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20<sup>th</sup> February 2017

**Department of Planning and Environment**  
**GPO Box 39**  
**Sydney NSW 2001**

**Attention Bruce Colman Director Land Release**

**Dear Sir**

**Re: Structure Plan for the Ingleside Precinct and the Draft Structure Plan**  
**Additional Submission**

In regard to the above proposal the owners of Lot D DP 33150 Number 3 Chiltern Road (I Schippers, G & N Gigliotti) and Lot A DP 410011 Number 129 Mona Vale Road (B & T Caterina) have requested our company to provide a further submission regarding the Structure Plan (earlier submission forwarded to the Department on the 21<sup>st</sup> January 2017) and the implications regarding the future residential land use opportunities for their properties.

This additional submission is in response to a meeting held at Northern Beaches Council Office at Mona Vale on the 15<sup>th</sup> February 2017 with our clients and representatives of the Department.

The meeting discussed the implications of the proposed structure plan on the owners in regards to future development opportunities and also the reasons why the subject lands have been identified as being suitable for Sporting Fields and Community uses.

It appeared to the owners of the properties that one of the important reasons for the identified future use as being for sporting fields and community facilities, as indicated on the structure plan, was that the area is relatively flat (indicated at the meeting as being a reason) and also there is limited opportunity to use other land in the area for such purposes.

Our clients do not accept this as being a valid reason for restricting the future development opportunities for their properties for residential purposes, and feel that they will be disenfranchised and penalised when there are other lands both within the Ingleside Precinct area and other localities in the newly amalgamated Council of Northern Beaches that are relatively flat.

In regards to other lands in the release area that would have similar site levels to our clients properties, it is noted that there are large sections of land along Walter Road adjoining the Katandra Bushland Sanctuary (Proposed to be used for houses on larger lots) that are reasonably level, sites to the south of our client's properties and also the inclusion of extra

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lands in the vicinity of Mclean Street and Wattle Road that have been nominated sports field areas (Stage 1 of the release proposal).

There is a section of land south of our client's property that is in close proximity to the Bahai Temple that was apparently owned by a NSW Government authority and subsequently sold and is now indicated to be zoned for residential development on the structure plan.

Our clients feel that the land in question should have been retained for recreational purposes and not sold as it indicates to them that they will be indirectly penalised by a decision that should have applied the sports field and community uses zoning to that site (prior to sale) and thus not apply to their properties.

Furthermore as the Ingleside Release area is now within the newly created larger Northern Beaches Council and no longer the smaller Council of Pittwater, the question arises, as to why hasn't the overall need for providing additional recreation areas for the whole Council, be reviewed and not limited to the Ingleside Precinct.

The Mona Vale Road upgrading that has been planned to occur in the near future as part of the land release infrastructure works is aimed to improve the traffic flows and movements through the area from Pittwater Road to the east and Forest Way to the west.

The upgrading works will enable private vehicles and buses to have better access throughout the northern parts of the Northern Beaches Council and thus the provision of sporting fields could be provided on other lands already under the control of the Council or the NSW Government outside the Ingleside area and thus not require the acquisition of our client's or other individual property owners.

The utilisation of other Government land for sporting and recreational areas would appear to be in our offices view, the most cost effective means of providing sports grounds as any initial acquisition costs, can be removed and future monetary contributions by land development for residential and other uses can then be directed to the development expenditure on those areas.

The existing sites that the NSW Government/Council could consider to include for recreational uses would be the non-residential land directly above Kimbriki Waste Recycling Centre (Access can be made available from Mona Vale Road) that has historically been used for waste disposal or lands that adjoin or are within the Belrose Waste Depot that is accessed via Crozier Road as the continued use of this site for Waste disposal is limited.

Sports fields and centralised community facilities can be subject to traffic congestion in peak periods and our clients are of a view that this would occur at their properties should the structure plan proceed as indicated, particularly as the sites are in the vicinity of two major road intersections with Mona Vale Road being Chiltern and Lane Cove Roads.

The sites are also directly opposite the area identified as a future Neighbourhood shopping centre and also in close proximity to the higher density residential localities and thus traffic congestion could occur at peak usage periods with the proposed sports field areas and community facility.

The upgrading of Mona Vale Road is apparently aimed to improve traffic movements along the major road, and again should our client's sites be utilised for Sports fields and Community facilities it could contribute to negating the upgrade purpose.

No doubt there are other suitable lands controlled by Council or the State Government within the Northern Beaches area that could be developed for sporting fields and community activities.

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Possibly now is the opportune time for such a full review to be undertaken and draft studies be prepared for the new Council regarding future sports grounds requirements and development for the long term as the new Council is proposed to be elected in September 2017.

In summary our clients still consider that if the structure plan proceeds as indicated in regard to their properties they are being penalised and strenuously object to the sites being identified for Sporting fields and community uses.

The properties in question are not within a bush fire zone and being relatively level should be considered as being suitable for residential land uses.

Therefore it is requested that the Department of Planning and Environment NSW and the Northern Beaches Council take into consideration this additional submission regarding Structure Plan and reconsider the future zoning of 129 Mona Vale Road and 3 Chiltern Road Ingleside to a locality that will enable the lands to be utilised for residential development.

Should the Department or Council Planning Officers wish to discuss this submission as previously advised the owners (as listed below) and our office representative can be available at a mutually suitable time and date as necessary.

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Regards



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