

Dept. of Planning & Environment  
Level 22  
320 Pitt Street  
SYDNEY

By email:

Dear Sir / Madam,

**Submission - Ingleside Precinct**  
**Lot 3, DP 502582, No. 91 Lane Cove Road INGLESIDE**

BBF Town Planners are instructed by the owner of the subject property to make a submission in relation to the subject matter. The draft structure plan has a devastating effect on the subject site by indicating an intention to use majority of the site for Water Management and Environmental Conservation purposes and which in conjunction with widening of Mona Vale Road across the frontage of the site effectively eliminates the current site improvements and approved use of the site and the means of access into the site. My client objects to the draft structure plan as it relates to this site.

**1 The site and location**

Key characteristics of the land are noted as:

- The land is a single allotment comprising 2.01 hectares with frontage to Mona Vale Road and Lane Cove Road. The land is relatively steep but is clear of vegetation. The has an intermittent drainage line adjacent to its southern boundary
- The land is a heavily developed with a substantial dwelling house and associated outbuildings that are used in conjunction with the site and in part are associated with the clients approved commercial use of the site.
- The land is zoned RU2 Rural Landscape pursuant to Pittwater LEP 2014 which permits the sites development consistent with the objectives of that zone and subject to the consent of the Council and the constraints of the site notably its bushfire affectation and its biodiversity significance. Part of the land is affected by a SP2 classified road along its Mona Vale Road frontage.

## **2 The land's proposed status under the draft Structure Plan**

The draft Structure Plan proposes the site assumes three land use outcomes:

- Land south of the creek line is to be an Environmental Conservation land use.
- Land adjacent to the main road frontage is to be acquired for road widening purposes
- The majority of the site is to be utilised for water management purposes
- The residue of the site remains available for housing on larger lot to a minimum 2000m<sup>2</sup> allotment size.

Appended to this submission are a series of drawing and aerial photo overlays prepared by the RMS. Drawing DS 2016/000911 indicates the extent of acquisition required for the road widening and its relationship to the site improvements. The coloured aerial photos indicate the intended land use outcomes for the remainder of the property as per the draft structure plan.

## **3 Submissions**

Following our review of the draft Structure Plan, we make the following submissions in response.

- The landscape visual assessment includes the site within Area 4 with a very general characterisation as to the prominence of the site at the interface of the Warriewood escarpment. However, this site is not prominent and is in effect in a current of the current road alignment with a restricted exposure to traffic across the road frontage. It is not prominent in the broader context of the visual catchment of the Warriewood escarpment. As such any future development of this site will not impact on the visual quality of the Warriewood Escarpment. Land opposite the site at 120 Mona Vale Road is currently the subject NSW LEC proceedings concerning a Development Application for residential subdivision. In our opinion this scenario tends to reinforce the original Pittwater Council outcome for this site as future residential land use outcome to a density of 550m<sup>2</sup>.
- The Environmental Conservation land use will not provide a direct link between the current open space and the Katandra Bushland sanctuary and is entirely dependent on the RMS providing a fauna crossing as part of the Mona Vale Road upgrading at this point. This is not identified as a component of the works on the RMS drawings.
- The water management and flooding assessment report that is broad brush in terms of its analysis. It is difficult to assess the requirements for the indicative water management zone on the subject land and no detail on the extent of works that may be required to implement the outcome. However, having regard to the topography the large shed at the Mona Vale Road frontage and which is sited significantly above the level of the creek line raises the issue of whether the logic of the detention area is more properly sited in whole or in part of the adjacent


public reserve to the south. However, the effect of the land use outcomes proposed for this site is to deny the current access arrangements from Lane Cove Road. We find it difficult to comprehend the apparent concentration of the water management outcome for this catchment on this site rather than a staged outcome along the length of the watercourse.

#### **4 Conclusion**

The outcomes as they impact this site are dramatic and far too general to permit a detailed appraisal of the actual outcomes that maybe contemplated. The costs of carrying into effect the outcomes anticipated given the intended destruction of the current site facilities and the dislocation to business and residential activities on the land make the proposition highly dubious. However, we draw these matters to attention such that a review of the draft strategy can investigate more thoroughly the intentions as exhibited in the draft plan.

