

23 February 2017

Dept. of Planning & Environment
Level 22
320 Pitt Street
SYDNEY

By email:

Dear Sir / Madam,

**Submission - Ingleside Precinct
Lot 42, DP 11594, No.41 McLean Street INGLESIDE**

BBF Town Planners are instructed by the owner of the subject property to make a submission in relation to the subject matter. The site is proposed (in part or in whole) to be reserved for environmental conservation. For the purposes of clarity, Northern Beach Council informed my clients of the exhibition draft structure plan in December 2016, but unfortunately referred in their correspondence to No. 9 Minkara Road, Bayview. On clarifying this the Council advised the site is proposed, in part, to be reserved for environmental conservation although it is very difficult to rationalise precisely the boundaries of the proposed land use (over drawn with indicative subdivision patterns as they are on the draft land use and infrastructure strategy document) and the precise allotment boundaries of the subject site. The mapping tends to confirm the conceptual nature of the strategy document. My client objects to the draft structure plan as it relates to this site and the environmental conservation zoning.

1 The site and location

Key characteristics of the land are noted to include:

- The land is a single allotment comprising 6721.86m².
- The land is developed with a substantial dwelling house sited on the ridgeline dividing Mclean Street and Powderworks Road. The dwelling is accessed via McLean Street but site has a dual frontage to Powderworks Road. All services to the site are connected via Powderworks Road and presumably within that part of the site proposed to be reserved for Environmental Conservation.
- The land is zoned RU2 Rural Landscape pursuant to Pittwater LEP 2014 which permits the sites development consistent with the objectives of that zone and subject to the consent of the Council and the constraints of the site notably its bushfire affectation and its biodiversity significance.

2 The land's proposed status under the draft Structure Plan

The draft Structure Plan proposes part of the land as Environmental Conservation. Whilst no indicative land zonings are provided with the draft structure plan it is presumed that if the draft structure plan is carried into effect as it relates to this site, then the zoning of the land would be E2 Environmental Conservation. It is not possible to precisely identify the effects of the draft land use strategy and the current site improvements.

3 Submissions

Following our review of the draft Structure Plan, we make the following submissions in response.

- The draft structure plan indicates my clients land together with land adjoining and opposite in Powderworks Road would form part of an ecological corridor linking into Garigal National Park via Monash Golf Course. We have some difficulty with this concept given both the traffic demand on Powderworks Road (notated as a major road in the Strategy) and that Monash is entirely fenced along these boundaries by a chain wire fence that acts to preclude both human pedestrian access and which also provides a significant barrier to fauna.
- Further the plan identifies an intention to split the conservation zone with a sports field mid-block between McLean Street and Powderworks Road which has the effect of diminishing the homogeneity of the proposed conservation zone. This effect is magnified when consideration is given to the topographical constraints of the site proposed as sporting fields. Any such development will require significant site excavation and/or filling and frankly is a flawed concept for the site. Even if the existing public open space is proposed to be developed for sporting fields the opportunity to extend the residential boundary to that eventual land use outcome would appear to have merit.
- The notion of splitting the zoning attributable to our clients site is wrong when consideration is given to the requirement to retain easements for services to Powderworks Road to the established dwelling through the environmental conservation zone.
- We note the Biodiversity Assessment Report for Powderworks Heath areas makes broad brush and in some instances conflicting recommendations associated with its management. In our opinion a much finer grain assessment of the subject site must be undertaken to determine the sites conservation value and its association with the broader conservation zone.

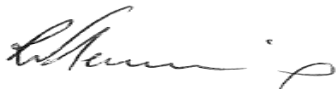
4 Conclusion

In our opinion there is no justification to split the zoning or land use outcome attributable to the subject site particularly in the circumstances of the sites substantial and ongoing use as a residential site serviced from Powderworks Road. These services will need to be protected and accessed on an ongoing basis and detracts from whatever conservation value the land might

otherwise have. The exclusion of my clients' land would not significantly detract from the overall values of the conservation zone, although we question the merits of its proposal given the intention to develop a sports field within the conservation precinct.

Please do not hesitate to contact me on 99862535 or email.ross@bbfplanners.com.au if you wish to discuss any aspect of the above. We look forward to receiving consideration of these matters.

Yours sincerely



Ross Fleming
Director - BBF Town Planners