

Our Ref:CC170006

28 February 2017

Ingleside Precinct Planning Team  
Department of Planning and Environment  
Level 22, 320 Pitt St  
Sydney

Dear Sir / Madam,

**Planning Submission for 7 Chiltern Road, Ingleside in relation to the public exhibition of the draft strategy for the Ingleside Precinct**

This planning submission has been prepared on behalf of Green Knight Partners, the owners of 7 Chiltern Road, Ingleside.

**Summary of Planning Submission**

The proposed amendments to the draft strategy for the Ingleside Precinct are summarised below:

1. The proposed residential boundary at 7 Chiltern Road should be repositioned further west to match the western edge of the proposed residential zoning for the neighbouring School site.
2. The land to be rezoned to residential is within 400m walking distance of the proposed neighbourhood centre and bus stops. To optimise useable land, encourage a mix of dwelling types and promote walkable neighbourhoods it is recommended that all serviceable land at 7 Chiltern Road be rezoned to permit 'Low Rise Apartments / Townhouses'.
3. Rezone the proposed 'Water Management' zone at the site frontage to permit 'Low Rise Apartments / Townhouses'.

**Context**

The site is identified as Lot 3 DP 25951, 7 Chiltern Road Ingleside. The site is rectangular in shape and has a site area of approximately 5.4ha.

Chiltern Road forms the eastern frontage for the site. An unformed section of Addison Road borders the rear of the site.

A ridgeline bisects the property near the centre of the site. Land to the west of the ridgeline drains to Wirreanda Valley, land to the east drains to Chiltern Road.

The site is predominantly cleared of vegetation with the site being used for a variety of lawfully commenced business purposes.

**SYDNEY**

Suite 603, Level 6, 12 Century Circuit  
Norwest Business Park NSW 2153  
P (02) 9659 0005 F (02) 9659 0006  
E [sydney@barkerryanstewart.com.au](mailto:sydney@barkerryanstewart.com.au)

**CENTRAL COAST**

Studio 5, 78 York Street  
East Gosford NSW 2250  
P (02) 4325 5255  
E [coast@barkerryanstewart.com.au](mailto:coast@barkerryanstewart.com.au)

**HUNTER**

Unit 1, 17 Babilla Close  
Beresfield NSW 2322  
P (02) 4966 8388 F (02) 4966 1399  
E [hunter@barkerryanstewart.com.au](mailto:hunter@barkerryanstewart.com.au)

Surrounding land uses include:

- To the north – rural residential lots extending along Chiltern Road to the Ku-ring-gai Chase National Park.
- To the south – a private road separating the site from the Hamazkaine Arshak & Sophie Galstaun School and an area set aside for open storage of buses, machinery and associated uses. The intersection of Mona Vale Road and Chiltern Road is approximately 75m from the site. The nearest bus stop is located approximately 115m walking distance from the site.
- To the east – Chiltern Road forms the eastern boundary of the site. Further east are rural-residential lots.
- To the west – an unformed section of Addison Road forms the western boundary. Further west is conservation land and rural residential lots that form part of the Wirreanda Valley.

In relation to future land uses the Ingleside Precinct exhibition website states:

*Our aim is to create a vibrant neighbourhood centre by locating homes close to shops and community facilities. This creates opportunities for people to live close to services and facilities they will use every day.*

*New community facilities will include:*

- *multi-purpose community centres in both North Ingleside and South Ingleside*
- *a primary school;*
- *local medical centre/s;*
- *three or four privately operated childcare centres;*
- *around 15.7 hectares of open space including playing fields, local walking and cycling paths and local parks distributed throughout the precinct.*

Figure 1 below confirms that the site is well positioned in relation to the proposed shops and community facilities.



Figure 1: Air photo of site and future surrounding land uses

The proposed residential / rural zone boundary at 7 Chiltern Road should be repositioned further west to match the western edge of the proposed residential zoning for the neighbouring School site.

The area identified by Barker Ryan Stewart for proposed rezoning to residential can be drained by gravity to the sewerage lines that will run generally in alignment with Chiltern Road.

