

5 Patrick St.,
Willoughby NSW 2068
Phone: 9417-2022
25.11.04

General Manager
Pittwater Council
(Attn Joanne Marshall - Planning Officer)

Re Proposed Rezoning 2,10,18,20,22 & 28 Ingleside Rd., Ingleside (Ref: R 0007/04)

Dear Madam,

Thank you for your invitation for me to comment on the above rezoning. I do so on behalf of both my son, Matthew, and myself.

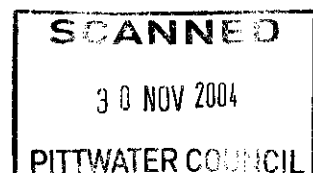
As you are aware we are directly involved with Lot 80, No.12 Ingleside Road, so the development of Lot 79, No.10 Ingleside Road has the most impact on us.

We would like to make the following points:-

1. That the new developers/ owners of these lots which are about to be rezoned be made to realise that their basic zoning will still be Non-Urban 1(a) and that rural use, such as the keeping of animals and cultivation by their immediate neighbours with all the inherent drawbacks, will have to be accepted by them.
2. How are these six blocks to be sewered? Lot 79, for example, is mostly rock.
3. There is a drainage problem affecting Lots 79 & 80, which could be partly alleviated by draining Lot 79 directly to the Hayden Estate at the rear of Lot 79. (See the Appendix, attached, which is part of a report prepared by myself for another matter).

Thank you.


Ken Hammond



APPENDIX

5 Patrick St.,
Willoughby NSW 2068
Phone: 9417-2022
3.5.04

To Whom It May Concern

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PITTWATER COUNCIL REQUIREMENTS

(Referring to the document DEVELOPMENT CONTROL PLAN No. 12)

At the top of page 8 of this document, the severe lack of services in this area is noted, while in the last paragraph on page 7, council makes it quite clear that it will not upgrade "any facilities, services and/or infrastructure within the blue hatched area of Ingleside in the short term."

This means, of course, that if your block is flooded by Stormwater Runoff from council structures, such as roads and quarries, then you are on your own.

OBSERVED STORMWATER BEHAVIOUR (twice) MAY 2003 --1 in 5 year storms

In May 2003, I observed the effects of two storms on the site. Runoff coming from the rear of the quarry land in McLean Street flowed along the southern side of the bitumen road in McLean Street in an easterly direction into Ingleside Road, where it headed south, i.e. 'A-B-C' on Plan 'A'. This flow is very fast as evidenced by the scouring on the southern side of the bitumen in McLean Street.

The gutter line on the southwest side of Ingleside Road and the entrance to the council's 450mm Stormwater Pipe at 'C' on Plans 'A' and 'B' are so poorly designed, constructed and maintained and blocked by the resident's driveways on the other side of the road to myself, i.e. Nos. 21 and 19, that 40 % of the flow which comes into Ingleside Road with such momentum from this direction bypassed the entrance to the council's 450mm Stormwater Pipe at 'C' and kept going to a point approximately at 'E' on plan 'B' where it met the flow coming along Ingleside Road from the south. This flow is also restricted from flowing along the gutter line which again is badly designed, constructed and maintained and blocked by the driveway of No. 17, so that it also cannot reach the entrance to the council's stormwater pipe at 'C'. The remaining 60% of the flow from the north flooded across the bitumen into the open drain between 'D' and 'F' on plan 'B'. It is just as well that this drain is left open. The original 40% flow from the north which collided with the restricted flow from the south at 'E' then crossed the road and because there is no gutter line on the eastern side of Ingleside Road at that point crossed the front of Lot 79 to my south and ran easterly on the southern side of my "sandstone filling for vehicular access" to my stables, to 'G' where I have built a gate.

At this point the flow entered my property, where it split into three paths 'G-L-I', 'G-H-I-J-K' and 'G-H-M'.

This flow was very large, over the top of my boots, and stripped at least 40 tonnes of soil off this rear area of my block. The area shaded green on plan 'B' was devastated. The area hatched blue on Plan 'C' drains naturally to 'G' and the stable development was designed to cater for this runoff. In my opinion, it is the flooding caused by poor council infrastructure in Ingleside Road which caused this damage. The only relief I can provide in the future, is to pipe the water from 'G' to the natural creek along my northern boundary, where most of it belongs anyway.

During these storms this creek was running very fast with some scouring still evident. Most of this water, as mentioned above, entered the creek through the open drain in the council's footpath area at the front of my block in Ingleside Road. My 484mm Stormwater Pipe, 'F-N', stood up to the onslaught well as did the driveway itself.

Further investigations reveal that the intensity of these two storms were in the order of storms with a recurrence interval of 1 in 5 years.

