

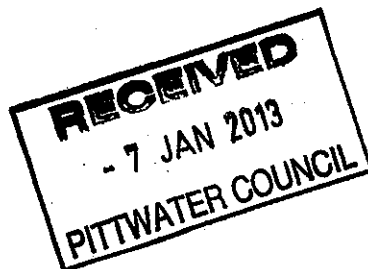


Rob Stokes

Pittwater MP

24 December 2012

Mr Mark Ferguson
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Mr Ferguson *Mark,*

I am writing on behalf of Mr Philip Walker of 184 Warriewood Road, Warriewood, in relation to the proposed rezoning of 120-122 Mona Vale Road, Mona Vale.

As you will note from enclosed correspondence, Mr Walker is concerned that the land at 120-122 Mona Vale Road forms an important biodiversity corridor between Ingleside Chase and Katandra Sanctuary. He is anxious to see that sensitive and important natural bushland on the site is preserved and enhanced.

On behalf of Mr Walker, I seek that his concerns about the environmental values of the land at 120-122 Mona Vale Road, and its context, are thoroughly investigated and protected through the rezoning assessment process.

Thank you for your attention. I look forward to your reply.

Yours sincerely

Rob Stokes MP
MEMBER FOR PITTWATER

Encl

Monday, 17th December 2012

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

**Rezoning 120-122 Mona Vale Road, Mona Vale
R.002/12**

I wish to object to this 85 lot subdivision at 120 Mona Vale Road for the following reason.

1. This land has been identified for conservation purposes in Pittwater Council's Ingleside/Warriewood Land Release Studies 1994. (Enclosed copies mapping).
2. This land was two thirds unlawfully cleared after the Studies immediately after the bush fires in 1994, with the intent for development. The previous owners requested rezoning for 250 townhouses. (Enclosed air photos).
3. This land will regenerate naturally and quickly once the slashing and grazing has ceased.
4. Pittwater Council resolved on 7th February 1994 that future planning for unlawfully cleared land in the Study Area would be as if the clearing had not taken place.
5. Orderly planning is the basis of any orderly society and advantage must not be given to those who flout the law.
6. Pittwater Council imposed an environmental levy and arranged land swaps to purchase the Gowings and Hayden Estates and land from Mater Maria School and the Uniting Church to add to Warringah Council's Ingleside Park to establish the escarpment conservation zone now known as Ingleside Chase.
7. The Department of Planning has contributed some of its Blue-Hatched land along Ingleside Road on the ridge in the southern area of Ingleside Chase.
8. 120-122 Mona Vale Road is the missing link between Ingleside Park and Katandra Bushland Sanctuary.
9. 120-122 Mona Vale Road is important visually, seen from numerous vantage points, both in and outside Warriewood Valley.
10. 120-122 Mona Vale Road is immediately adjacent to Mona Vale Road as it crosses the escarpment and is important to the travel experience, being an appropriate introduction to the Mona Vale/Pittwater area and will be more visible once Mona Vale Road is widened.

11. The escarpment provides the separation between Ingleside (to be developed) and the developed Mona Vale/Pittwater coastal plain, providing a sense of place important to all.
12. Bush fires are inevitable in this area and loss of life will occur if this proposed development, with its restricted access, proceeds.
13. During the 1994 bush fires the roads in Warriewood Valley were gridlocked and that was when there were only 415 townhouses.
14. Through the 1994 bush fires, when the fires hit, there was no water. The metropolitan fire engines were useless, as there was no water. One engine came from Melbourne that morning to assist, but were unable to do anything because there was no water.
15. Sydney Water is not required to provide water for bush fire purposes.
16. Despite major developments in this area, there has been no upgrade of the water supply.
17. The Rural Fire Brigade report on the 1994 bush fires described the conjunction of the coastal nor-easter with the prevailing nor-wester, resulting in a blow torch effect along the escarpment producing a continuous unsupported flame right across Narrabeen Lagoon. (Enclosed photo).
18. This land should come into public ownership to complete the escarpment conservation zone and be regenerated to suit its conservation purposes as determined in Council's studies.

