

SUBMISSION FROM BAYVIEW HEIGHTS ESTATE OWNERS GROUP

We would like to raise a number of concerns with the proposed subdivision of Ingleside and with the treatment of Bayview Heights in the planning for the Ingleside subdivision.

Ingleside, particularly the section of Ingleside north of Mona Vale Road, is a rural area and has been since the suburb was formed. The zoning of North Ingleside is being changed for some residents, but not all residents. All residents should be treated fairly, and this is not occurring.

The rural amenity of North Ingleside is being changed to the detriment of the residents of Bayview Heights. Once the area becomes residential, the rural amenity is lost, yet the residents of Bayview Heights receive nothing in return for this loss of amenity, and lifestyle. Bayview Heights Estate will become an isolated pocket at the northern end of the suburb, with the only access to Mona Vale Road being through a proposed densely populated residential area. This is not the character of Ingleside that the residents of Bayview Heights Estate sought and accepted when they purchased their properties.

In the early meetings we attended concerning the development, we were told that leaving Bayview Heights out of the development plans helped retain some of the original rural characteristics of the suburb. But this is not correct, as we are at the end of the suburb, on a dead end road, that doesn't have any pass through traffic. Further we were also told that, consistent with maintaining the rural character, there would be opportunities for horse trails. There are no such facilities on the proposed development plan.

We understand that the primary reason for leaving Bayview Heights out of the development plans was the difficulty of getting sewerage to the area. We don't accept that reason. If the whole suburb is to be considered for development, then the planning should have factored in the cost of getting sewerage to the whole suburb, not just a portion of it, with the cost of doing so spread across the whole suburb, and not just a portion of it. That would have been fair to all residents. Given that Bayview Heights Estate already has potable water, it is only the cost of providing sewerage that is the issue, whereas other sections of the Ingleside development need both water and sewerage. This should be reflected in any cost considerations,

We appreciate the rural environment of the current Ingleside. But if the rural environment is being largely taken away, and we have no choice in the matter, then we feel we also have no choice but to consider the subdivision option, as remaining an isolated pocket is problematic. We understand a further study is being undertaken into the sewerage options for Bayview Heights, and hence we support that undertaking, as all options need to be considered, including what lot sizes will be supported by the various options eg if an option would not support low density housing, would it support larger lot sizes such as an acre? But we also believe that we should not be treated separately from the whole suburb in considering the feasibility, and cost, of bringing sewerage and other infrastructure to Bayview Heights.

The timing of the upgrades to Mona Vale Road are of great concern. Traffic jams currently start around 6.30am for local residents trying to enter Mona Vale Road from Lane Cove Road – a situation made worse because of the number of cars from further up the peninsula that avoid joining Mona Vale Road at Mona Vale, and drive into Ingleside via Pittwater Road and Cabbage Tree Road to join Mona Vale Road. No development of Ingleside should occur until Mona Vale Road is upgraded from Ingleside to Terrey Hills.

Indeed, the current plan of upgrading Mona Vale Road first from Mona Vale to Ingleside, and then Ingleside to Terrey Hills, is in the wrong order. Improving the section from Mona Vale to Ingleside first will only mean traffic from Mona Vale gets to the bottleneck at the intersection of Powder Works Road and Mona Vale Road quicker and does nothing to alleviate the traffic jam and difficulty for residents of Ingleside entering Mona Vale Road – a situation that will become dire if there is more housing in Ingleside before the upgrade from Ingleside to Terrey Hills is completed.

We appreciate the opportunity to make this submission, and look forward to your consideration, and response.