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**REQUEST FOR INCLUSION IN
WARRIWOOD LAND RELEASE FOR
RESIDENTIAL DEVELOPMENT**

120 MONA VALE ROAD, WARRIWOOD

**Prepared For
Planet Warriewood**

May 2006

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**REQUEST FOR INCLUSION IN WARRIEWOOD LAND
RELEASE FOR RESIDENTIAL DEVELOPMENT**

at

120 Mona Vale Road, Warriewood

*Prepared under instructions from
Planet Warriewood*

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1. INTRODUCTION

This report has been prepared by Glendinning Minto & Associates P/L in conjunction with Douglas Sanger P/L at the request of Planet Warriewood P/L in respect of land situated at 120 Mona Vale Road, Warriewood. In this regard a preliminary assessment has been undertaken of the potential for the subject land to be included in the Warriewood Land Release Area in order that a rezoning application can subsequently be lodged to change the zoning from a Non Urban zoning to a Residential zoning.

The report identifies the site and its surrounding environment including landforms, structures and zonings. The report also identifies key issues which it is considered are fundamental in determining the suitability of the site for residential purposes. Those issues include:

- Vegetation;
- Slope;
- Riparian Corridors;
- Potential Bushfire Impacts;
- Traffic Management;
- Visual Impacts; and
- Water and Sewerage Management.

It is considered that the findings of this report demonstrate that the land is suitable for residential purposes.

It is therefore requested that Council consider inclusion of this area within the Warriewood land release on the basis that it is potentially suitable for rezoning for residential purposes.

On favourable consideration by Council the applicant would then commission all of the necessary studies and reports required to accompany a formal rezoning application. It is to be noted that this report is not a formal rezoning application but rather as previously identified a preliminary submission to Council as to the rezoning potential of the subject site.

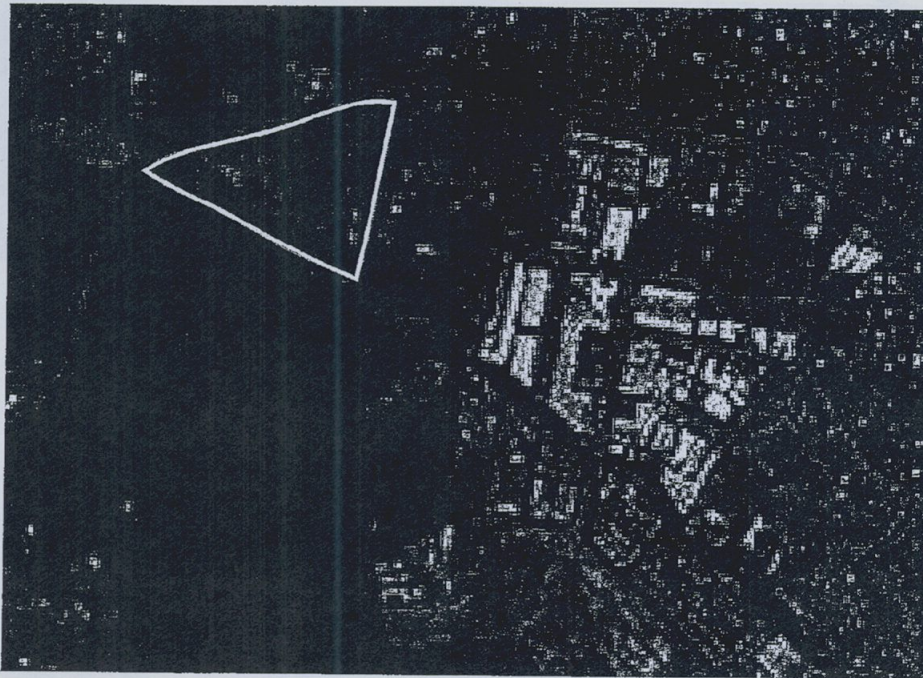


Site Location Map

2. THE SITE

The subject property is currently identified as Lot 1 in DP 383009 and Lots 3, 4 & 5 in DP 124602 and is known as 120 Mona Vale Road, Warriewood. The property has a total area of 83,261m². The property is located on the corner of Boundary Road & Mona Vale Road, although noting that Boundary Street has recently been closed at its intersection with Mona Vale Road.