Yours faithfully

Philip Walker

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21 Nov 1994

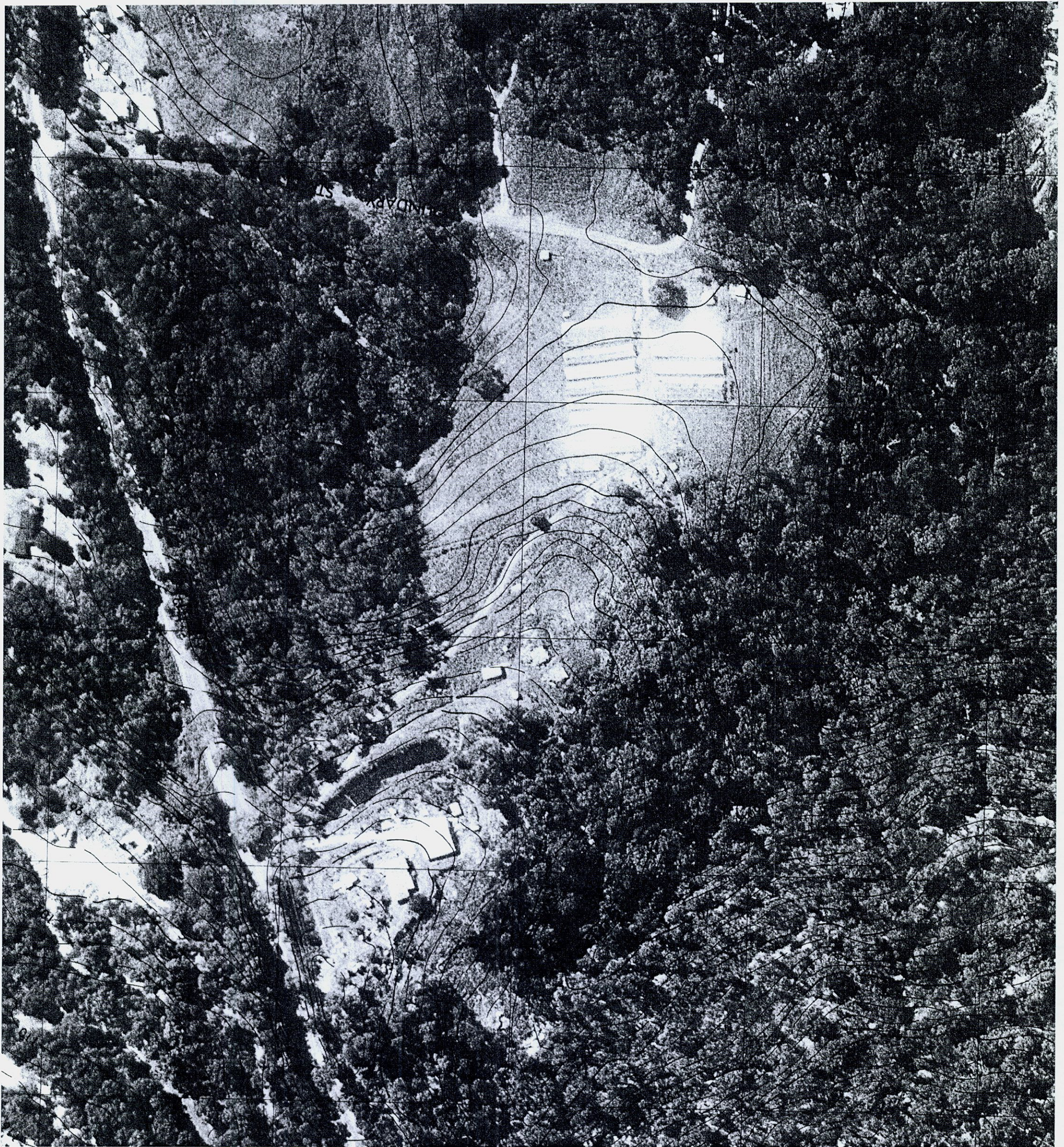




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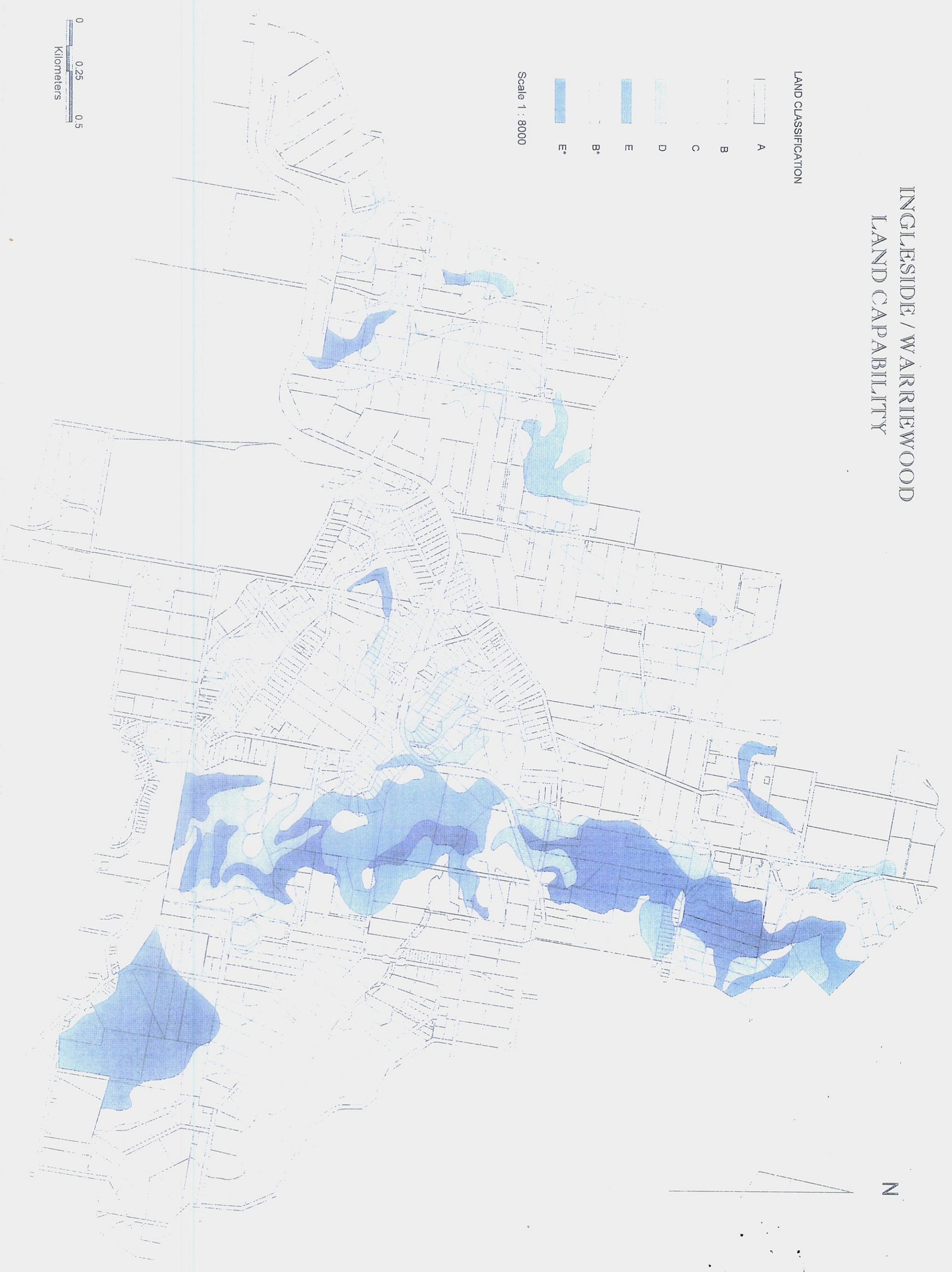


INGLESIDE / WARRIEWOOD LAND CAPABILITY

LAND CLASSIFICATION