Included as Attachment A and Figure 2 below is a plan that shows the zone boundary proposed by Barker Ryan Stewart.

The survey levels shown in Figure 2 confirm that the proposed residential boundary has similar contours to the neighbouring school site and sewer from future housing can drain to Chiltern Road (which would have an estimated sewer invert level of approximately RL 157m).

Preliminary engineering investigations confirm that tunnelling or excavating works between 5.5m to 7m deep could be undertaken to run the sewer line underneath the ridgeline that crosses the property.

**Figure 2:** Comparison of proposed Department of Planning zone boundaries and proposed Barker Ryan Stewart zone boundaries.

Land to the west of the proposed residential boundary is located within Wirreanda Valley and may be the subject of a future planning proposal to rezone to residential, subject to installation of a sewer pumping station to serve properties draining to Wirreanda Valley.



**Proposed Amendment 2:****Rezone all proposed residential land to permit 'Low Rise Apartments / Townhouses'.**

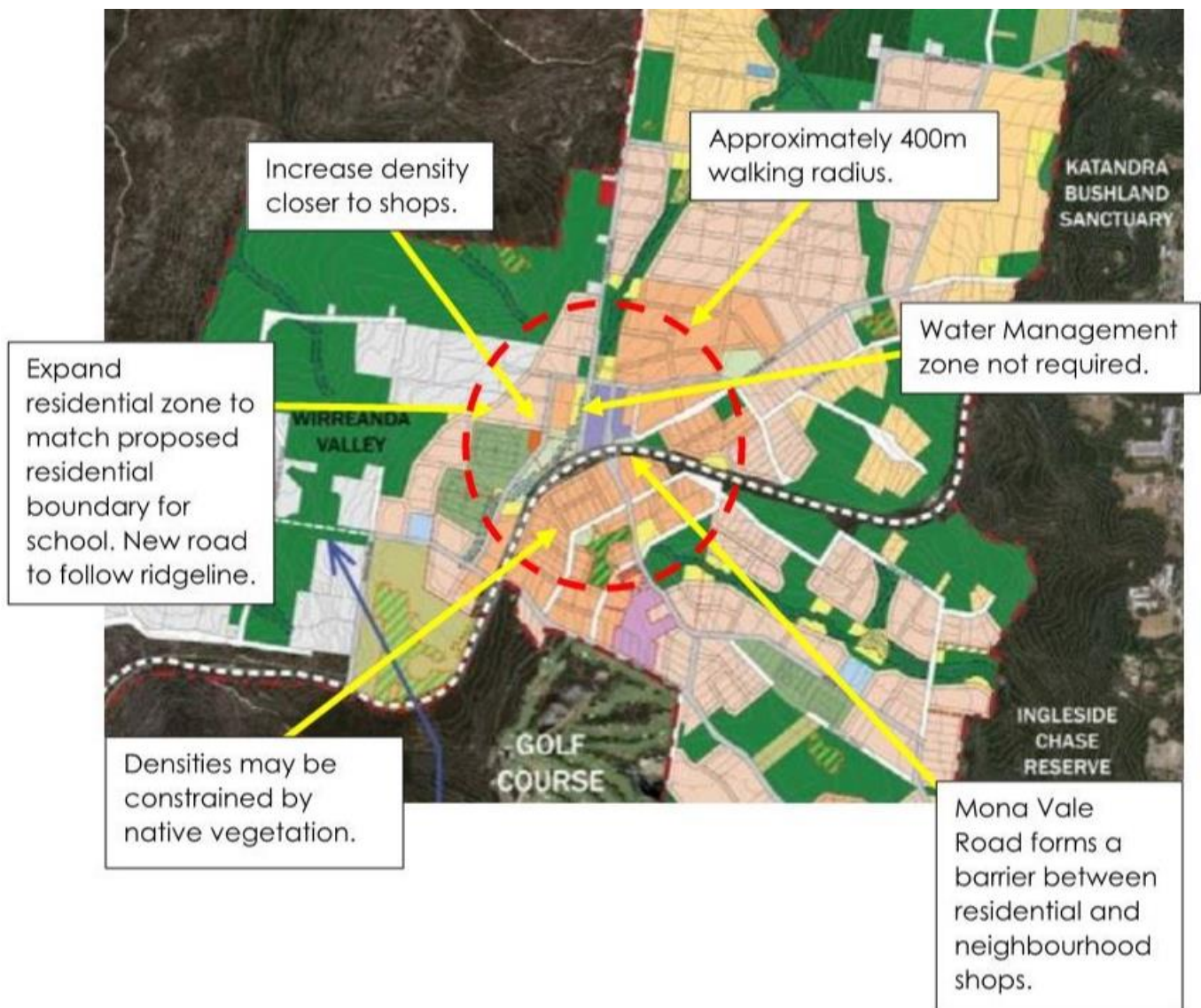
The site is located in close walking distance to a range of land uses identified in the draft Structure Plan.