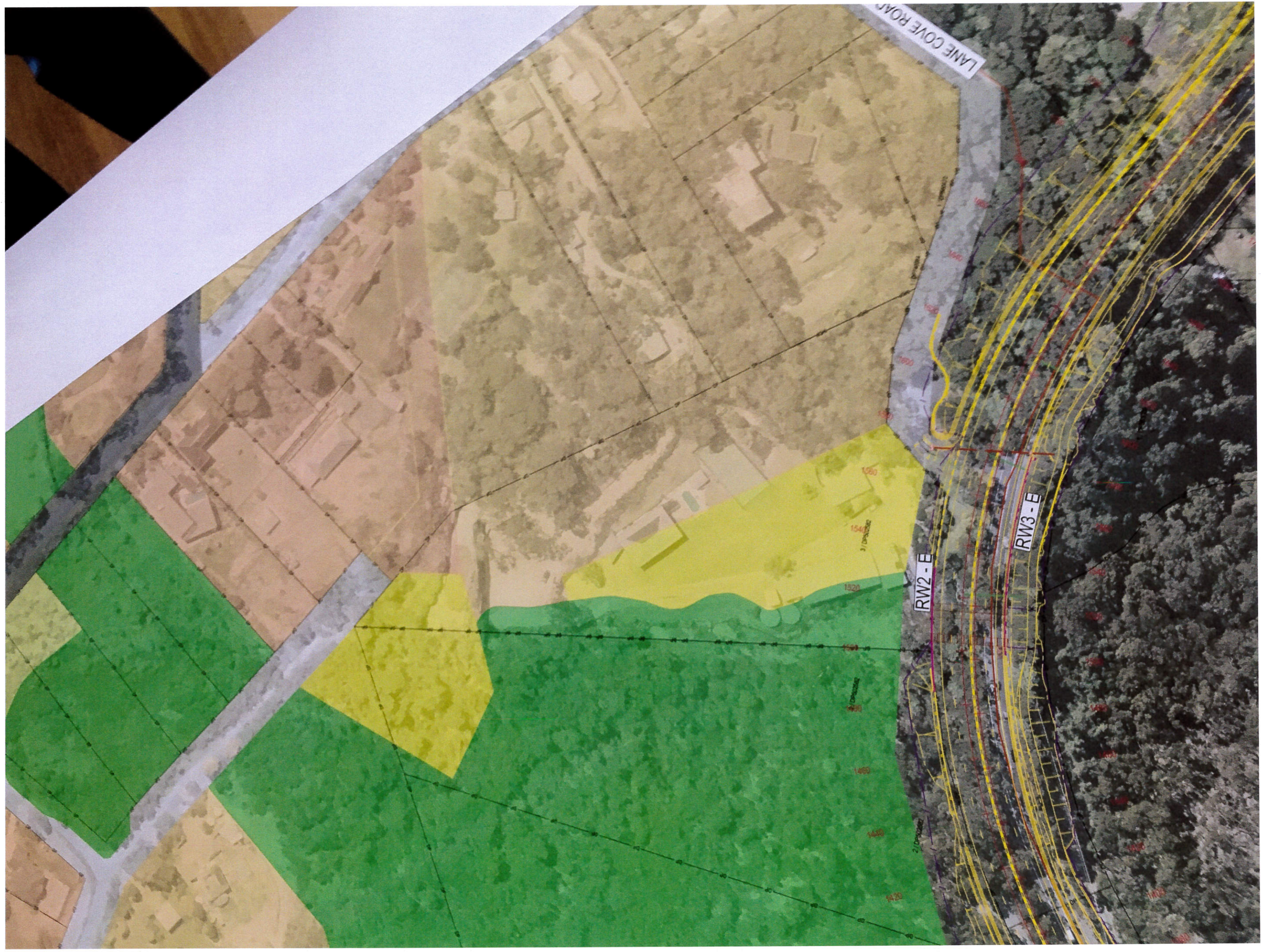
Please do not hesitate to contact me on 99862535 or email.ross@bbfplanners.com.au if you wish to discuss any aspect of the above. We look forward to receiving consideration of these matters.