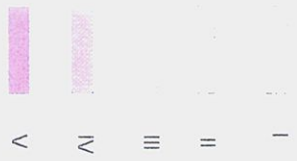


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INGLESIDE / WARRIEWOOD VISUAL STUDY

LAND CLASSIFICATION



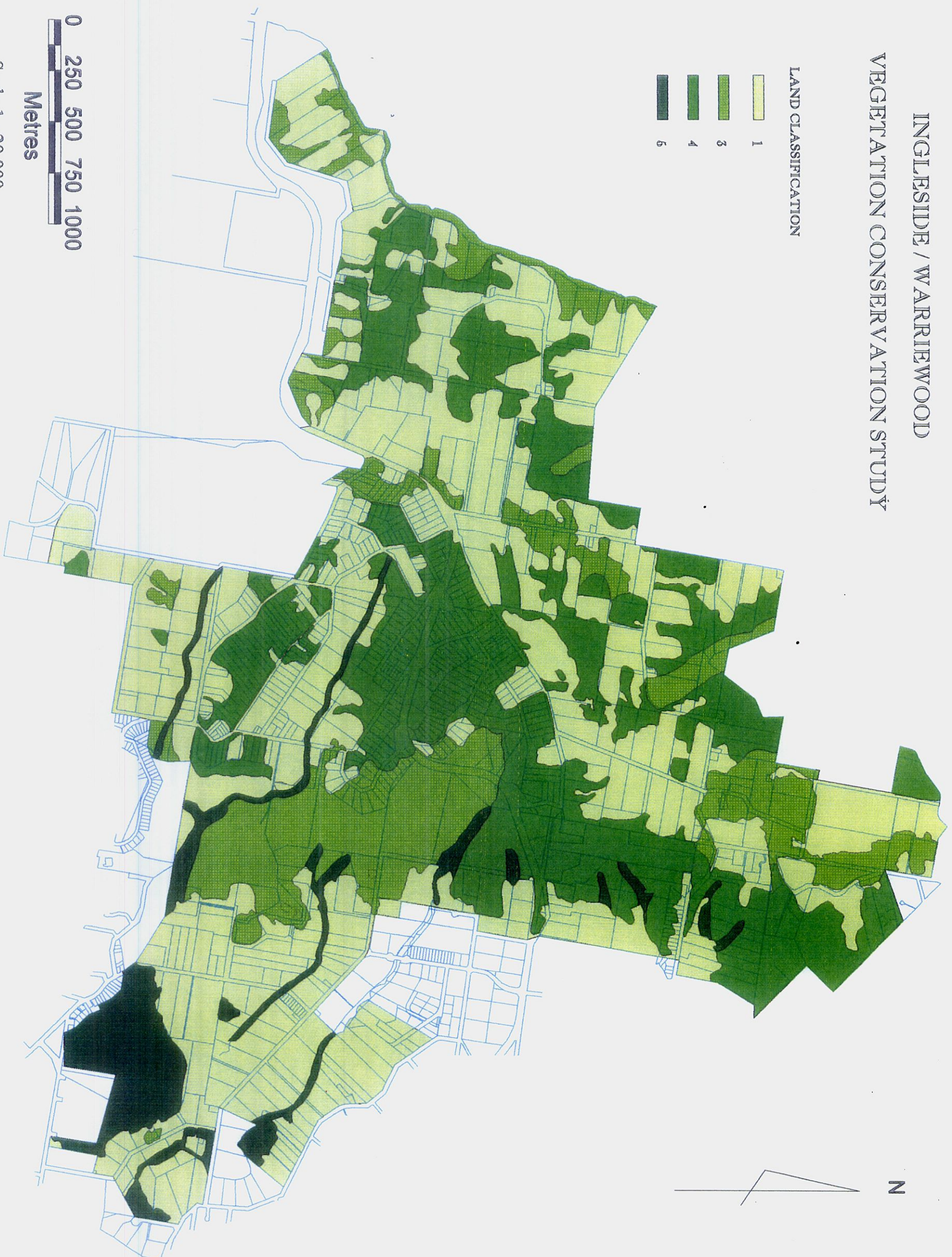
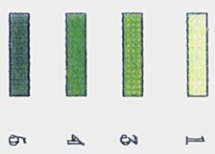
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Kilometers