Figure 3 shows the proximity of the site to the proposed neighbourhood shops, playing fields and community centre, existing school and public transport.

Figure 3 also highlights that land to the south of Mona Vale Road is physically separated from the future shops; and there are stands of vegetation to the south of Mona Vale Road that may constrain anticipated residential densities.

Land to the north of Mona Vale Road is generally less constrained, than land to the south, and is within close walking distance of shops and facilities without the need to cross Mona Vale Road.

Accordingly, it is requested that all serviceable land at 7 Chiltern Road be rezoned to permit 'Low Rise Apartments / Townhouses'.



**Figure 3:** Analysis of draft structure plan

The exhibition documents include a Draft Biodiversity Assessment Report prepared by Eco Logical Australia. The draft report states:



The Ingleside Precinct is a challenging site with regards to ecological connectivity, as conservation areas adjoin almost all sides of the BCAA, but vegetation within the site is a mixture of cleared lands, remnant vegetation, and disturbed vegetation.

The ecological values of the site are highly variable. Areas of high biodiversity significance were identified during field validation. Areas include the presence of EECs, threatened flora species or likely habitat for threatened fauna species, highly diverse vegetation and wildlife corridors.

Accessibility was a key limitation. The ability to validate vegetation communities or targeted surveys for threatened flora and fauna species was limited to areas where property owners provided access. There is potential that habitat within land which was not accessed may provide suitable habitat for threatened species and EECs

Figure 4 below shows that the site is cleared and does not contain any native vegetation communities (note: pink colouring at property boundary references 'weeds and exotics'). By comparison areas to the south and north-east of Mona Vale Road are constrained by substantial stands of native vegetation.