The subject property is in single ownership, being owned by Anka Ulrich. The written consent of the property owner for the making of this request has been provided and is included as an appendix to this report. The fact that the property is in single ownership is considered to assist with its potential rezoning.



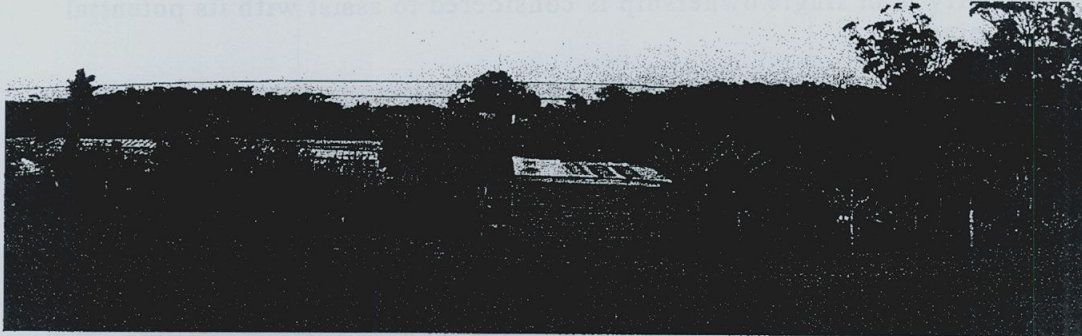
An aerial view of the subject site

Access to the property is currently available from both Mona Vale Road and Boundary Street.

In this regard a right of carriageway over the Uniting Church land on the opposite side of Boundary Street gives access from Boundary Street to Jubilee Avenue. The terms of the right of carriageway are detailed in the relevant Section 88B instrument, a copy of which is included as an Appendix to this report.

The subject property is currently zoned 1(a) Non Urban under the Pittwater LEP.

The property comprises of sloping land of varying grades and is largely cleared although the property does support a number of stands of significant trees. These trees are mainly located around the sites perimeter together with a portion of dense vegetation in the sites south west corner. The property also includes a natural drainage channel which is located in the northern half of the property and which runs from Mona Vale Road through to Boundary Road. A separate watercourse also forms part of the sites south western boundary.



The subject site as viewed from Boundary Street

Structures currently erected upon the property include:

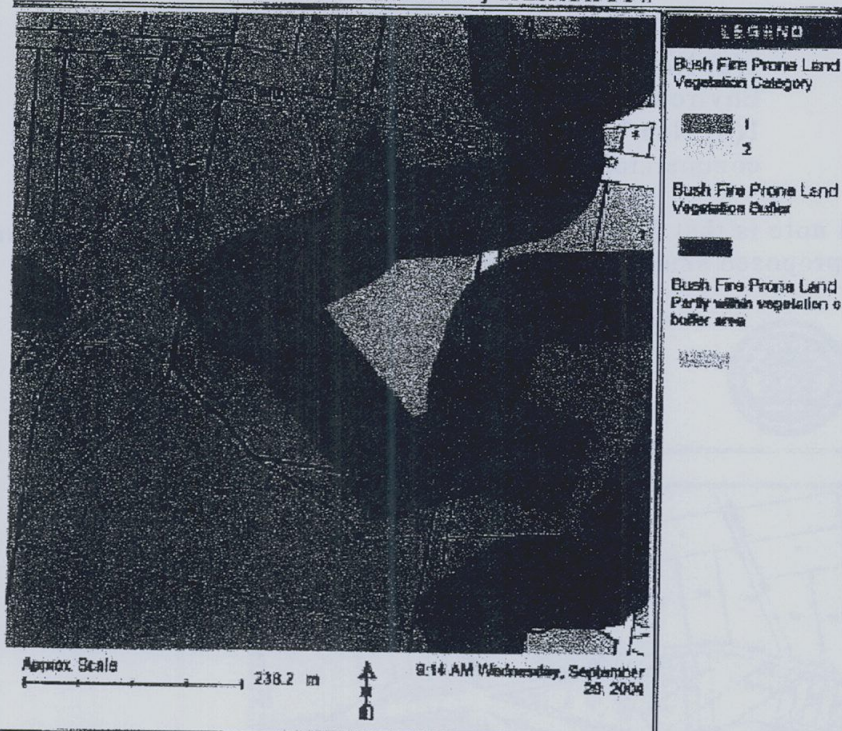
1. A single storey brick and tile dwelling house on Lot 3
2. A number of shed structures on Lot 5; and
3. A row of glass houses on Lot 5 adjacent to Boundary Road.