INGLESIDE / WARRIEWOOD VEGETATION CONSERVATION STUDY

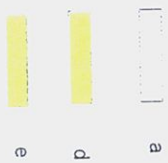
LAND CLASSIFICATION



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INGLESIDE / WARRIEWOOD FAUNA CONSERVATION STUDY

LAND CLASSIFICATION



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Kilometers

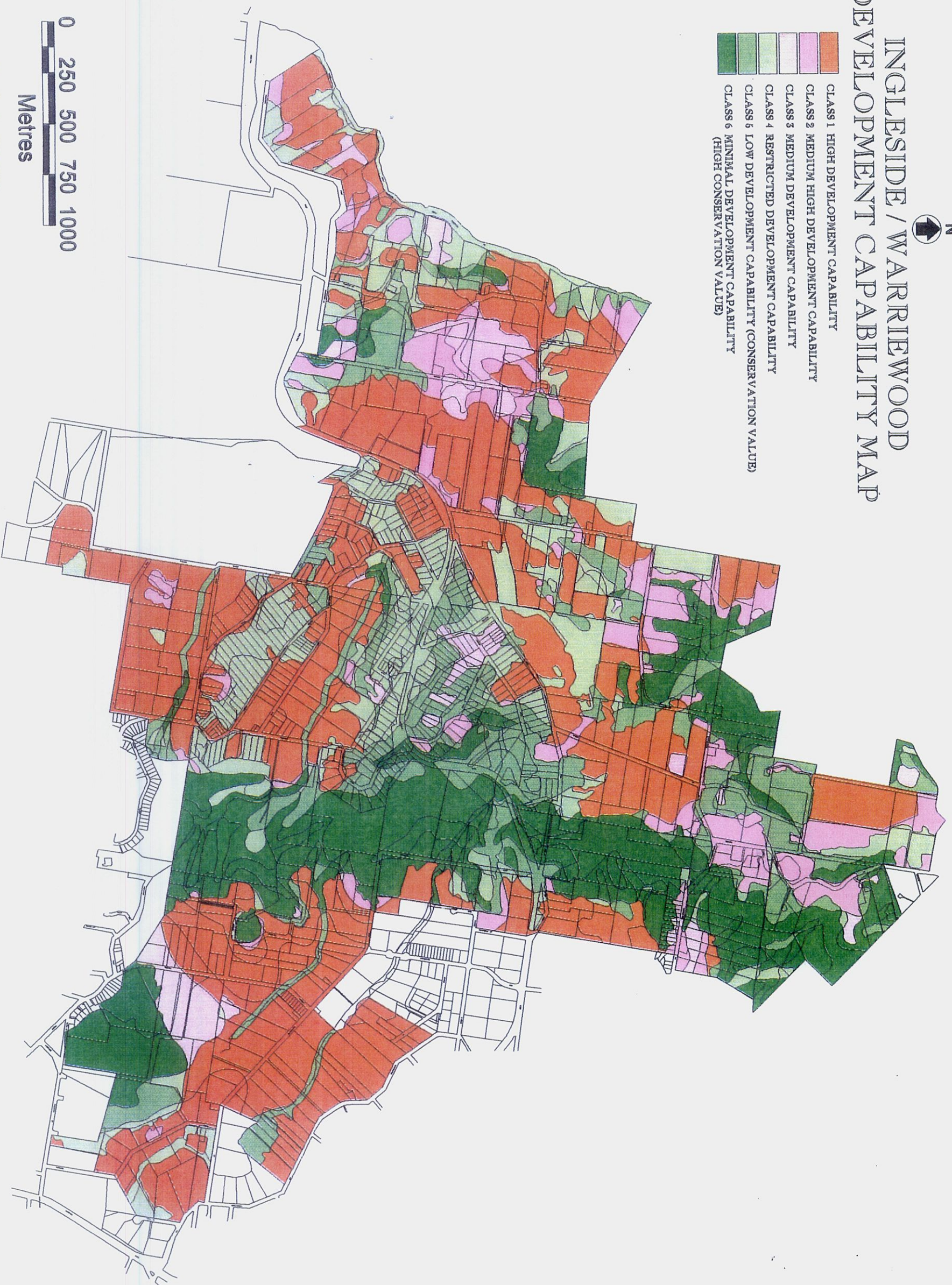
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INGLESLIDE / WARRIEWOOD DEVELOPMENT CAPABILITY MAP