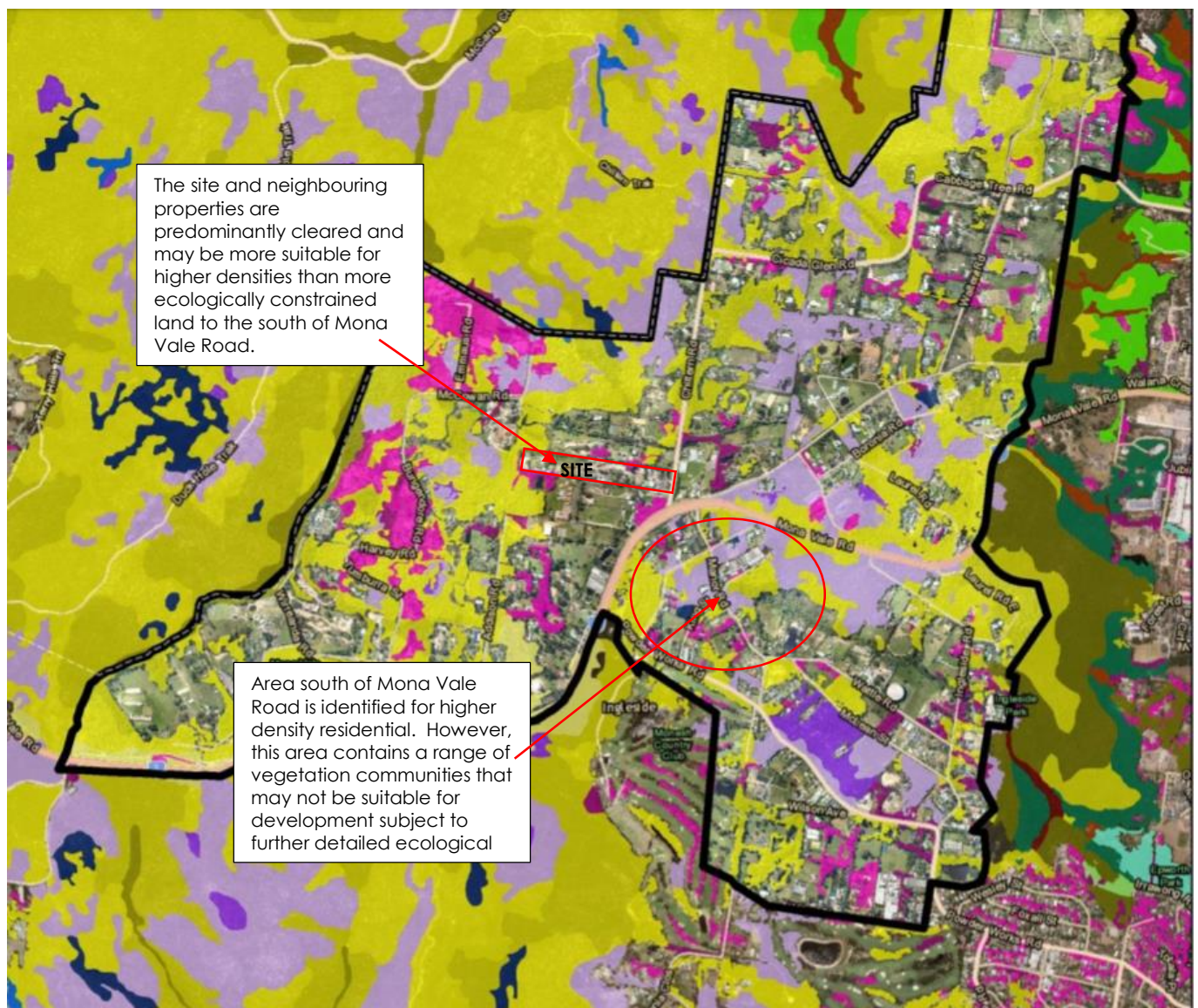


Figure 4: Map of vegetation communities (extract from Fig. 7 of the Eco Logical Report)

**Proposed Amendment 3:**

**Rezone the proposed 'Water Management' zone at the site frontage to permit 'Low Rise Apartments / Townhouses'.**

Included as Appendix B is a series of photos of the proposed Water Management zone located at the site frontage. The photos confirm that the site frontage has been developed for rural industries and as seen in the SIX Maps extract shown in Figure 5 there is no natural watercourse identified on the site.

Stormwater currently crosses the site via a piped drainage system from the school site and extends under Chiltern Road to the commencement of Cicada Glenn Creek.

As the site frontage is currently developed for business activities it is unlikely that the landowners would convert this area to a vegetated riparian corridor.