The subject site is bushfire affected with the extent of affectation detailed on the accompanying extract from Council's Bushfire Prone Land Map. The significant feature of the bushfire map is that the bulk of the threat is located up slope of the subject site.



Pittwater Council Mapping

120 Mona Vale Road, Warriewood



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Extract from Council's Bushfire Prone Land Map

3. THE SURROUNDING ENVIRONMENT

The area surrounding the subject site as detailed on the attached extract from Council's Zoning Map comprises a range of land uses. Those land uses are generally as follows:

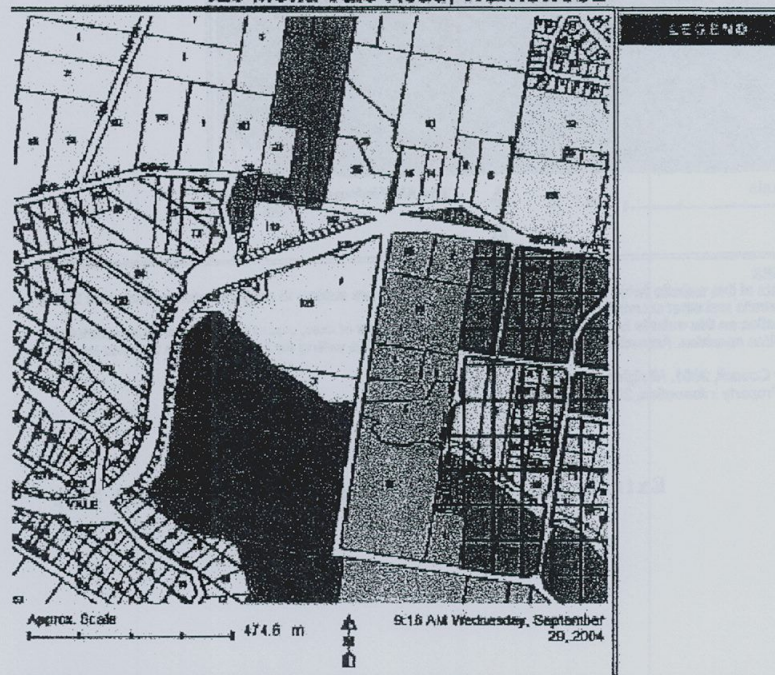
North	1(a) Non Urban
West	1(a) Non Urban
South	Environment Protection
East	1(b) Non Urban directly adjoining with light industrial and commercial uses beyond

Of additional note is that further to the south east of the site exist a number of existing and proposed small lot housing estates.



Pittwater Council Mapping

120 Mona Vale Road, Warriewood



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Extract from Council's Land Use Mapping System

4. ZONING & DEVELOPMENT CONTROLS

The following is an assessment of the proposal against the relevant provisions of the Environmental Planning and Assessment Act and of the relevant planning instruments and policies of Pittwater Council that currently apply to the site. It is anticipated that were the site to be rezoned that it would be subject to controls similar to those that currently apply to the Warriewood Valley Urban Land Release.

4.1 Pittwater Local Environmental Plan 1993

The subject property is currently zoned 1(a) Non Urban under the Pittwater LEP. Subdivision of the land is currently restricted to allotments having a minimum allotment size of 2 ha.

