

We are the owners of 47 Laurel Road West Ingleside and we have reviewed the planning documents displayed on the Department of Planning's website (accessed 19th February 2017).

We acknowledge the need for conservation and management of biodiversity in high priority areas where there is evidence of endangered species however the land in Laurel Road West has already been highly disturbed and used for urban purposes for quite some time. The environmental reports all clearly confirm this to be the case. The visual impact analysis provides a very broad classification as being highly visible, however we do not concur with this assessment for our site and the other two sites either side. They are not visible from Mona Vale Road or from either short or long distance views.

Large lot housing encourages disturbance of bushland and environmental areas by privatised creep into the adjoining areas such as clearing, earthworks, mowing and keeping of domestic animals. Larger lots tend to support larger houses with large footprints, long driveways, tennis courts and swimming pools, and other ancillary structures etc.

Properties with an area of 4000m², including ours, in Area 2 have the capacity to accommodate varied forms of development as per your Landscape visual assessment.

We feel that our property and the adjoining properties would suit **Low Rise Medium Density Residential** development. Being in close proximity of the new **Town Centre, Schools and Sporting Fields**, such development would create a very desirable and unique place for young families and professional people to live. With this in mind this would increase the availability of a considerable greater number of affordable housing. Additionally **Low Rise Medium Density Residential** would allow for superior control over bush fire management. With more homes involved in implementing hazard reduction and fire prevention plans the threat of fire is reduced significantly.

Subject to the above, we support the proposed rezoning of the area for urban development as long as properly managed and in accordance with industry best practice for urban design and on the basis that the Upgrades to road infrastructure, in particular Mona Vale Road, takes place in advance of housing development.