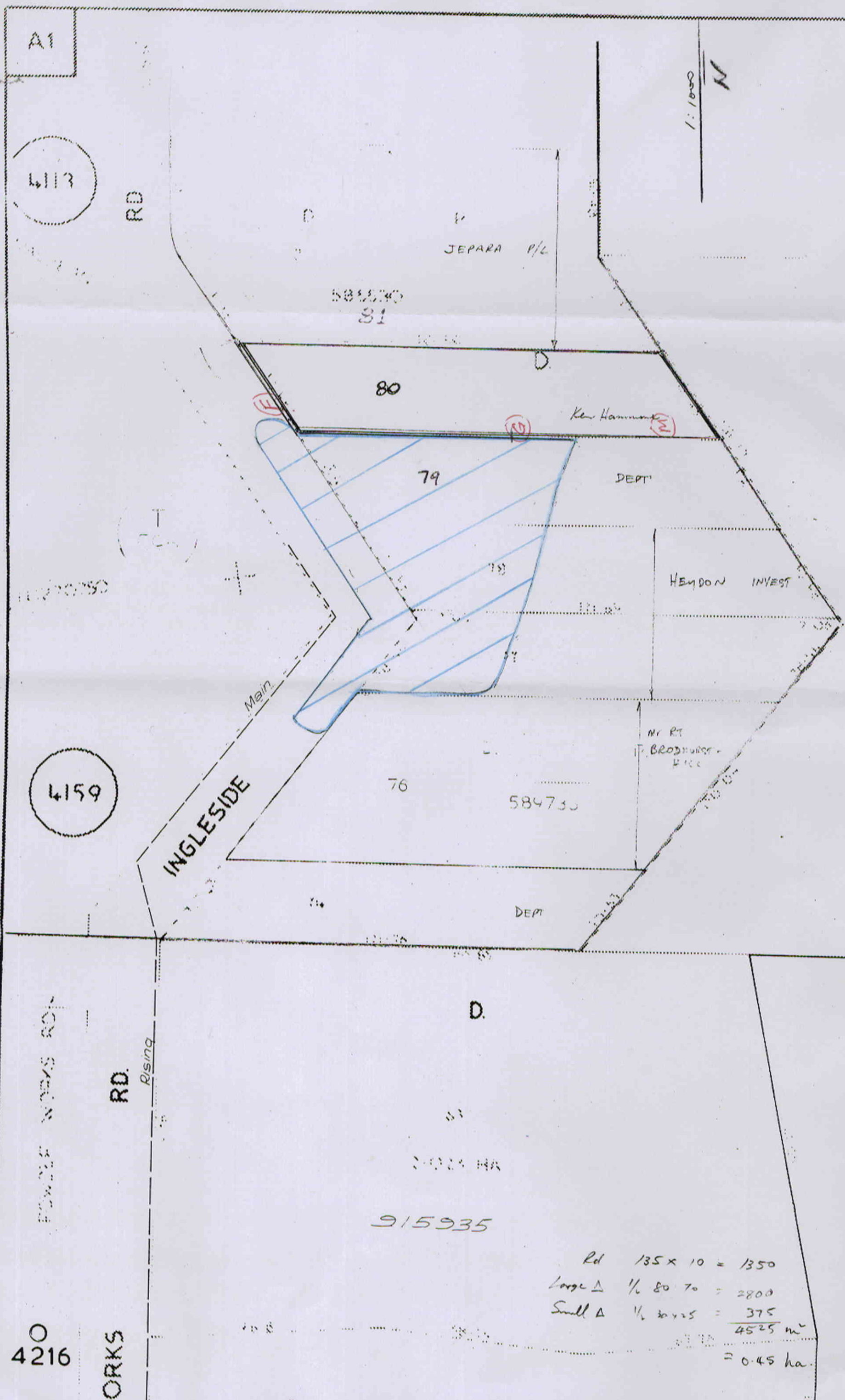
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