It is therefore necessary that for the subject land to be used for residential purposes beyond the existing dwelling entitlements it would need to be rezoned.

5. PRELIMINARY CONSIDERATIONS

In assessing the suitability of the subject site for residential purposes it was determined that the following matters were fundamental precursors in determining if there was merit in pursuing the inclusion of the land area within the Warriewood land Release Area and a subsequent application for the rezoning of the land. Those matters include but are not necessarily limited to:

- Potential Bushfire Impacts;
- Traffic Management;
- Visual Impacts; and
- Water and Sewerage Management.

It is acknowledged that were it deemed by Council that the subject site was potentially capable of being rezoned for residential purposes that a comprehensive assessment of the site and its surroundings together with potential impacts would need to be undertaken.

The following is a summary of the preliminary findings made in respect of each of the above matters.

Bushfire

As previously identified the subject site is bushfire affected in that it contains both Category 1 Bushfire Prone Vegetation and Bushfire Prone Land Vegetation Buffer. The extent of the affectation of each of the above is reflected in the extract from Council's Bushfire Prone Land Map contained within Section 2 of this Report.

In order to determine the suitability of the site for residential purposes having regard to the bushfire hazards detailed above a preliminary bushfire hazard assessment was undertaken by Building Code and Bushfire Hazard Solutions. Their report is attached as an Appendix to this document.

Their report correctly identifies the site together with its features including topography and vegetation and also makes reference to the Council's Bushfire prone Land Map. The report then goes on to provide an assessment as to the likely required Asset Protection Zones that would apply to the site, together with likely construction requirements for future dwellings and access provisions.

It is acknowledged that the Bushfire Report at Page 5 under the heading – Moving Forward, does identify additional work which is required to be undertaken in the form of environmental assessments and geotechnical considerations in order to determine the final dimensions of the asset protection zones as well as maintenance regimes. It is understood that the outcomes of these additional studies will not result in the conclusions of the preliminary bushfire assessment being dramatically altered.

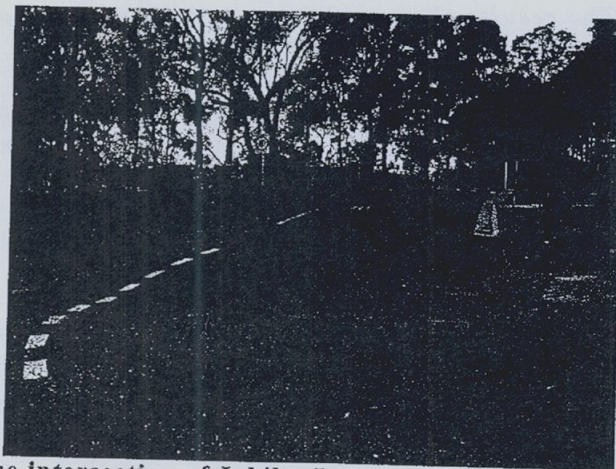
In this regard it is important to note the conclusion of the report which states:

Residential development within the property is possible and can comply with the legislated requirements of Planning for Bushfire Protection – 2001 with respect to bushfire mitigation matters. The application for rezoning to allow resident use should therefore receive concurrence from the NSW Rural Fire Service.

It is therefore our opinion that on the basis of this report that issues relating to bushfire would not prevent the site from being rezoned for residential purposes.

Traffic Management

The subject site, were it to be redeveloped for residential purposes would be subject to a number of specific traffic management issues. Access to the site would most likely not be available from Mona Vale Road due to the nature and traffic conditions associated with this frontage of the site. In addition the site's remaining road frontage is to Boundary Street which has recently been closed to Mona Vale Road, resulting in the only currently remaining access to the site being via Jubilee Lane which runs perpendicular off Boundary Road.



