

Summary of Solution to Problem

Solution proposed by the Friends of Glebe Wetlands, Incorporated

Three Key Points

- 1) **The flying-fox camp at the Glebe Wetlands should be correctly defined and decisions made on the basis of scientific fact as recorded by the Friends of Glebe Wetlands over the past decade (from 2012 to 2022).** Specifically, the solid blue line on Figure 3 from the Ecological Impact Assessment (EIA) prepared by Capital Ecology and dated 1st March 2021 is in the wrong place. Furthermore, the notional buffer on Figure 4 from the EIA is both incorrectly defined and also a nonsense.

Figure 3 The **solid blue line** is in the wrong place



Figure 4 The notional buffer is incorrectly defined and also a nonsense.



- 2) To summarize the problem:

- a) **The notional 'buffer' on Figure 4 (pale green zone) has trees in it which means it is not a buffer (according to the Glossary of terms in the NSW Government's own Flying-fox Camp Management Code of Practice from 2018).** These trees include flying-fox roost trees along the southern edge of the Glebe Park that are part of the flying-fox camp.
- b) **The extent of the flying-fox camp has been incorrectly described in Figure 3 (solid blue line) as trees that are roost trees (occupied by flying foxes during daylight hours) have been left outside the area described by that solid blue line. This inaccuracy is a significant error. Action is required to correct this significant error.**
- c) The 'buffer' has been incorrectly drawn based on an inaccurate description of the flying-fox camp. **Hence the need for a change to restore the buffer as an effective buffer (minimum 50 metres) correctly drawn based on the full extent of the camp.**

- 3) The solution to the problem:

- a) **Solution proposed by Friends of Glebe Wetlands: resume the land along the northern side of the development (five lots) that are closest to the flying-fox camp whose building envelopes are compromised (please see overleaf for details).**

Summary of Solution to Problem

Solution proposed by the Friends of Glebe Wetlands, Incorporated

Solution proposed by Friends of Glebe Wetlands: in Ten Steps

Method to restore the buffer:

1. **Developer submits new modification application** for a 23-lot subdivision (including the protection provisions that were attached to the previous modification consent) where:
 - a. Lots 1, 6 and 7 from the previously proposed 25-lot subdivision are amalgamated to form a new enlarged lot with a single building entitlement.
 - b. Lots 8 and 9 are retained as is.
2. **State government resumes land required to restore the buffer** (the amalgamated Lot 1, 6 and 7 plus the adjoining Lot 8 (together now two lots) and places a covenant on this land preventing any residential development with this covenant to also apply to Lot 9 (to be purchased by Len Slater, the neighbour to the east).
3. **Council adds the land to the Glebe Park to preserve the buffer, upon the existing Glebe Park being declared as an Area of Outstanding Biodiversity Value (AOBV) and renamed the Glebe Wetlands Wildlife Sanctuary and Flying-Fox Reserve**, to be managed by the State Government through agencies including the National Parks and Wildlife Service (NPWS) and the Biodiversity and Conservation Division (BCD) of the Department of Planning, Industry and Environment (DPIE).
4. **State government compensates the developer** for losses incurred.
5. **Council approves the 23-lot subdivision with provisions including that:**
 - a. **Condition 10 restricting any residential development within 50 metres of the long-established flying-fox camp is retained.** Note that the definition of the flying-fox camp is shown correctly to include the row of seven trees along the southern edge of the existing Glebe Park.
 - b. **Adequate protections for the nationally significant roosting camp and identified high-priority breeding site of the Grey-headed flying-fox are put in place and maintained to protect the high conservation value of this important site at the Glebe Wetlands.**

Once an effective buffer has been restored:

6. **The lands that form the restored buffer are then managed by the NPWS under the supervision of the experts from the BCD within DPIE in consultation with the local community** that has a valid long-standing interest as demonstrated by a decade of valuable citizen science activities.
7. **A proposal to develop a Wetlands and Wildlife Education Centre** on Lot 8 is developed in consultation with the local community.
8. **A proposal to develop a long raised sun-deck** (at a level above the 1-in-100 year flood-line) **with an observation tower leading to an elevated viewing platform with disabled access** on the amalgamated Lot 1, 6 and 7 is developed in consultation with the local community.
9. **Funding for these developments is sought through the Environmental Trust.**
10. **The community benefits** from the ongoing use of the Glebe Wetlands for education.