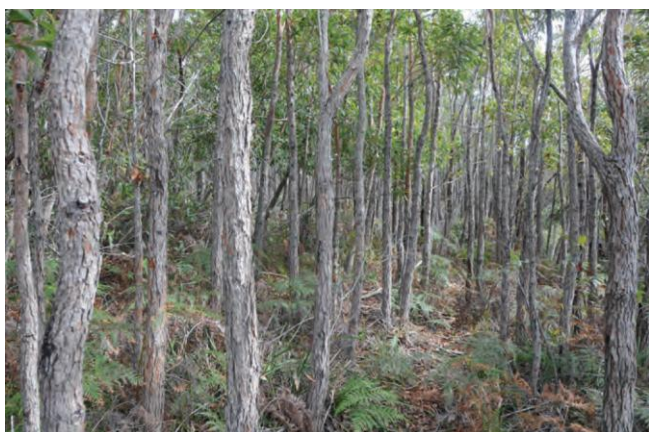


Dear Resident,

You recently received a letter from Sutherland Council regarding a request for the road closure and sale of Sussex Street to the adjoining land owner.

**Before responding to Council please consider the following points:**

The current owner has paid a mere \$325,000 for a massive 56,000 m<sup>2</sup> piece of pristine bushland which they potentially wish to significantly develop for their own private residence, kitchen area, sheds, unlimited number of cabins, toilets, showers and picnic areas. This is all possible under the proposed zoning E2 with permissible uses "recreation camp" and "eco-tourism". The owner is now claiming that this is not enough land in which to build this development without causing significant environmental impacts. In order to minimise this impact, the owner is seeking acquisition of Sussex Street that runs along the ridgeline. This area would be cleared to provide a fire-break for the development, and a bigger building footprint, and in doing so create a massive 'scar' along the ridgeline. This acquisition represents a transfer of Public land for private profit.



Currently, densely forested Sussex Street is home to a significant stand of old bloodwood mallee and is likely to be one of the only group of its kind growing in Sydney Sandstone Gully forest this close to the coast. These are slow growing stems that have risen from large, mostly underground bulbous wood structures called lignotubers. This habitat has been considered worthy of including in a book promoting the listing of the Royal National Park for World Heritage Listing.

"The lignotubers on these bloodwoods are gigantic, covering many square metres. The stems in the picture may belong to one or a few individuals." (Excerpt from First National Park, A Natural for World Heritage by Dr Geoff Mosley)

This magnificent stand of bloodwood mallee will be bulldozed for the sole purpose of assisting a development. These trees have been dismissed as unimportant and disposable by a purported "eco-tourist" operator. It is disconcerting that the developer **does not** want this land because of its **ecological significance**, to conserve and share with visitors to the National Park. Rather, the owner would see these trees bulldozed. This raises serious doubts about the credentials of the developer as an eco-tourist operator.

Council are zoning Sussex Street E2 due to its known environmental significance, the objectives of the zone are: **To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values and to prevent development that could destroy, damage or otherwise have an adverse effect on those values.** Council know that the intention for the road is to clear it for a fire-break and building works. This is clearly in conflict with the objectives of the zone. Zoning land for a use, then handing it over knowing that the intent for it was against the objectives of that zone is morally wrong.

It is wrong to assume that the 'further away' the development is the better it will be for residents. This is an inaccurate assumption as this is the part of Spring Gully that many residents in Bundeena (not just those backing onto the bush) can see and to obliterate it would impact hundreds of residents. Further more, Council should consult with all Bundeena residents as many will be affected by this proposal. Only a small number of Beachcomber residents received notification from council about the request for road closure of Sussex Street. **At this level on the ridgeline, any clearing or development will allow residents to see directly into the development and vice versa.** In other words, we will have a situation where the residents of Bundeena, the occupants of the potential family residence, caretaker and tourists will be looking directly at each other.

The developer has no pre-DA, no development application, no covenants or agreements on the land and no environmental credentials to our knowledge. Council appears to be supportive of this development in spite of the local objection and with little regard for The Environmental Planning and Assessment Act and regulations from relevant authorities. The reasons for this are unclear.

Should the developer be successful in achieving the transfer of Public (Sussex Street) land into private ownership from Council it can then be sold in the future along with the Scout land for an even larger scale development.

Development of this land will affect the health of Bundeena Creek by impacting the freshwater that flows downstream from here, cause greater siltation of the wetland and affect water quality in the creek in lower parts of Bundeena.

Has council referred the possible clearing of Sussex Street unmade paper road and neighbouring land to the Council's Bundeena Creek Floodplain Management Committee for discussion in the current flood mitigation study underway?

There is the ongoing cost transfer, from the developer to the tax payers, for providing fire fighting responses; A response that the state must provide regardless of ownership of land and buildings.

Where is the Costing Study showing the Profit gained by the Developer verses the Loss to the Community, for this Public Land transfer?

This is a public road and considering the high level of interest in it from 4 different parties namely the Developer, National Parks and Wildlife Service, The Spring Gully Protection Group & local Bundeena residents it would make sense to investigate this matter further and not sell it off at this stage. In order to prevent the road from being closed and sold to *the Developer* for their commercial gain please instruct council via a letter that Sussex Street should remain a public road and should not be closed and sold or leased under any circumstances to the Developer for their commercial gain.

Demand the land should be **TRANSFERRED** to NATIONAL PARKS and WILDLIFE SERVICE for inclusion in the Royal National Park along with the transfer of the Old Sanitary waste depot land.