- CLASS 1 HIGH DEVELOPMENT CAPABILITY
- CLASS 2 MEDIUM HIGH DEVELOPMENT CAPABILITY
- CLASS 3 MEDIUM DEVELOPMENT CAPABILITY
- CLASS 4 RESTRICTED DEVELOPMENT CAPABILITY
- CLASS 5 LOW DEVELOPMENT CAPABILITY (CONSERVATION VALUE)
- CLASS 6 MINIMAL DEVELOPMENT CAPABILITY (HIGH CONSERVATION VALUE)



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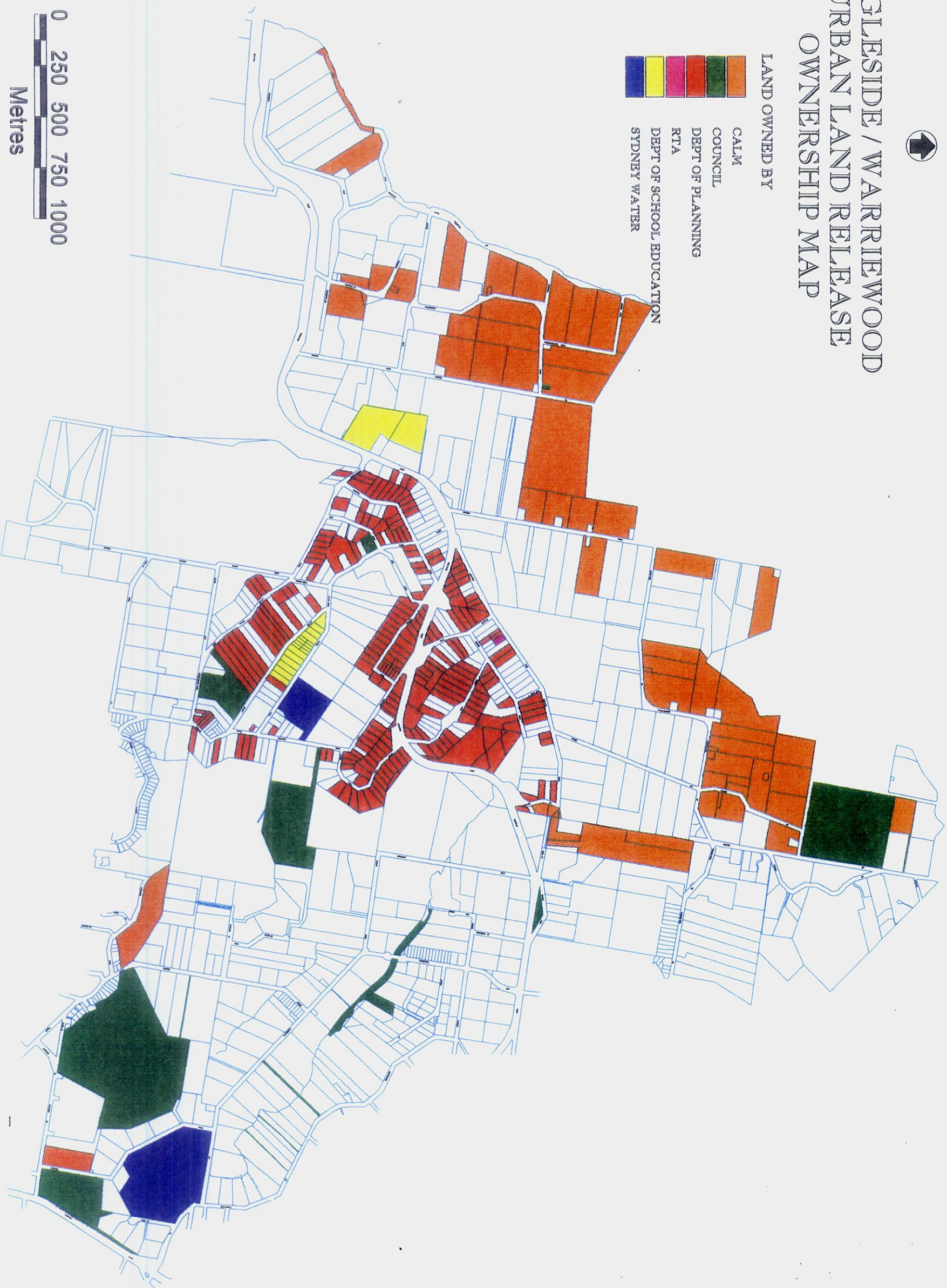
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INGLESIDE / WARRIEWOOD URBAN LAND RELEASE OWNERSHIP MAP



