

Joanne Marshall,
PLANNING OFFICER,
Pittwater Council,
P.O. Box 682,
Mona Vale NSW 1660

5 Patrick St.,
Willoughby NSW 2068
Tel: 9417-2022
5th March, 2004



Re: Proposed subdivision at the rear of Lot 80 Ingleside Road, Ingleside.

Dear Madam,

I am the owner of one of the properties to the immediate west of the proposed sub-division. My land is Lot 80, Section B, D.P. 11784 known as No. 12 Ingleside Road, Ingleside. I have just recently been handed a copy of the proposed subdivision and I must state that I am opposed to that part of it which affects the existing properties on the Heydon Estate. I have no knowledge of or feeling for the Uniting Church land at Wesley Street.

History

A search of my records revealed that the survey for the original subdivision was undertaken in 1922. My land was bought by my parents in 1927. It is the land contained in Certificate of Title Volume 3956 Folio 249. In my opinion, surveyors of that era were the original conservationists of today. The surveyor at the time would have decided on the depth of the blocks facing Ingleside Road; He obviously envisaged that the "escarpment" land would start at the rear boundaries of these blocks, otherwise he would have extended the blocks to the top of the cliff.

Recouping Purchase Price

At a recent meeting which I attended at Pittwater Council, a representative of the Department of Planning stated that the purchase of the Heydon Estate had to be expense free. Approximately \$6M was apparently paid for the remainder of this Estate. If one looks at the market prices of Lots 74, 79, 83, 84, 85 and the proposed Lot 1 of this proposed subdivision i.e. the proposed lot adjoining "Westpac Training Centre", then I am sure the \$6M would be recouped without further damage to the environment; i.e. Lots 2, 3, 4, 5 and 6 are not necessary unless profiteering is a hidden agenda.

Provision of Services

Several years ago, on behalf of Sydney Water, I undertook a study of the provision of water and sewerage services to some of these blocks. It was never envisaged that either of these existing systems was adequate to cater for Lots 74, 77, 78, 79, 83, 84, 85 and the proposed Lot 1 of this proposed sub-division. I am unaware of any infrastructure upgrades since then.

Local Focus

I notice that the proposed "Dwelling Zone" at the rear of my property (i.e. within the proposed Lot 5) would allow a dwelling to be built 1m from my rear boundary. I see two "local" problems with this proposal:

- (i) I have built, with previous Council Approval, some horse shelters and yards 7.5m from my rear boundary. These were built as far away as possible from existing neighbours' and potential neighbours' dwellings. While the yards are kept as clean as possible, there will inevitably be some odours in wet weather.
- (ii) There is a natural creek running along my northern boundary within my property which originates, at one of its upstream ends, in the rear of the council quarry in McLean Street. This creek on reaching my rear north-east corner then turns slightly to the north slicing through the proposed "Dwelling Zone" of the proposed Lot 5 and finally discharges over the cliff at the rear of Lot 2 D.P. 585530, my neighbour to the north.

The flow from this creek is not to be denied. The council Stilling Basin at the rear of this quarry doesn't seem to be maintained too well as evidenced by the amount of scouring on the southern side of the bitumen roadway in McLean Street. This runoff could possibly be diverted down Ingleside Road to the north at the intersection of McLean Street and Ingleside Road, thus reducing the flow through this "Dwelling Zone" of Lot 5. In my opinion, the flow across the proposed concrete right of way through the proposed Lot 5 of the proposed subdivision would be such as to wash a motor car travelling along this right of way over the cliff. My estimate of a 1 in 100 year storm event would indicate runoff to be in excess of 1000 litres per second at that point.

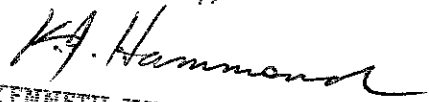
Conclusion

In my opinion Lots 2, 3, 4, 5 and 6 should be part of the "Escarpment" and not have dwellings on them. If dwellings are to be built on these proposed lots, then 1m from the rear of Lot 80 is not a good place to build one.

Don't underestimate the stormwater runoff across the proposed concrete driveway at the rear of Lot 2 D.P. 585530. It is potentially very dangerous.

Thank you.

Yours sincerely,



KENNETH JOHN HAMMOND

Bachelor of Surveying
Registered Surveyor in N.S.W. (retired)
Master of Engineering Science
Master of Public Administration