

NSW Government
Dept. Planning & Environment
RE: Draft Plans & Policies Planning for a Sustainable Future: The Ingleside Precinct

We are the owners of ■■■ Laurel Road West Ingleside and we have reviewed the planning documents displayed on the Department of Planning and Environment'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 Houses 550m² development, a continuation from Boronia Rd. 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. An alternative if the Planning Department wants to achieve larger lots but still manageable for modern family lifestyles is your more traditional block of 800m². Restricting the Houses on Larger Blocks to a minimum of 2000m² achieves nothing for the protection of the environment.

Additionally Low Rise Low Density Residential, Houses 550m² 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. Low Density Residential Housing also aides in raising funds for local councils to improve services for the Ingleside Precinct. Roads, kerb and gutters, water, sewerage, gas, internet of reasonable speed, improved electricity lines that won't threaten bushland, walking tracks, bike tracks.

We have lived in neighbouring suburbs for over 30 years growing up and schooled and now both work in the area. Our kids attend local high school and are quite active in local sporting organisation.

The infrastructure that this development will bring along is exactly what this area needs. Housing availability and affordability is a strain on local, state and federal governments and communities. This development will bring great opportunities for the northern beaches to catch up with infrastructure that has been lacking for decades.

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 and utilities, in particular Mona Vale Road, takes place in advance of housing development.