LAND OWNED BY

- CALM
- COUNCIL
- DEPT OF PLANNING
- RTA
- DEPT OF SCHOOL EDUCATION
- SYDNEY WATER



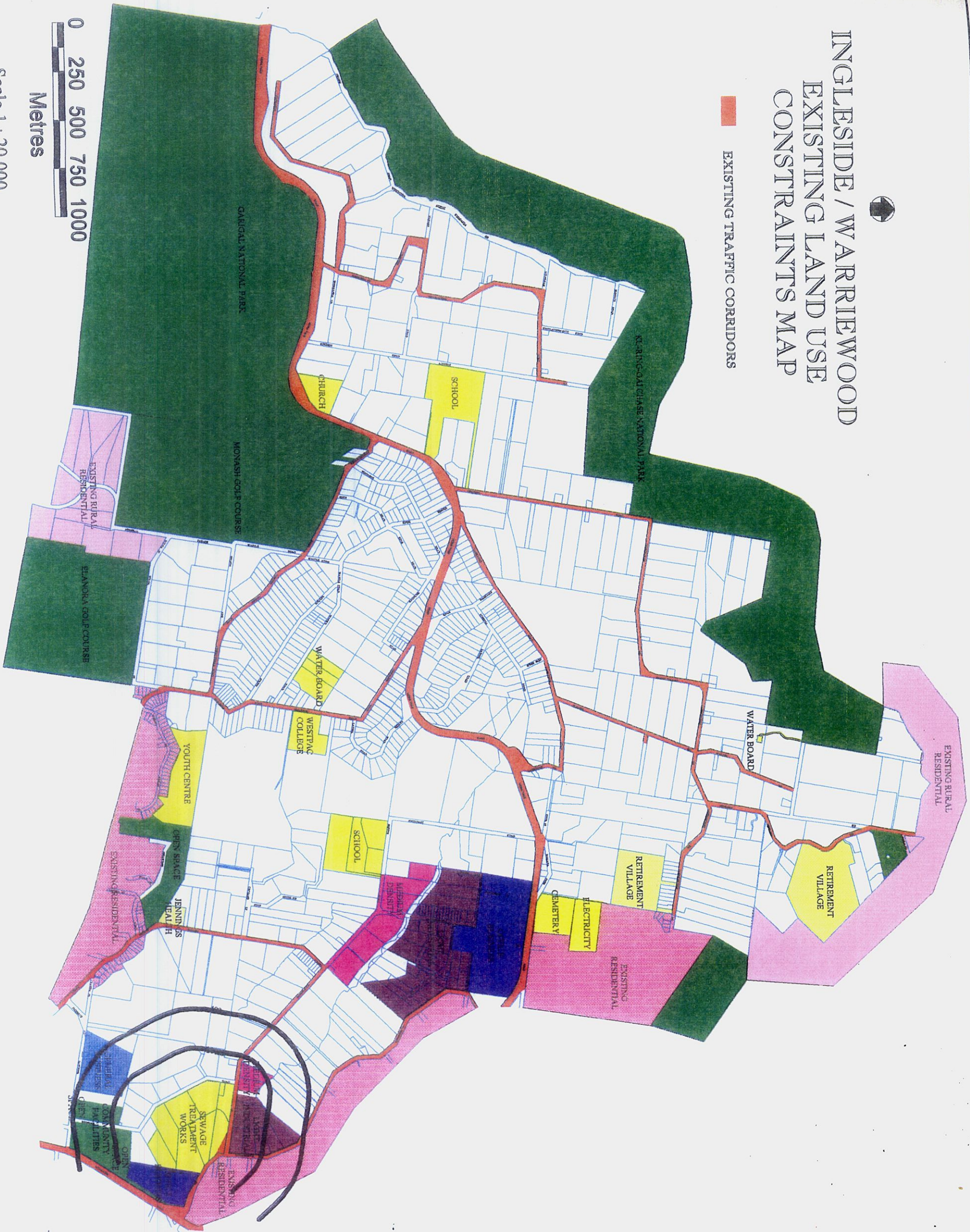
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INGLESIDE / WARRIEWOOD EXISTING LAND USE CONSTRAINTS MAP