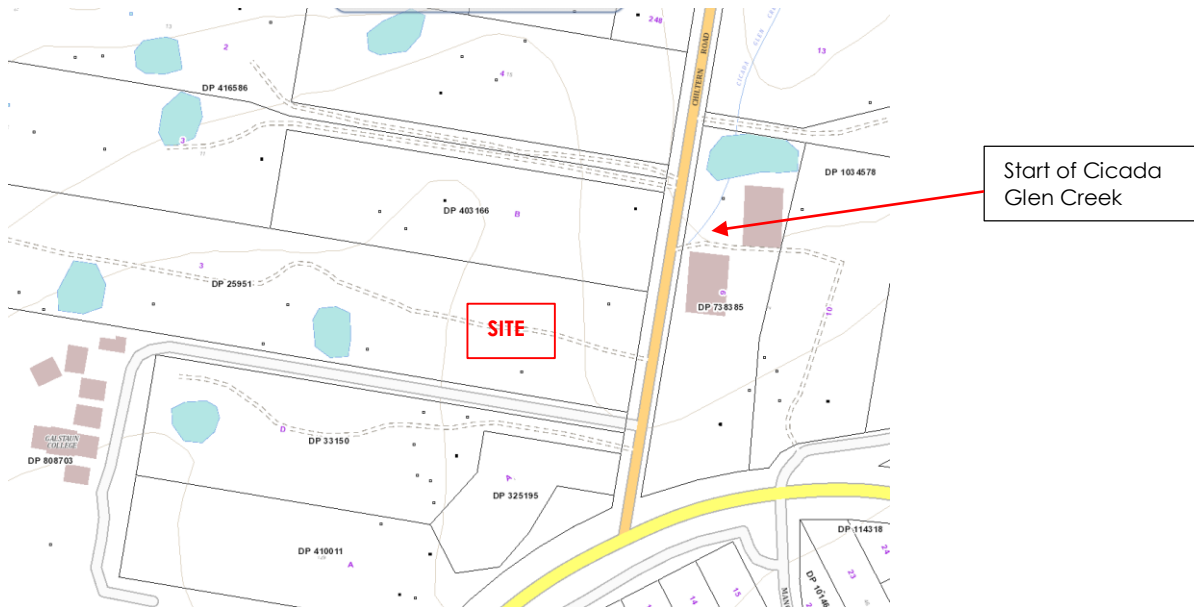


Figure 5: Extract from SIX Maps showing that there is no "blue line" crossing the site.

The setting aside of valuable urban land that does not contain an existing riparian corridor for water management is not considered necessary in this instance. Stormwater discharge upstream of the site will be reduced by installing substantial playing fields. Stormwater from additional residential hard stand run off will be collected and discharged at pre-development rates via on site detention.

Accordingly, it is recommended that stormwater be directed to the drainage infrastructure within the proposed road network rather than using economically viable land for water management.

## **Conclusion**

Land to the south of the Mona Vale Road that has been identified for higher densities than 7 Chiltern Road contains remnant bushland that may not be feasible for residential development subject to detailed ecological assessments. Land to the south is also physically separated from the proposed shops by Mona Vale Road.

By comparison, 7 Chiltern Road is a relatively unconstrained site in walking distance of the proposed neighbourhood shops, playing fields, community centre, existing school and public transport.

Preliminary engineering investigations have determined that the proposed extension of the residential boundary has similar contours to the neighbouring school site and sewer from future housing can drain to Chiltern Road.

The preliminary engineering investigations also confirmed that stormwater can be directed to the drainage infrastructure within the proposed road network without the need to rezone economically viable land for water management.

We thank you for consideration of the issues raised and request the opportunity to work with the Department of Planning and Environment to advance the structure plan.

Please contact me if you would like to discuss in further detail.

Yours faithfully,

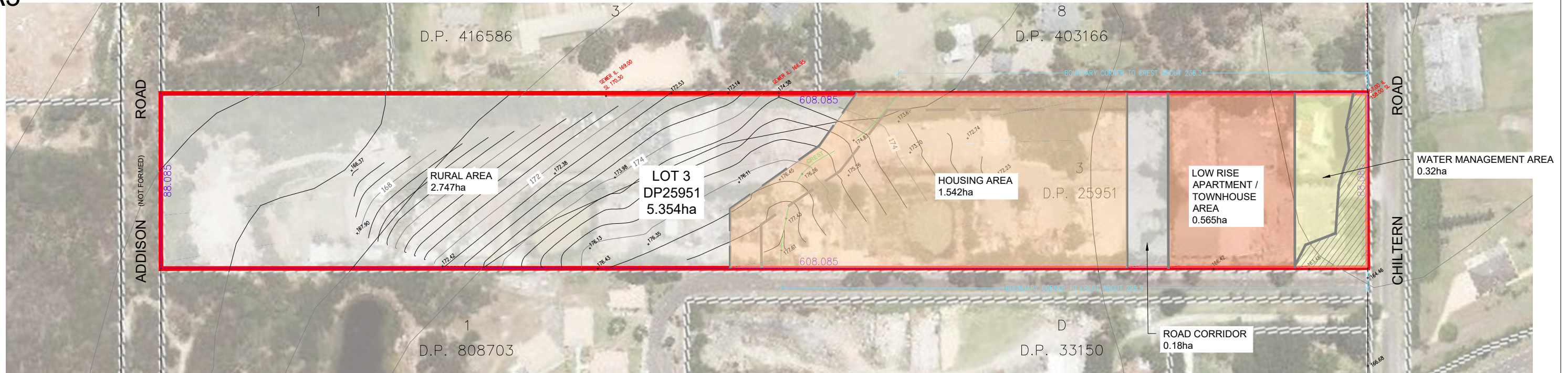
Ian Stewart | Director  
Barker Ryan Stewart Pty Ltd