The intersection of Jubilee Lane and Boundary Street

Jubilee Lane exists as a right-of-carriageway over land owned by the Pittwater Uniting Church and currently serves the church, a preschool and a sports and recreation centre together with existing residential properties fronting Boundary Street. It has a width of 6m with 90° angle parking and a speed limit of 10km/h and which is self enforcing with a number of speed humps.

An assessment of the environmental capacity (a measure of road safety and amenity) of Jubilee Lane has been undertaken by TAR Technologies.

Their report has been prepared on the assumption of a residential development comprising of approximately 104 allotments and in accordance with traffic generations contained within the Roads and Traffic Authority's Guide to Traffic Generating Developments.

The findings of their assessment as contained within the conclusion to the report in part state:

- *The impact of traffic generated by the development on the surrounding road network has been assessed for the AM and PM peak hour periods. The results indicate the additional traffic will have a negligible impact on the existing operation of Ponderosa Parade and Jubilee Avenue.*
- *The site is to use a shared access way, Jubilee Lane, which currently serves Pittwater Uniting Church and associated activities that would operate outside of the main travel time from a residential estate.*
- *The environmental capacity, which is a measure of road safety and amenity, has been considered in the study for Jubilee Lane and Jubilee Avenue. The results show that future traffic volumes are within the roads environmental capacity, which is acceptable.*

In summary it is considered by the traffic report that there are no significant traffic issues that would preclude the change of the site to a residential use.

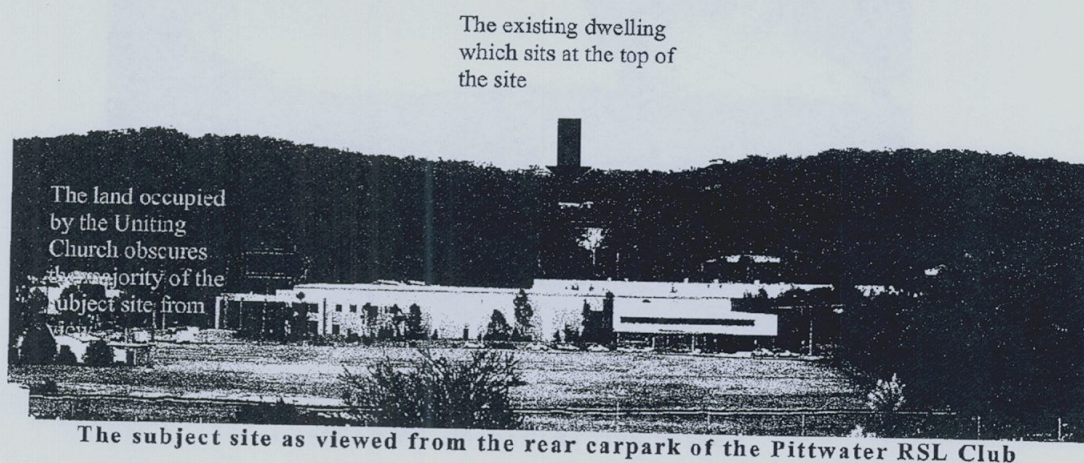
Were it deemed that Jubilee Lane was not a suitable means of accessing a redevelopment of the subject site then it is considered that two other options potentially exist. Those options are:

1. To create a slip road running parallel with Mona Vale Road which runs from either Ponderosa Parade or Daydream Avenue through to Boundary Street and which is located within the existing road reserve; or
2. To create a new road over the land located opposite the subject site and which also fronts Boundary Street. This new road could provide access from Boundary Street through to Daydream Avenue.

Visual Impacts

It is our understanding from discussions with Council officers that one of the reasons that the subject site had not previously been rezoned was through a concern relating to the visual impact that redevelopment may have on the Warriewood escarpment.

Our preliminary investigations show that the Warriewood escarpment, being the ridge line visible from within Warriewood Valley, sits above and beyond the subject site. In this regard the subject site is largely screened by intervening landforms and structures together with vegetation located both on and adjoining the subject site.