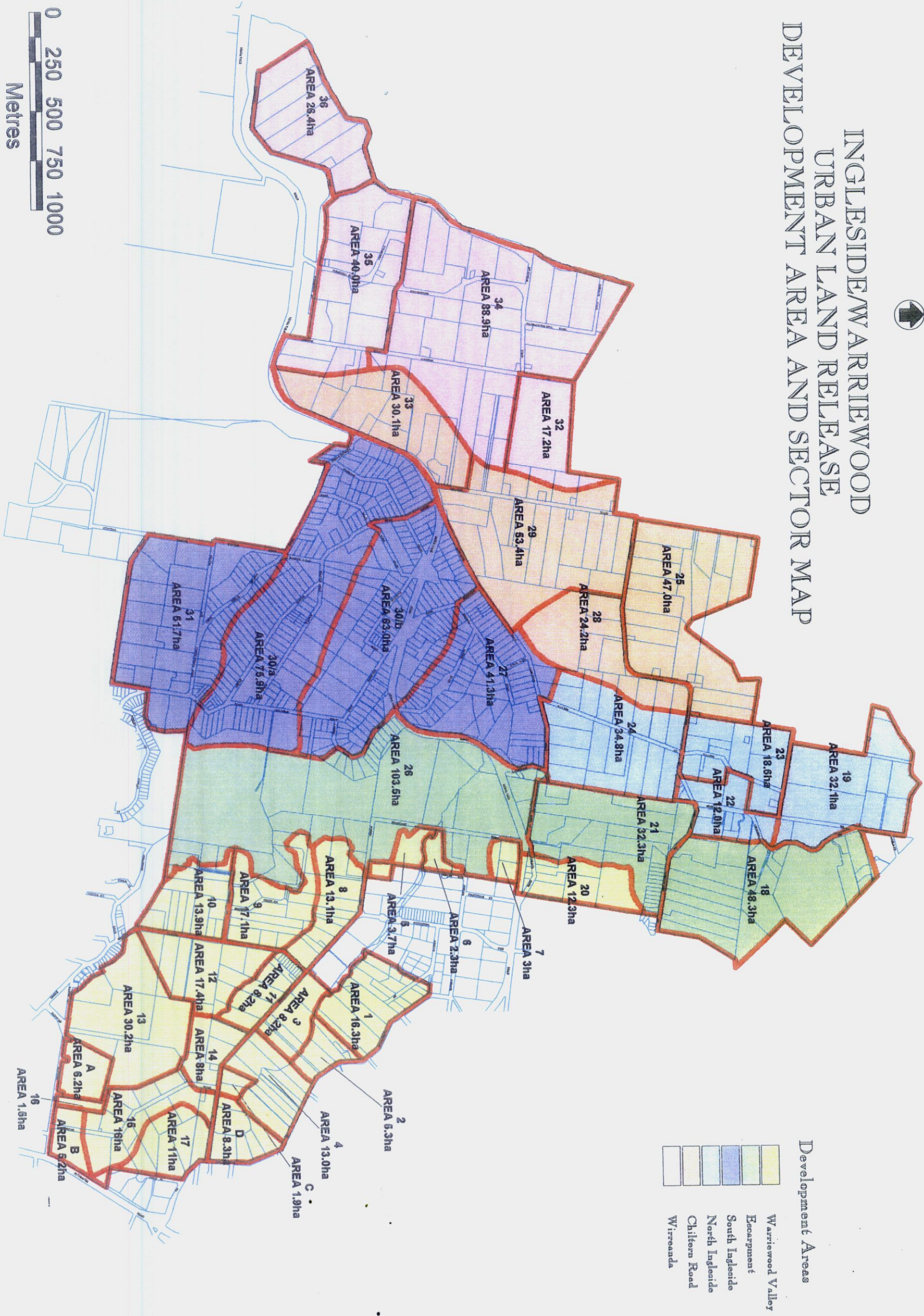


EXISTING TRAFFIC CORRIDORS





INGLESIDE/WARRIEWOOD URBAN LAND RELEASE DEVELOPMENT AREA AND SECTOR MAP



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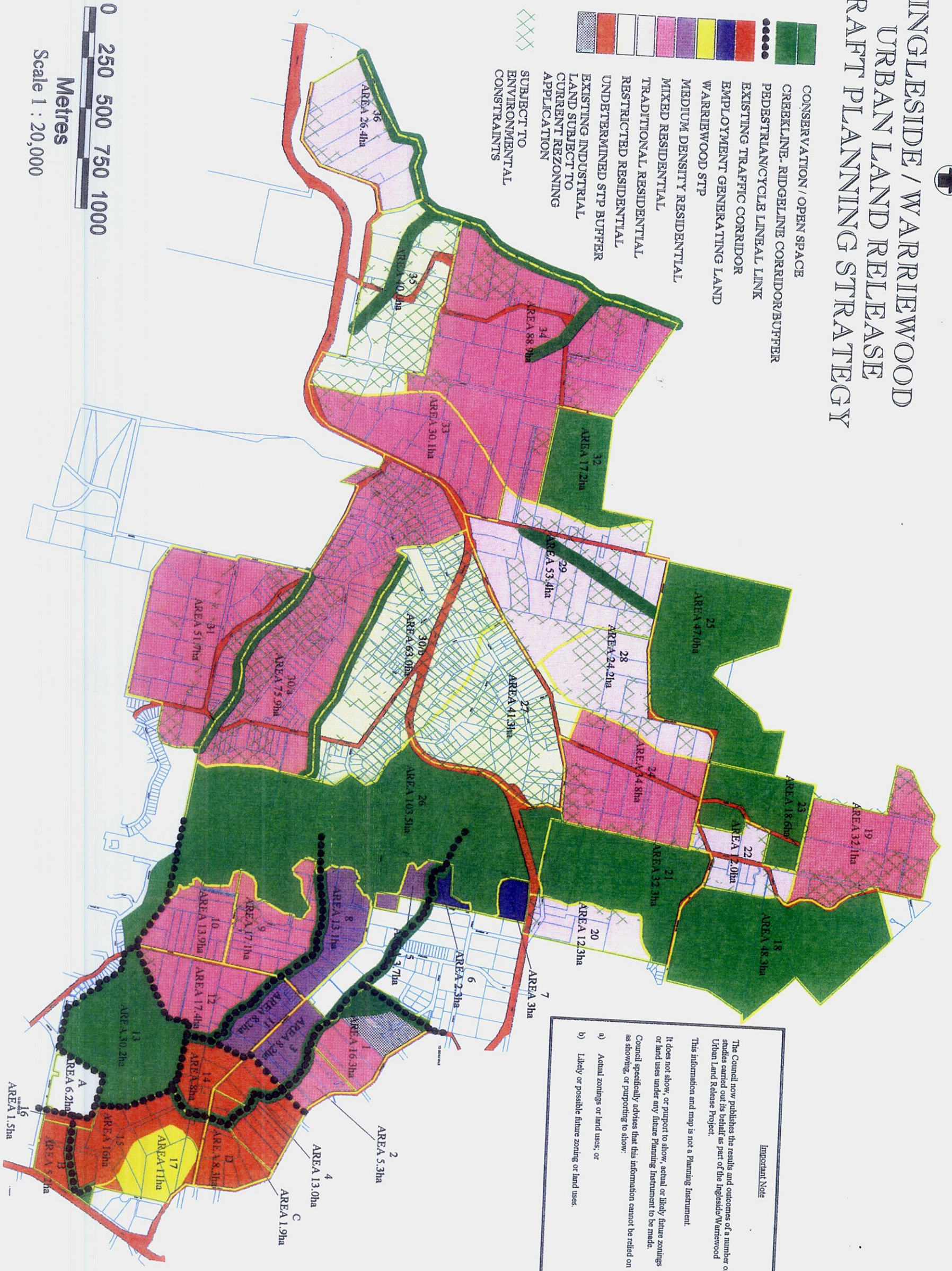
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INGLESIDE / WARRIEWOOD URBAN LAND RELEASE DRAFT PLANNING STRATEGY

- CONSERVATION / OPEN SPACE
- CREEKLINE, RIDGELINE CORRIDOR/BUFFER
- PEDESTRIAN/CYCLE LINEAL LINK
- EXISTING TRAFFIC CORRIDOR
- EMPLOYMENT GENERATING LAND
- WARRIEWOOD STP
- MEDIUM DENSITY RESIDENTIAL
- MIXED RESIDENTIAL
- TRADITIONAL RESIDENTIAL
- RESTRICTED RESIDENTIAL
- UNDETERMINED STP BUFFER
- EXISTING INDUSTRIAL
- LAND SUBJECT TO CURRENT REZONING APPLICATION
- SUBJECT TO ENVIRONMENTAL CONSTRAINTS



Important Note

The Council now publishes the results and outcomes of a number of studies carried out in its behalf as part of the Ingleside/Warriewood Urban Land Release Project.

This information and map is not a Planning Instrument.

It does not show, or purport to show, actual or likely future zonings or land uses under any future Planning Instrument to be made.

Council specifically advises that this information cannot be relied on as showing, or purporting to show:

- a) Actual zonings or land uses; or
- b) Likely or possible future zoning or land uses.