## **APPENDIX A**

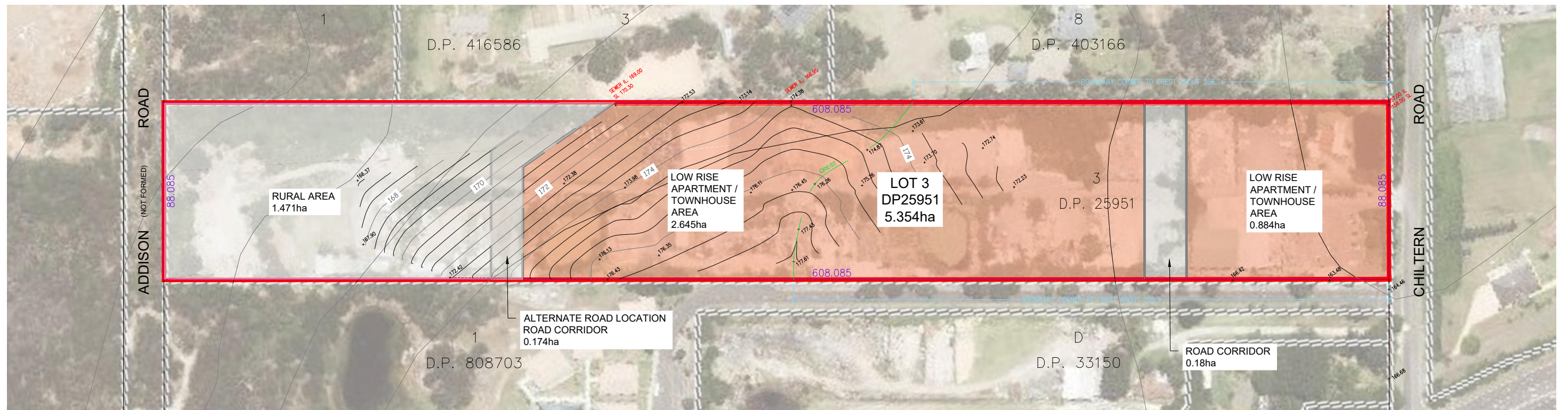
### **Proposed Zone Boundary Changes**



A3









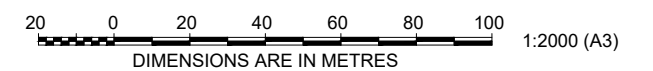
EXISTING LAND USE PLAN  
SCALE 1:2000



PROPOSED LAND USE PLAN  
SCALE 1:2000

LEGEND

- |   |                                     |
|---|-------------------------------------|
|  | RURAL AREA                          |
|  | HOUSING AREA                        |
|  | ROAD CORRIDOR                       |
|  | LOW RISE APARTMENT / TOWNHOUSE AREA |
|  | WATER MANAGEMENT AREA               |
|  | CREEK CORRIDOR                      |

[illegible]