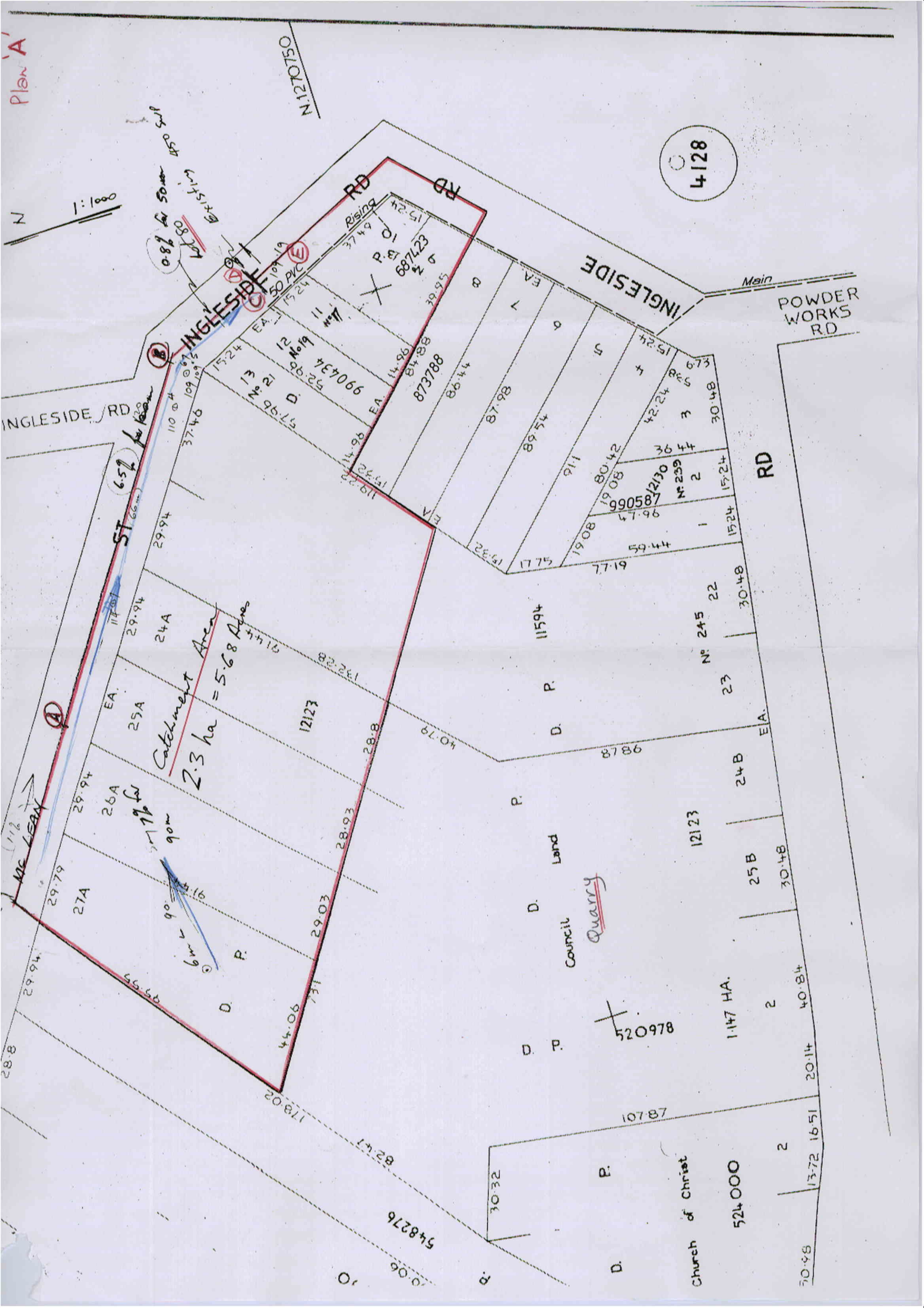
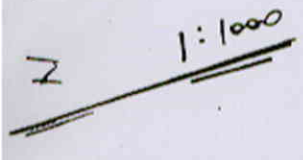
KENNETH JOHN HAMMOND

