

Submission for 7 Minkara Road Bayview

This property was purchased and the house built in circa 1965. We have continuously owned this property for over 50 years.

We do not understand why the Bayview Heights area was removed from the original submission and plan which incorporated this section into the Ingleside North precinct. This change was made without notification, at least we were never advised until ambushed at the public meeting. We asked why and did not receive a reasonable answer. This change and the obvious impact on our property appears to have been undertaken by stealth.

We submit the current proposal for 7 Minkara 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. The property currently supports sheep and horses in conjunction with residential living.

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

Potable Water – The existing Minkara Water Supply Zone services this property, and will continue to do so.

Wastewater – we understand a gravity main runs from Minkara Road, opposite the north east corner of our property. In other words sufficient existing infrastructure exists for all wastewater infrastructure requirements will be fulfilled, when connection is made.

Electricity. Complete electricity services already exist throughout the land release area. Upgrades are planned and will provide sufficient service for our property.

Telecommunications. Copper aerial services cover the whole of the WREP. In addition there is fibre optic cable planned for the whole land release area. On this basis there is no limitation on the telecommunication services available.

Gas. The existing gas infrastructure shown on Cardno Figure 3-5 runs along Cabbage Tree Road. 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. **7 Minkara Road was shown as the best positioned property out of the entire release area during the initial meeting at Monash Golf Club. The State Govt reps confirmed this pointing to the services connection points on the map.**

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. 7 Minkara Road is very isolated from these impacted areas and is not identified as having any adverse impacts following the construction phase.

Visual Impact. 7 Minkara Road is not identified as an exposed location with any detrimental effect or impact on the views from surrounding suburbs. This property is set back from the escarpment by the properties to the east and by Minkara Road. This property is ideally located for development.

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 7 Minkara Road. 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 Council staff, who refused to provide a copy of the locations, however, staff advised the identified sites are not on 7 Minkara Road. We believe identified sites should be preserved with a suitable protection curtilage, for posterity. 7 Minkara Road can be developed without danger to any sites and should be preferred to areas where damage could occur.

Biodiversity Assessment. The Eco Logical report suggest this is the ideal location for higher density development. The landform is Oxford Falls with no identified ecological restrictions. There is no potential or confirmed Coastal Upland Swamp areas. 7 Minkara Road is mostly cleared, and has been for many decades. Historic maps confirm long term farming and similar land uses.

The predominant flora is listed as cleared or exotics. No protection areas, specific habitats or similar issues have been identified. No land management requirements are nominated.

There are no riparian zones on our property. There are no “red flag” areas. Riparian protection, embellishment of existing zones, rejuvenation of habitat, and similar conservation recommendations do not apply to 7 Minkara Road.

There are no local or regional habitat corridors. In other words 7 Minkara 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.

7 Minkara Road has a gentle slope across the majority of the property. The area along the northern boundary is ideally suited to stepped construction, all to fit into the existing topography and enhance the local character. The Bayview Heights retirement village is located opposite, confirming the suitability of this area for medium density development.

Testing has failed to identify any salinity or 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. 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 on 7 Minkara Road is consistent with the neighbouring development on Minkara Road and will allow us to retain the existing home and have mixed development across the property.

This outcome provides economic rationale for the provision of services and provides economic incentive for us as the long term landowner, and greater freedom of choice, to become engaged in the overall project.

The recent meeting at Monash Golf Club for the Bayview Heights and Wirreanda land owners voted with over a 2/3rds majority for an uplift in the zoning. Some of those who voted against are very recent owners with small land holdings. We have owned and maintained this property for over 50 years.

It must also be noted we helped old man Seymour construct Katandra Bushland Sanctuary, have been involved in bush regeneration projects, stayed and fought the various bushfires in the 1980's and in 1994. We alone saved our homes from destruction. I have also been involved in Surf Life Saving and other community works, for many years. This represents not only our lives but also our futures. It is grossly unfair and intentionally prejudicial to exclude 7 Minkara Road from the land release.

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. 7 Minkara Road is ideally suited to higher density housing and the draft plans should be amended accordingly.

Yours sincerely – Kim Hall