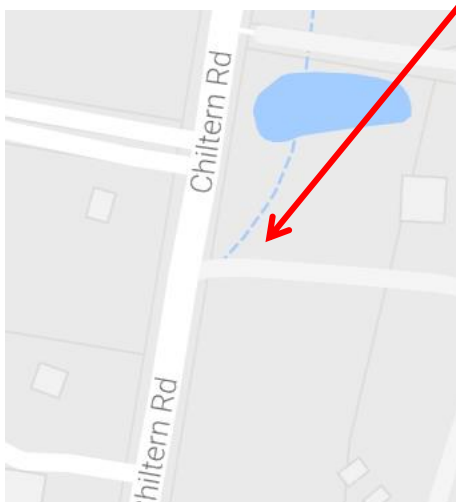


## **APPENDIX B**

### **Photos of existing stormwater drainage at 7 Chiltern Road Ingleside**



Point where creek channels under Chiltern Rd as shown on map below





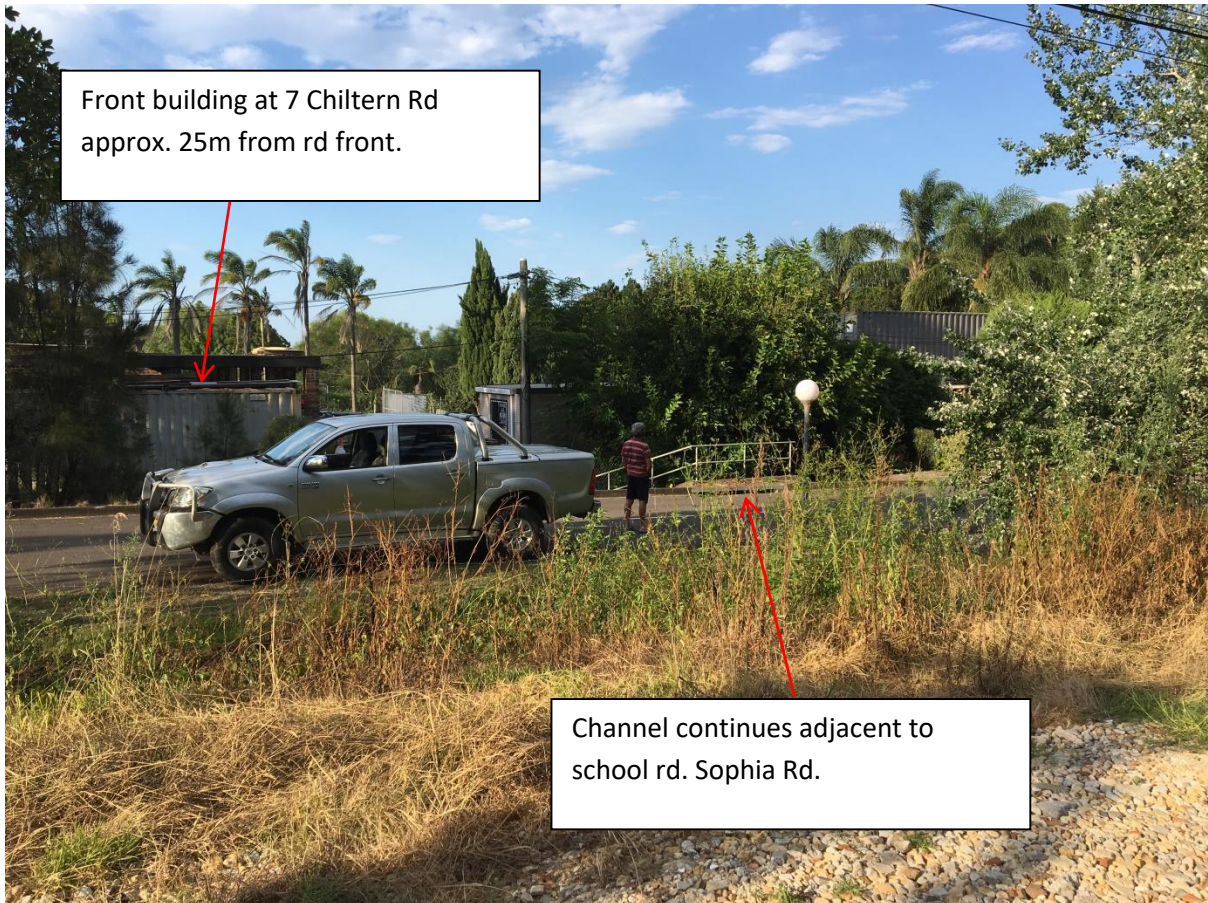






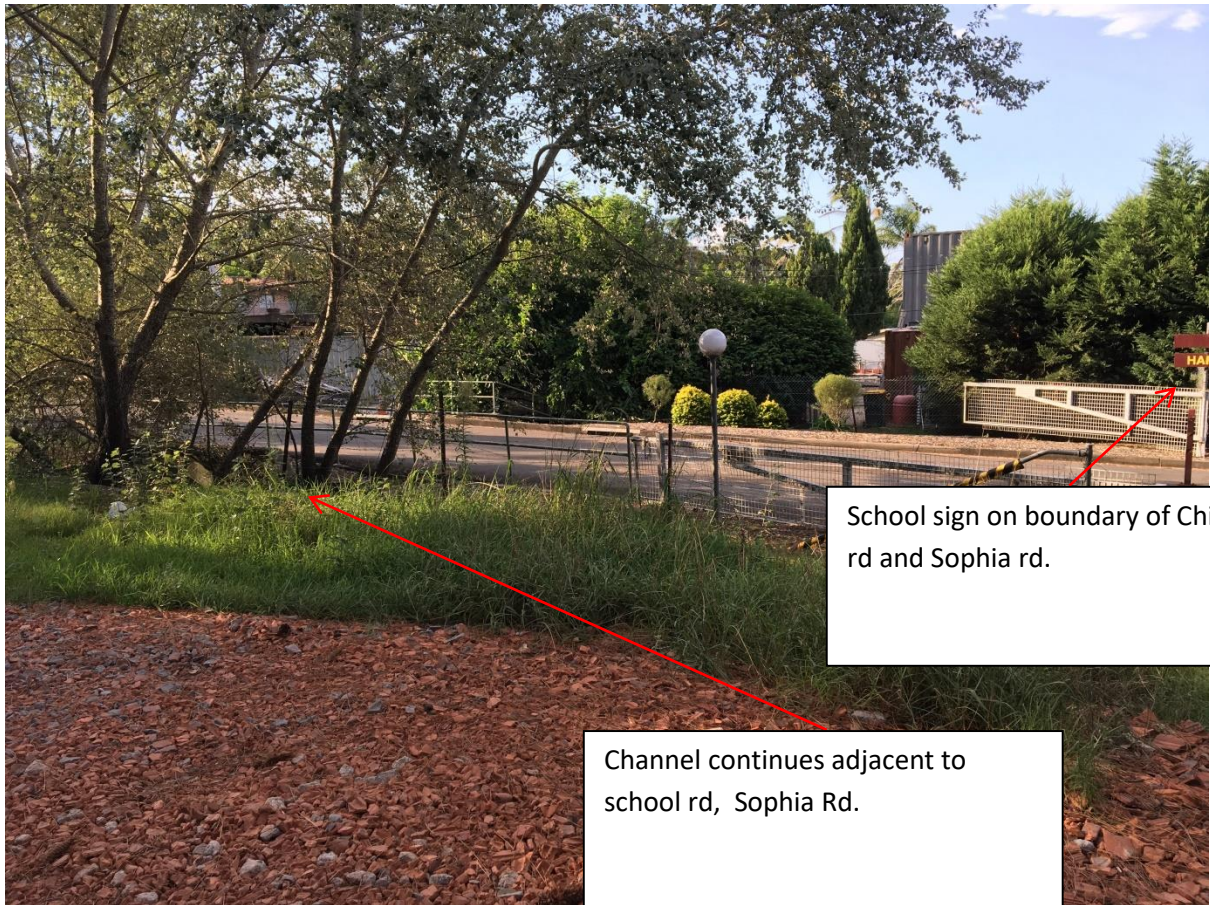
Small spillage water reservoir that  
we assume channels into creek

Front building at 7 Chiltern Rd  
approx. 25m from rd front.



Channel continues adjacent to  
school rd. Sophia Rd.





School sign on boundary of Chiltern rd and Sophia rd.

Channel continues adjacent to school rd, Sophia Rd.