

21 February 2017

**Our Ref:** 17-021

**Department of Planning and Environment**

Level 22, 320 Pitt Street  
Sydney, NSW 2000

Dear Sir/Madam,

RE: DRAFT INGLESIDE LAND USE AND INFRASTRUCTURE STRATEGY - 18 CHILTERN ROAD, INGLESIDE

Thank you for the opportunity to comment on the *Draft Ingleside Land Use and Infrastructure Strategy*.

City Plan Strategy & Development Pty Ltd (CPSD) has been engaged by the owners of 18 Chiltern Road, Ingleside (the subject site), to review the draft Strategy and supporting material and prepare a submission in relation to their property.

In summary, we support the general principles of the draft Strategy. However, it is our considered opinion that:

- (i) Further work is required to review and refine the extent of the proposed water management and environmental conservation uses on the site; and
- (ii) A clear timeframe and process for land acquisition should be made available to provide landowners with a greater degree of certainty.

We will elaborate on each of these points in this submission.

1. Site Description

The subject site is located at 18 Chiltern Road, Ingleside, and is legally described as Lot 1/ DP595401. The site is located in the northern part of the Ingleside precinct, to the north of Mona Vale Road and the south of Cicada Glen Road. The site comprises a rectangular lot with an approximate site area of 2.15 hectares. The site benefits from two street frontages, Chiltern Road is situated along the site's western frontage and Cicada Glen Road runs along the site's northern frontage. The site comprises a large detached dwelling with a substantial garden to the west of the site, land largely cleared of native vegetation and used for grazing in the centre

of the site and ancillary buildings to the east of the site. Cicada Glen Creek runs through the site.



Figure 1: Aerial view, site outlined in red and shaded yellow (Source: Sixmaps)

The draft Ingleside Land Use and Infrastructure Strategy nominates the land at 18 Chiltern Road largely for a mix of uses including houses, environmental conservation, creek corridor and water management. An Ecological Corridor is also allocated through the site based on the biodiversity research regarding wildlife habitats.

These designations are shown on the map below:

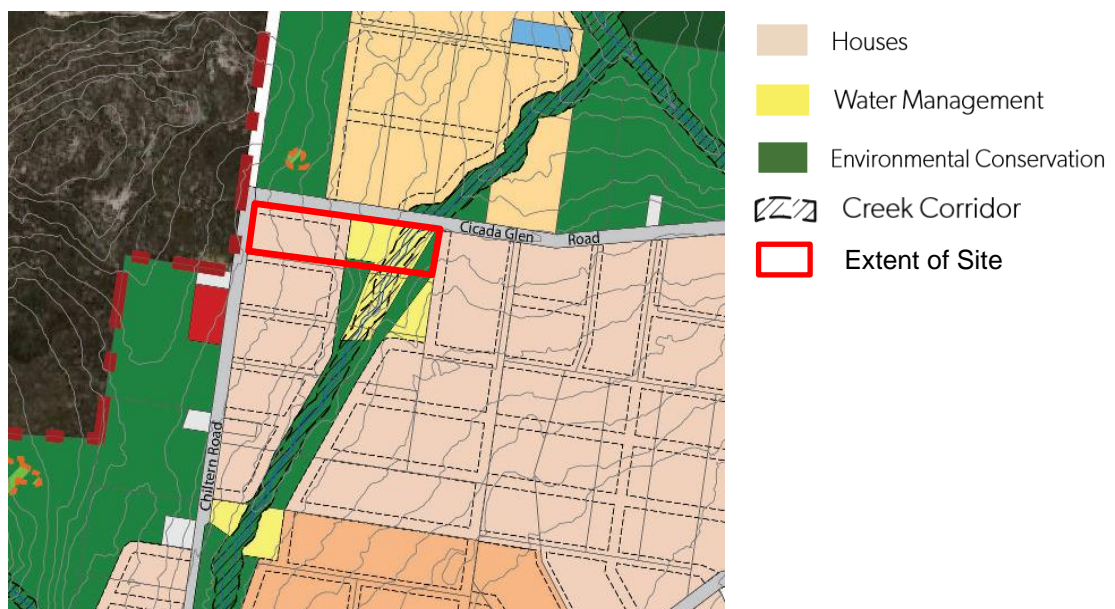


Figure 2: Extract from the Ingleside Structure Plan with the approximate outline of the site illustrated

## 2. Matters for Consideration

### Review / refine the extent of the proposed water management & environmental conservation

We understand that Cardno was engaged to prepare the Ingleside Precinct Water Cycle Management and Flooding Assessment. This assessment broadly identifies the water management targets (water quality, water quantity and social/ecological requirements) for the future urban development in the precinct. However, we understand that the proposed water management uses across the Precinct are indicative at this stage and further assessment will be undertaken based on detailed site surveys, detailed geotechnical and soil investigations when the final development plan for the sub-catchments is finalised.

We believe there is scope to refine and reduce the area of land required for water management uses on the site. The area designated for water management appears to follow a man-made depression on the site. The topography in the central part of the site adjacent to the creek line, has been significantly altered to enable the previous occupants to build a horse arena. Consequently part of the site has been levelled and a slope has been formed using the excess earth from the cutting and filling process. This is shown on the photographs below.



Figure 3: View facing west showing the slope created following the cutting and filling process (Source: City Plan Strategy & Development)

At the same time in conjunction with the above, we believe there should be a review of the land zoned for environmental conservation. Local fauna regularly use the revegetated creek corridor as a path of travel, however they do not use the higher cleared land shown green on the draft plan. This land currently fronts a bitumen driveway (which would likely become a public road) now sited on the adjoining property. An initial survey plan has been prepared by Rygates (Appendix 1) which proposes a reduced water management use on the site in order to maximise the site's development potential for housing.

We would be pleased to work with Council or the Department to ensure that appropriate refinements are made. In addition, the landowners would welcome the opportunity to show your appropriately qualified water management expert(s) the creek / flood plain on their property.

### Timeframe for acquisition of land to be acquired by Northern Beaches Council

The document entitled "Ingleside Precinct - Frequently Asked Questions (FAQ)" states that some areas in the Precinct zoned for environmental conservation, open space or water management uses will be acquired by Northern Beaches Council. The land will be acquired in accordance with the *Land Acquisition (Just Terms Compensation Act) 1991* and considerations such as the market value of the land, any special value of the land to the landowners and expenses as a result of relocation will be taken into account. The FAQ states that a land

acquisition map will be prepared for the Ingleside Precinct, identifying land that will need to be acquired for a public purpose.

The terms "water management" and "environmental conservation" are unclear as to the intended time frames for the acquisition of land. The FAQ states that "the timing of any acquisition will be influenced by the rate of development" however, this provides little certainty and clarity as to when land will be acquired across the Precinct.

We believe that triggers and a timeline should be put in place which clearly articulate when acquisition is likely to occur across the Precinct. This will provide the landowners at 18 Chiltern Road with greater certainty and a clearer understanding of the process moving forward.

We appreciate this opportunity to contribute to the future planning of Ingleside and look forward to working with the Department and Council to progress the planning process. If you require any further information or wish to provide any feedback regarding this submission, please free to contact Lotti Wilkinson on (02) 8270 3500 or [lottiw@cityplan.com.au](mailto:lottiw@cityplan.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Grant', with a stylized, cursive script.

**Juliet Grant**  
Executive Director