Yours sincerely



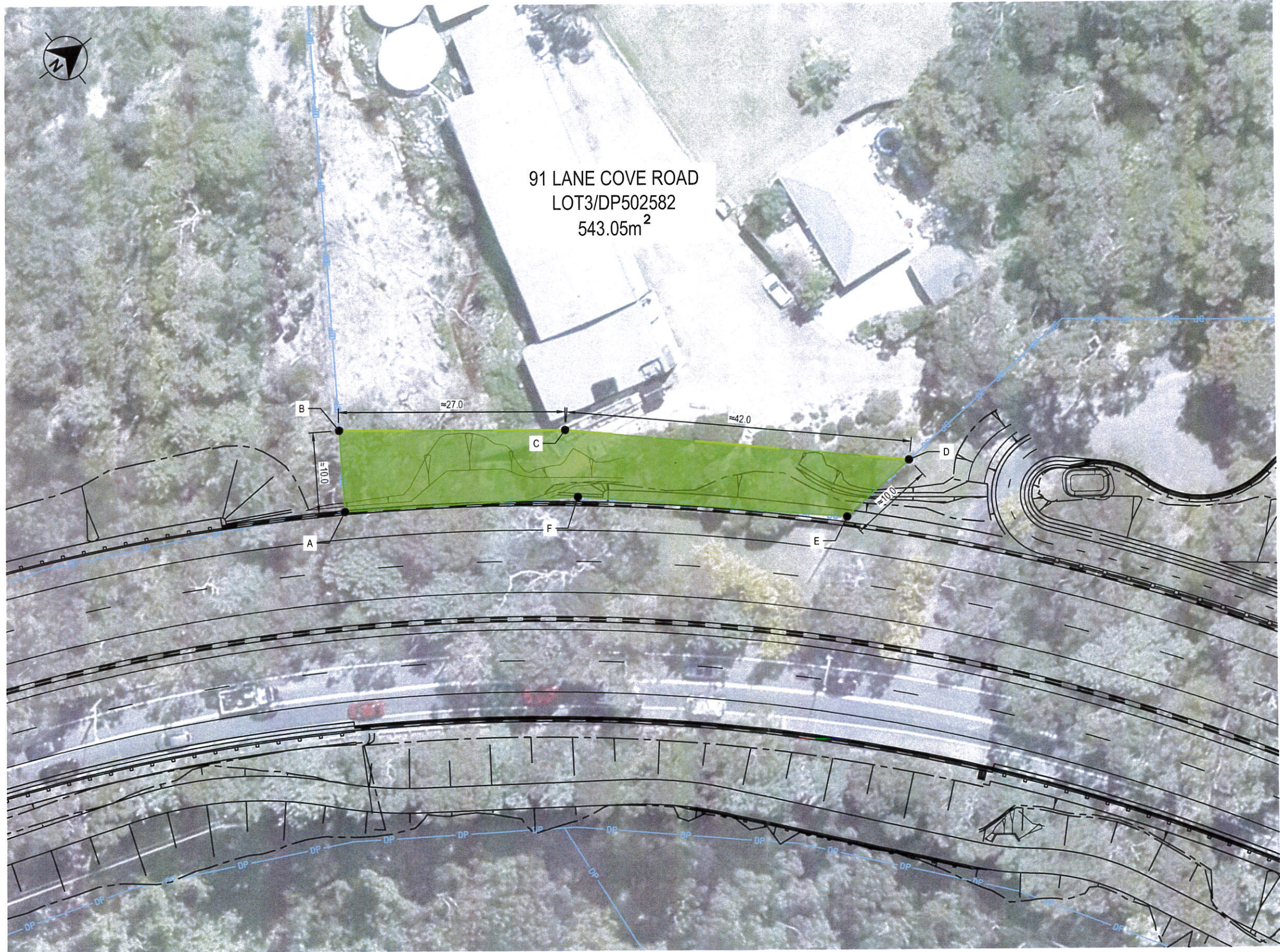
Ross Fleming  
Director - BBF Town Planners







