

# Bayview & Ingleside Residents Association

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21 February 2017

To: The Department of Planning

Dear Sir/Madam

## **SUBMISSION ON LAND RELEASE**

This submission is made on behalf of the Bayview & Ingleside Residents Association, Inc. (BIRA)

BIRA generally agrees with the need for development in the area and looks forward to the conclusion of a process that seems to have been going on for decades.

It does, however, wish to make a number of points:

1. It seems very strange to place the Neighbourhood Centre adjacent to the Mona Vale Road. Only a few kilometers down the Mona Vale Road one can see the traffic problems that occur at Terrey Hills. There the shops are further away but traffic backs up and clogs up access and egress from the area onto the main road. Surely the centre should be placed deeper in the area for example on the corner of Chiltern Road and Circada Glen Road. Clearly the facility is of greater importance to North Ingleside as South Ingleside can easily access Elanora Heights.
2. There is no reason higher densities should not be achieved if the release is to fully contribute to the State's housing requirement. This can be done without any real loss of amenity. Ridge lines can be avoided but elsewhere often the building would only be seen from adjacent local roads.
3. While BIRA accepts the need to bring creeks and other areas into public ownership in a number of areas the proposed resumptions are excessive. This is particularly true concerning the creek running along Chiltern Road. The preliminary reports suggested something like 10 meters each side of the creek but the proposed areas are many times that. In addition the 'water management' areas take even further land. All land resumption must be kept to the absolute minimum and compensation should not be in accordance with the current law. Water management areas can be placed on land already in government ownership.

4. Other landowners also find themselves marked as environmental conservation and this must only occur if absolutely necessary and those who will ultimately lose their land should not be kept in limbo, but should be dealt with up front and should be paid at a level that reflects the fact their loss of land is making the balance of the land release possible.
5. It is important that the Government plays a pro-active role in ensuring services come to North and South Ingleside sooner rather than later. The sums of money required are not large with figures of \$30m being mentioned in the South and \$40m in the North (in IRG meetings).

Yours sincerely

**Bayview & Ingleside Residents Association, Inc.**

A handwritten signature in black ink, appearing to read 'S Choularton', written in a cursive style.

**Stephen Choularton, *President***