The above photo was taken from the Pittwater RSL Club carpark being the most prominent public vantage spot having a view towards the site. It is apparent from that photo that the vast majority of the site is obscured from view by the intervening landform and vegetation.

The other main vantage point of the site from the public domain is when the site is viewed from Mona Vale Road. In such a circumstance it is noted that vehicles would at all times be moving with there being no opportunity for stopping. From this perspective save for a gap towards the sites north eastern corner the frontage of the site is obscured by either vegetation or the rock excavation caused by the roadway.

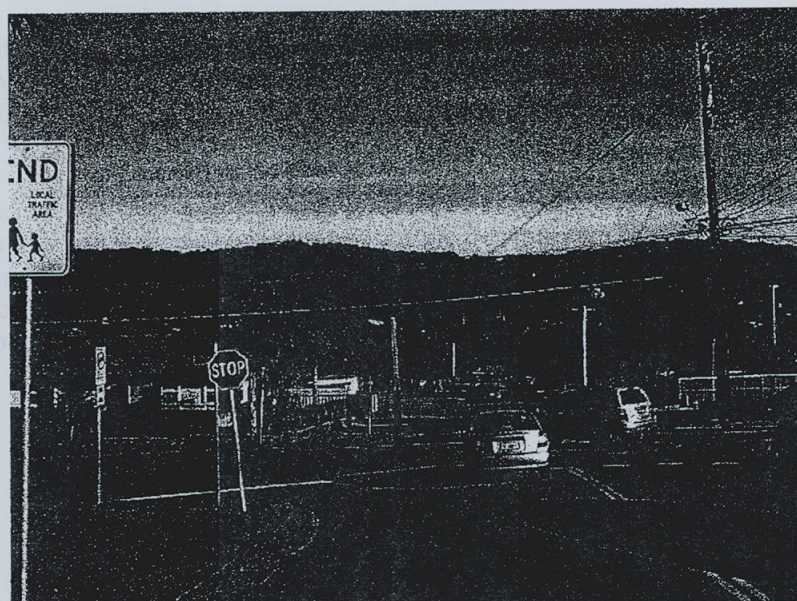
More distant views of the upper portion of the subject site are available from the following locations:

1. Emma Street
2. Warriewood Road/MacPherson Street
3. Jubilee Avenue/Foley Avenue

Photos of the view from these locations are shown below.



View of part of site from Emma Street



View of part of site from Jubilee Avenue/Foley Avenue

Based upon our preliminary assessment it is our opinion that the subject site could be developed for the purpose of residential development without unreasonably impacting upon the Warriewood escarpment.

Water and Sewerage Management

A formal request was made to Sydney Water to determine the availability of water supply and sewage disposal services for the subject site. A copy of Sydney Water's response is included as an Appendix to this report. It is apparent from that advice that given the existing zoning of the land that Sydney Water will only provide written comments at the written request of Council.

6 It is therefore not possible to provide any formal indications as to the capacity of the existing system at this time.

6. PRELIMINARY LAND CAPABILITY ASSESSMENT

In response to concerns raised by Council regarding the level of information provided in respect of the original submission, including justification as to why the land should be considered for rezoning for residential purposes a preliminary land capability assessment was undertaken. This assessment involved the preparation of a number of overlays each prepared in response to those matters previously identified as being key determinates for demonstrating the suitability of land for residential purposes.

This approach is similar to that adopted by Council in its assessment of the land capability of the land associated with the Warriewood Valley Land Release.

The preparation of the preliminary land capability assessment overlays was undertaken by Douglas Sanger of Douglas Sanger P/L.

The matters that were taken into consideration in each of the overlays are:

1. Vegetation
2. Access
3. Slope
4. Riparian Zones
5. Bushfire
6. Visibility
7. Available Development Areas

The following is a brief description of the methodology behind the formulation of each overlay and which are included as Appendices to this report.

Vegetation

The purpose of this assessment was to identify existing areas of natural vegetation located upon and adjoining the property. This assessment was undertaken using aerial photographs and ground tramping.