THIS DRAWING MAY BE PREPARED IN COLOUR AND MAY BE INCOMPLETE IF COPIED  
50mm ON A3 SIZE ORIGINAL



PLAN

LEGEND

	PROPERTY LEASE
	EXISTING PROPERTY BOUNDARY
	NEW LEASE BOUNDARY

MGA CO-ORDINATES

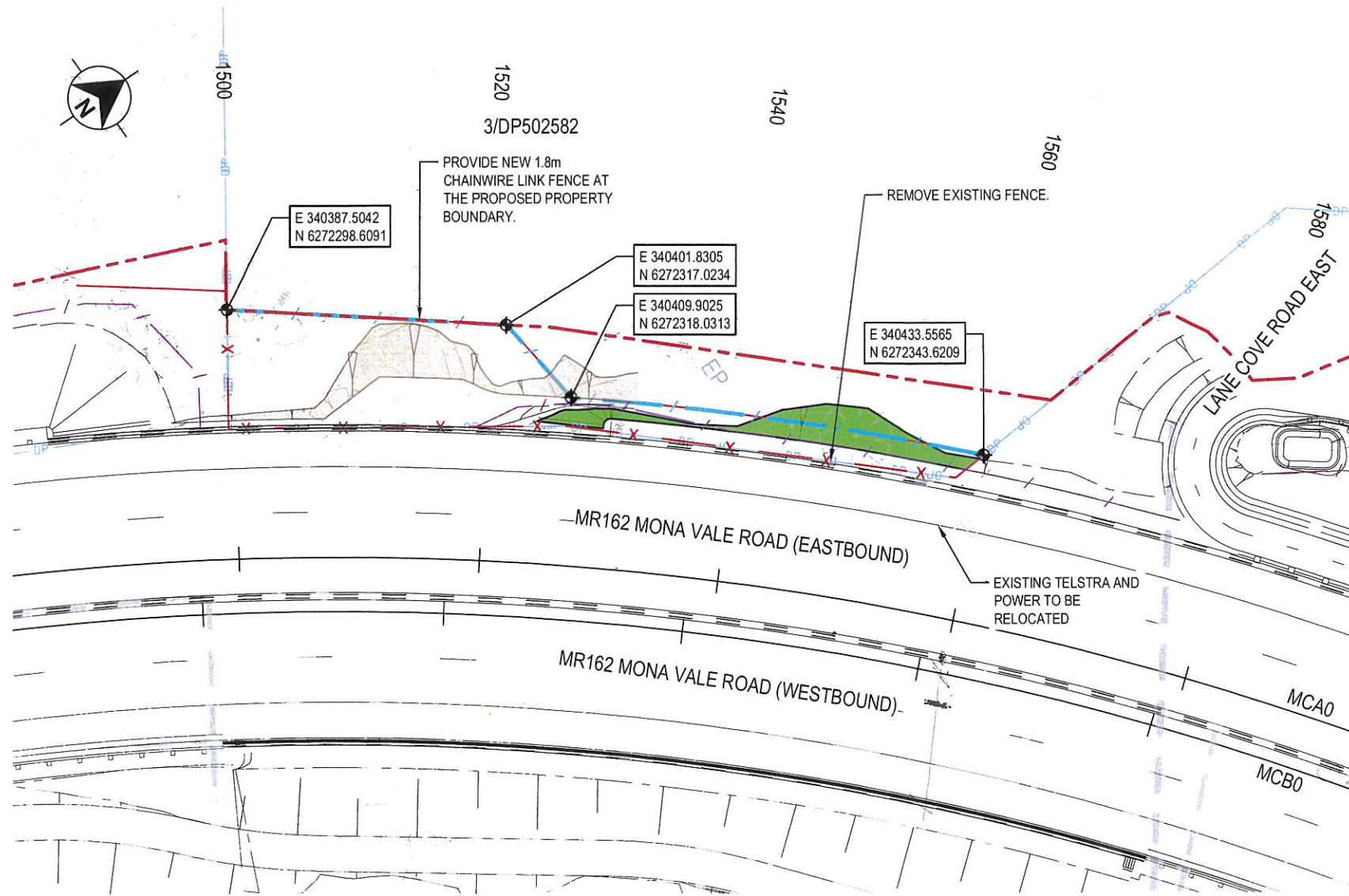
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NOT FOR CONSTRUCTION

