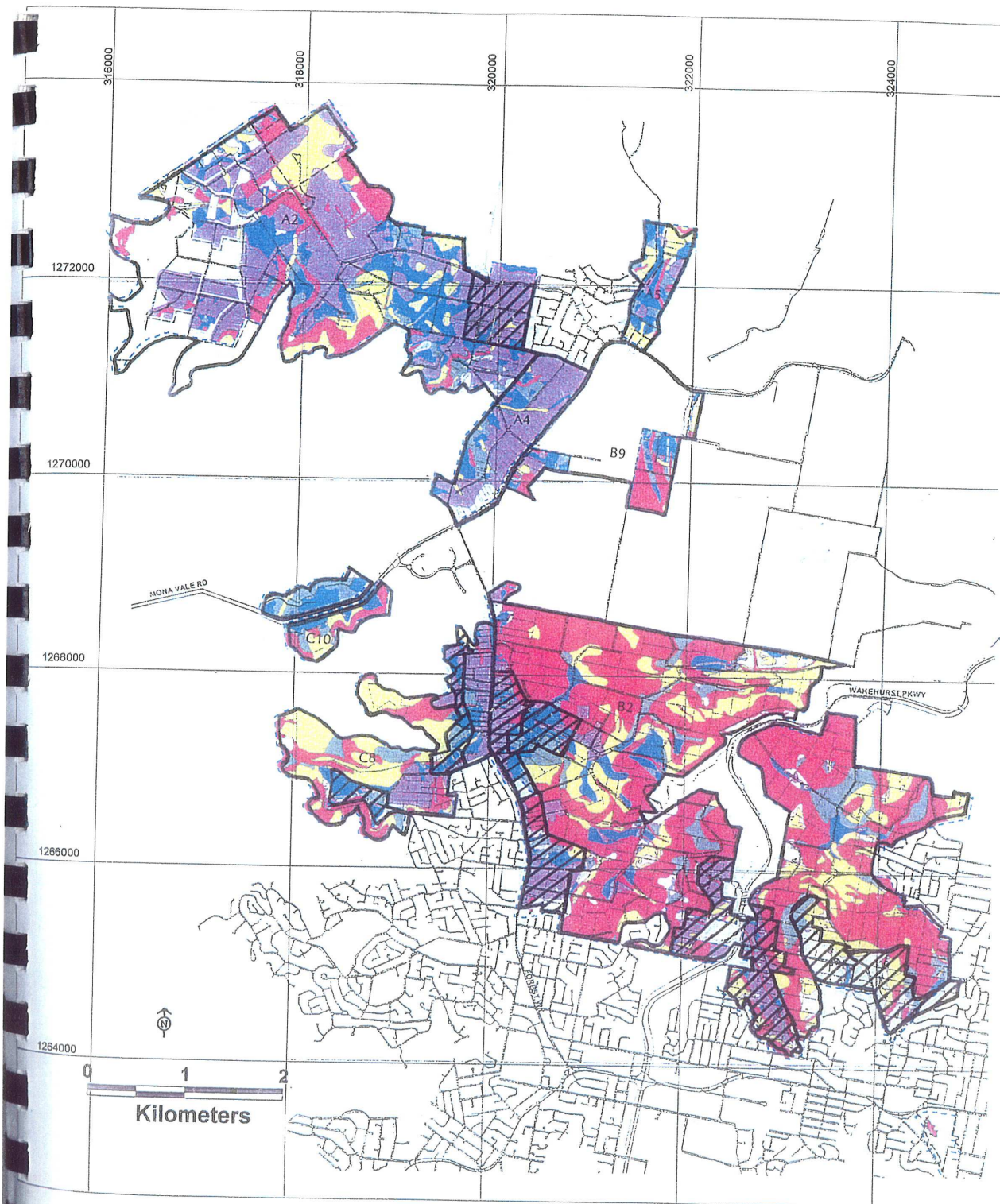
Class C - High environmental value within Warringah.

Areas with significant environmental values which are important for maintaining the local biodiversity and catchment values. This class includes vegetation communities categorised by Smith and Smith (1998) as being of second priority for conservation. This class also includes areas identified as being important habitat corridors and buffer zones to creeklines. Proposals for these areas must be demonstrated to have no significant negative impacts on the existing environment and detail an ongoing plan of management to be adopted to ensure the sustainability of the proposal. Approximately 7 percent of the study areas was categorised as Class C.

Class D - High environmental value protected by state legislation.

Areas which support communities or species which are important for conservation of biodiversity in NSW and support species protected under state legislation to be conserved. These lands support vegetation communities categorised by Smith and Smith (1998) as having the highest priority for conservation. While these areas are considered the most appropriate for protection, there may be opportunities for sustainable development of these lands depending on the use and the site conditions. These areas will require detailed assessment in the development process and the application of appropriate planning controls and management practices to ensure conservation of biodiversity. As illustrated in *Figure 3*, this category covered only a small proportion of the study area, approximately 3 percent of non-urban land.

Environmental Constraints of land in the proposed E3 Area



Classifications

- Class 1 - No significant environmental constraints to development
- Class 2 - Few environmental constraints to development
- Class 3 - Moderate environmental constraints to development
- Class 4 - Significant environmental limitations to development
- Class 5 - Severe environmental limitations to development

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PROPOSED FUTURE
LOCALITIES AND CHARACTER

Figure 10

PPK

Reference p73

Below is recommendation 3 out of the NULS (Figure 10 is on the previous page):

Recommendation 3: That the hatched areas identified in Figure 10 as having potential for higher intensity development and land uses (as outlined in Chapter 11), be further investigated with particular regard to the respective areas':

- *transport and sewerage infrastructure constraints;*
- *bushfire hazard constraints;*
- *the cumulative effects on environmental values (for example Narrabeen Lagoon); and*
- *the regional demand for land generally.*