Bachelor of Surveying,
Registered Surveyor in NSW (Retired),
Master of Engineering Science,
Master of Public Administration.

PLAN 'C'



Plan 'A'



4128

Catchment Area
2.3 ha = 5.68 Acres

MC LEAY

Quarry

Church of Christ

Council Land

POWDER WORKS RD

INGLESIDE

RD

1.147 HA.

524 000

520978

N1270750

0.8% for 50m

ST 6.52

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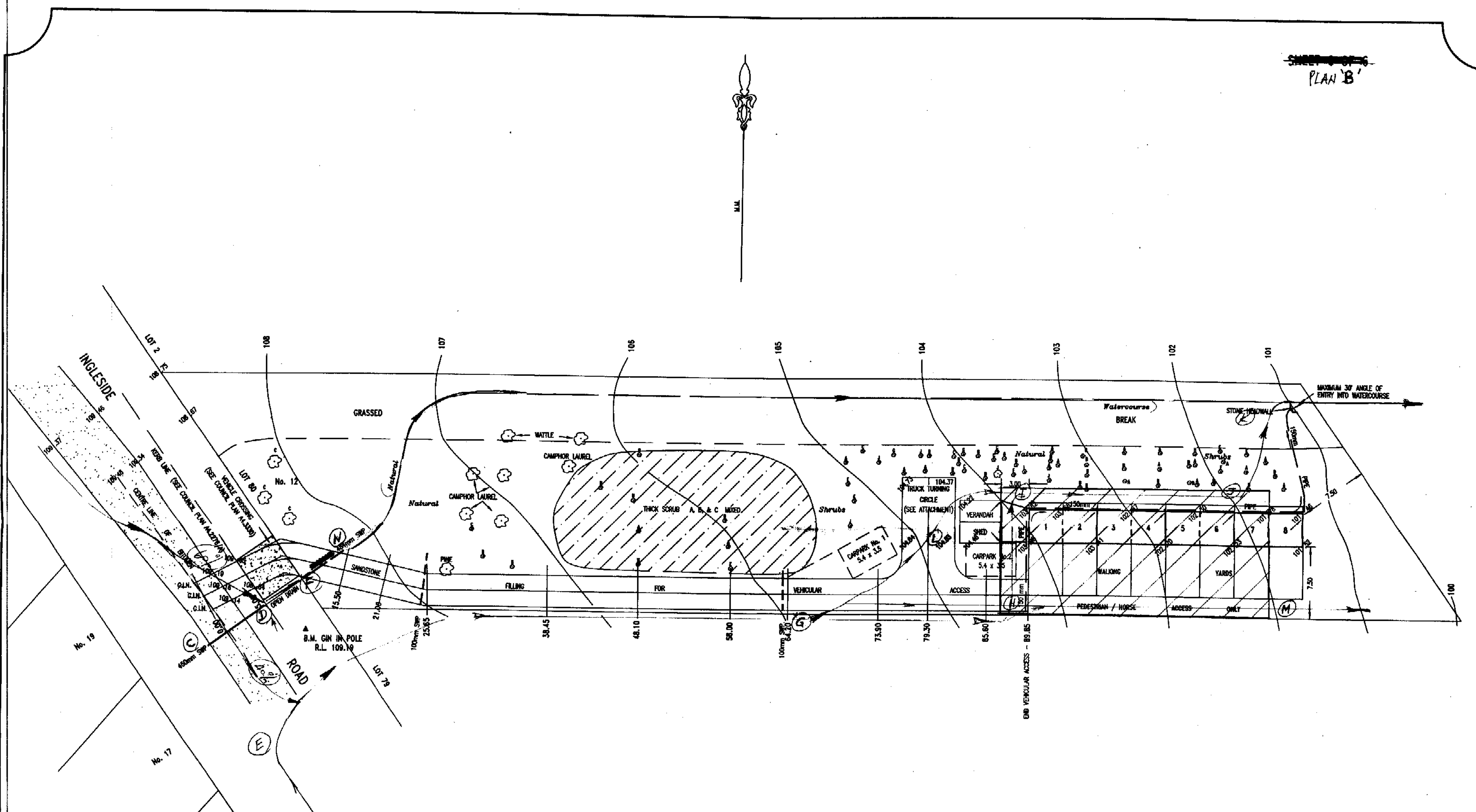
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PLAN 'B'



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|-----------------------------------|-----------------------------|
| A. <i>ALLOSTROPHIA LITTORALIS</i> | BLACK SHE-OAK |
| B. <i>BANKSIA EDGEMOLLA</i> | HEATH BANKSIA |
| C. <i>PITTOCORUM UNICOLATUM</i> | SWEET PITTOCORUM |
| D. <i>BANKSIA SEBRATA</i> | OLD MAN BANKSIA |
| E. <i>MANEA</i> | SPRKY ONE |
| F. <i>LEPTOSPERMUM</i> | TEA-TREE |
| G. <i>ALLOSTROPHIA STAMULOSA</i> | FOREST OAK |
| H. <i>GREVILLEA SPECIOSA</i> | SPIDER FLOWER |
| I. <i>ANGOPHORA LESPIDA</i> | ORANGE APPLE |
| J. <i>EUCALYPTUS IMBROSIANA</i> | SCORBY GUM (ALL GUMS SHOWN) |

NOTE:
ALL WORK TO BE CARRIED OUT IN ACCORDANCE
WITH PITTOCORUM COUNCIL BUILDING CODE.

- INDICATES DOWNPIPE
- INDICATES 150mm PIPE
- INDICATES 150mm HALF ROUND PIPE
- ⊙ INDICATES TREE

LANDSCAPING

PLAN OF HORSE SHELTERS ERECTED ON LOT 80 D.P. 11784 No. 12 INGLESIDE ROAD FOR MR. K. HAMMOND	
COUNCIL:	PITTOCORUM
SCALE	1:200 (NATURAL)
DATE	JULY 1993
A. HAMMOND SURV. ENGINEER, M.P.A. REGISTERED SURVEYOR	