DRAWING FILE LOCATION / NAME C:\pw_work\sue.tyler\anz_prod\0256978\PW-2085.dwg				DESIGN LOT CODE		DESIGN MODEL FILE(S) USED FOR DOCUMENTATION OF THIS DRAWING PW-2085.dwg				PLOT DATE / TIME 23/01/2017 5:38:48 PM		PLOT BY Sue Tyler		CLIENT <div> <b>Transport Roads &amp; Maritime Services</b></div>		NORTHERN BEACHES COUNCIL AREA MR162 - A3 MONA VALE ROAD UPGRADE BETWEEN MANOR ROAD AND FOLEY STREET PROPERTY WORKS LEASE - 91 LANE COVE ROAD, INGLESIDE LOT3/DP502582				SHEET 01 OF 01		
EXTERNAL REFERENCE FILES XXXXXX				REV 1	DATE	AMENDMENT / REVISION DESCRIPTION DRAFT ISSUE FINAL DRAFT ISSUE		WVR No.	APPROVAL	SCALES ON A3 SIZE DRAWING <div></div> <div>CO-ORDINATE SYSTEM MGA ZONE 56</div> <div>HEIGHT DATUM AHD</div>		DRAWINGS / DESIGN PREPARED BY <div> www.aurecongroup.com</div>		TITLE		NAME	DATE	PREPARED FOR PROJECT DELIVERY GREATER SYDNEY		RMS REGISTRATION No. <b>DS2016/000911</b>		PART 1
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												PROJECT MNGR		G.DWYER								



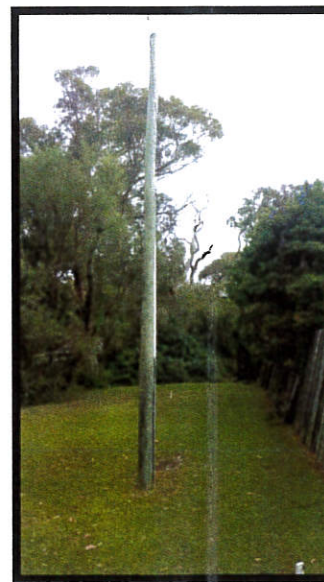
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50mm ON A3 SIZE ORIGINAL



PLAN  
SCALE 1:500



EXISTING PROPERTY FENCING



EXISTING SUPPLY POINT

#### LEGEND

- NEW ROCK MATTRESS
- LANDSCAPING
- EXISTING PROPERTY BOUNDARY
- NEW PROJECT BOUNDARY
- NEW PROPERTY FENCE
- NEW DRAINAGE PIPE
- NEW DRAINAGE PIT
- NEW DRAINAGE HEADWALL AND RIP RAP
- SURVEY CONTROL MARKS
- ALIGNMENT CONTROL LINE
- EXISTING FENCE
- FENCE / GATE TO BE REMOVED
- FAUNA FENCE

#### NOTES:

- FOR GENERAL NOTES AND LEGEND REFER TO SHEET NO. PW-2003.
- NEW ELECTRICAL SUPPLY TO BE PROVIDED FROM LANE COVE WEST.

THE PROPERTY ADJUSTMENTS DETAILED IN THESE PLANS ARE ACCEPTABLE TO ME AND I AUTHORISE ROADS AND MARITIME AND ITS AGENTS TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF CARRYING OUT THESE WORKS.  
THE FUTURE MAINTENANCE OF ALL COMPLETED ADJUSTMENTS WITHIN THE PROPERTY WILL BE MY RESPONSIBILITY.

PROPERTY OWNER : .....

WITNESS : .....

DATE : .....

**NOT FOR CONSTRUCTION**

DRAWING FILE LOCATION / NAME C:\pw_work\ue.tyler\anz_prod\0256978\PW-2200.dwg				DESIGN LOT CODE		DESIGN MODEL FILE(S) USED FOR DOCUMENTATION OF THIS DRAWING PW-2200.dwg		PLOT DATE / TIME 23/01/2017 5:29:36 PM		PLOT BY Sue Tyler		CLIENT		NORTHERN BEACHES COUNCIL AREA MR162 - A3 MONA VALE ROAD UPGRADE (STAGE 2) BETWEEN MANOR ROAD AND FOLEY STREET PROPERTY WORKS 91 LANE COVE ROAD, INGLESIDE LOT3/DP502582		SHEET 01 OF 01		A3										
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										 www.aurecongroup.com		DRAWN N.LONCAR		A.BAYADI							ISSUE STATUS DETAILED DESIGN		EDMS No.		SHEET No. PW-2200		ISSUE No. 0	
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