

Submission for 60 Lane Cove Road Ingleside

This property was purchased and the current house built in 1963. We have continuously owned and lived on this property for over 50 years.

This personal submission will be supported by a group submission of the landowners in the Walter Road East Precinct WREP to have the draft housing density increased to a minimum of 600m² lots, across the whole of our land.

We submit the current proposal for Lot 60 Lane Cove Road is unfair, inequitable and not substantiated by the facts in the independent specialist consultant reports commissioned during this planning and consultation process. This land has been cleared and used for stock. I grew up milking cows and riding horses. This property represents the most suitable parcel of land for development in the entire release area.

Infrastructure. The Draft Infrastructure Plan developed by Cardno discusses the following elements.

Potable Water – The existing Minkara Water Supply Zone extends as far south as the corner of Walter and Lane Cove Roads, that is 60 Lane Cove Road. This can therefore service the whole of the WREP area. In correspondence dated 24 April 2015 Sydney Water advised “Sydney Water does not expect to have trunk capacity issues in servicing the North Ingleside sub-precinct”.

Wastewater – we understand pressurised/gravity main runs along Lane Cove Road. In other words sufficient existing infrastructure exists for WREP to proceed. In addition further service lines are planned for the remaining sections of North Ingleside, which will run either through or adjacent to WREP. On this basis all wastewater infrastructure requirements will be fulfilled.

Electricity. Complete electricity services already exist throughout WREP. Upgrades planned for the Ingleside Release area will ensure sufficient services are provided for WREP and all surrounding areas.

Telecommunications. Copper aerial services cover the whole of the WREP. In addition there is fibre optic cable along Lane Cove Road (next to our boundary) and we believe in other areas as well. On this basis there is no limitation on the telecommunication services available to WREP.

Gas. The existing gas infrastructure shown on Cardno Figure 3-5 runs along Cabbage Tree Road and along Walter Road (next to our boundary), on two sides of WREP. Connection to this existing infrastructure is recommended.

NSW State Government representatives have continually stated the areas within the Ingleside Release area which have access to services with minimal upgrading requirements should be promoted for development and should be given precedence in the development schedule. WREP uniquely meets the criteria set by these government representatives.

Nosie and Vibration Impact. The study and subsequent report presented by Aecom indicates the potential of increased noise and vibration affecting the proposed residential areas along Mona Vale Road in the vicinity of the connections to Lane Cove Road and Powderworks Road. The WREP area is isolated from these impacted areas and is not identified as having any adverse impacts following the construction phase.

Demographic and Social Infrastructure. The report submitted by Elton Consulting concludes the general area plan allows sufficient social infrastructure to satisfy anticipated needs. This report does not seem to incorporate data acquired by Pittwater Council and released to the local business community in recent years. This data includes census information indicating the prior Pittwater Council area had the lowest national unemployment rate and the highest rate of self-employed persons in the nation. Given the socio-economic indicators remain consistent high speed internet appears as important, if not more important, than transport.

Non-Indigenous Heritage. The report prepared by GML Heritage identifies sites of non-indigenous heritage importance throughout the Ingleside Release area. Sites have been identified in the North and South Ingleside areas. None of these sites are located either within or in proximity to WREP. Figure 5 within the GML Heritage report identifies the areas involved.

Aboriginal Heritage Assessment. A very detailed study and report was prepared by Kellenher Knightingale Consulting Pty Ltd and many sites of indigenous heritage importance have been identified. The precise locations have been withheld from the publicly available report copies. Separate enquiries have been made directly with Michael Cuthbert, who refused to provide a copy of the locations, however, Michael Cuthbert advised the identified sites are not within WREP, and not on 60 Lane Cove Road. We believe these sites should be preserved with a suitable protection curtilage, for posterity. WREP can be developed without danger to any sites and should be preferred to areas where damage could occur.

Biodiversity Assessment. The Eco Logical report confirms WREP is the ideal location for higher density development. The landform is a combination of Lambert and Somersby with no identified ecological restrictions. There is no potential or confirmed Coastal Upland Swamp areas. 60 Lane Cove Road is fully cleared, and has been for many decades. Historic maps confirm long term farming and similar land uses across WREP.

The predominant flora is listed as cleared or exotics. There are very limited areas identified as “low potential habitat” or “potential habitat”. No specific habitats or similar issues have been identified. No land management requirements are nominated.

There are no riparian zones within WREP. There are no “red flag” areas. Riparian protection, embellishment of existing zones, rejuvenation of habitat, and similar conservation recommendations do not apply to WREP particularly 60 Lane Cove Road.

There are no local or regional habitat corridors. In other words WREP (and in particular 60 Lane Cove Road) is the most ideally suited land for development, within the entire Ingleside release area. Reference Table 13.

Land Capability, Salinity and Contamination Assessment. The report commissioned from SMEC provides significant analysis of the release area. The geology issues focus most importantly on land slope and stability issues. These impact issues such as the ability and cost of development in specific areas. The risks identified usually reflect in either high risk outcomes or greatly increase development costs, increasing the costs to the buyers, affecting affordability.

WREP has a low slope across the entire precinct and 60 Lane Cove Road is ideal for building purposes. The land stability analysis indicates the whole of WREP falls outside the identified unstable zones. Reference Figure 2. The lower slope also provides a reduced erosion and sediment character.

Testing has failed to identify any salinity of acid sulfate soil risks. Both the known history and research failed to identify any contamination risks.

General Comments. The public meetings convened by State Govt have had several general comments, throughout the process. Importantly the ultimate form of any development in the Ingleside area was not to reflect Warriewood Valley. People did not want large areas of same type buildings, closed streetscapes and uniform appearance. It was recommended by the Govt representatives (at the time) that we pursue what they described as “salt and pepper” development.

This means rather than having clearly defined areas as 3 storey and 2 storey development all areas have a mixture, except perhaps the immediate limited area around the shopping precinct. This allows a far less invasive streetscape and a superior visual outcome for the whole area. This is far more equitable for all land owners and a better area outcome. A density allowance of say 350m² - 450m² allows existing owners to retain existing homes and have a mixed development across their properties.

This outcome provides economic rationale for the provision of services and provides economic incentive for landowners, and greater freedom of choice, to become engaged in the overall project.

Biodiversity considerations have been reviewed. Existing areas of untouched bushland can be maintained. For example the areas between Powderworks, Mona Vale and Waratah Roads, between King, Mona Vale, Ingleside and Wattle Roads, and between Lane Cove, Ingleside and Mona Vale Roads. Why clear existing bushland when cleared land in WREP and particularly 60 Lane Cove Road is not proposed for development. Much of the cleared land in WREP has been cleared for over 30 years.

In conclusion we have also considered the density design and sustainable residential development guidelines, most importantly the issues of diversity and affordable housing. Consideration of both issues are central to this submission. 60 Lane Cove Road is ideally suited to higher density housing and the draft plans should be amended accordingly.

Yours sincerely

Kim Hall