This overlay identifies the dense vegetation along the southern boundary, which is within the valley side slope of Narrabeen Creek, plus the scattered trees in the north-eastern sector of the land. The central and southern sectors are cleared and support the existing horticultural activities.

Access

This assessment involved identifying suitable locations for vehicular access to the site. It involved reviewing applicable planning controls and a visual assessment of existing road conditions and the topography of the area so as to determine sight lines.

In this regard the overlay identifies that the property has a long frontage to Mona Vale Road, with existing accesses to the present house and at other points. This diagram notes that it might be possible to retain access to the existing house, via a service/slip road, whilst all the other entry/exit points will be terminated.

6 The second street frontage is to Boundary Street, which is now accessed by means of a right-of-way, since the intersection at Mona Vale Road was closed.

It is considered that the most appropriate access point to the site is in the vicinity of the existing intersection of Boundary Street with Jubilee Lane.

Slope

This assessment involved identifying those portions of the site that because of excessive slope (greater than 1 in 3 would be unsuited to conventional building. This assessment relied upon the detailed survey plan of the site together with cadastral maps of the locality.

6 This overlay identifies that the landform which is readily shown by the contour pattern, comprises a sloping plane descending from north-west to south-east, as a part of the foot of the escarpment.

The plane is traversed by the southern Narrabeen Creek valley and an internal watercourse, both of which run west to east, forming the main area into a sloping tongue/spur.

The main part of the land is reasonably evenly graded, but formed into 3 sloping terraces (for horticulture). In the north-east sector the land is relatively steep, with scattered trees, such that any risk of soil movement needs to be determined.

Riparian Zones

This overlay identifies existing watercourses located on or adjoining the property and provides for a 20m riparian zone on either side of the watercourse. The overlay also notes existing dams on the land.

Bushfire

This overlay identifies that portion of the land which would be affected by bushfire restrictions including Asset Protection Zones. It was formulated by relying upon the preliminary bushfire assessment undertaken for the site by Building Code and Bushfire Hazard Solutions and which also accompanies this report.

From the bushfire advice this diagram first notes that the Narrabeen Creek valley side exceeds 1 in 3 (18%). It then shows the provision of a fire trail along the top of that slope, plus a 20 metres wide Asset Protection Zone of which the eastern half "may be developed subject to the modification of the existing gradients".

Visibility

This overlay was prepared so as to demonstrate those portions of the site that are visible within the surrounding visual catchment area and which were identified in Section 5 of this report. This assessment was prepared utilising the site contours, cadastral maps of the locality and a physical inspection of the surrounding locality.

The overlay demonstrates that the eastern, lower part of the land (below contour 60.00) is not visible from the Warriewood Valley, due to high land and trees to the east.

Between contour 60.00 and 70.00 the land is only visible from distant, high land close to the RSL.

Thus only the part of the land above contour 80.00 (around the existing house) is visible from the Warriewood Valley.

Upon completion of the individual overlays a comprehensive overlay was prepared for the site whereby all of the findings were consolidated onto a single sheet. It is my opinion that this sheet provides a reasonably accurate assessment of the opportunities and constraints that apply to the site in terms of any future residential development.

The land capability overlays are included as an Appendix to this report.

8. CONCLUSION

In conclusion it is our opinion that based upon the findings of this preliminary report that the subject site is suitable for residential development. It is acknowledged that a far more comprehensive assessment of the site and its surroundings would be required together with the preparation of a formal rezoning application for a definitive decision to be made.

However in respect of those matters deemed to be fundamental to the redevelopment of the property for residential purposes, particularly issues relating to bushfire, visual impact and vehicular access, it is our opinion that a rezoning of the site for residential purposes would not result in any unreasonable impacts or issues.

It is therefore requested that Council consider inclusion of this land in the Warriewood Land Release Area.

Andrew Minto
Graduate Diploma Urban & Regional Planning, Associate Diploma (Health & Building Surveying). MPIA, MAIBS.
GLENDINNING MINTO & ASSOCIATES PTY LTD
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