

27 February 2017

**Submission to the NSW Department of Planning & Environment re;  
“Planning for a Sustainable Future: The Ingleside Precinct”**

**Submission applicant**

Mrs C Helfferich  
Suffolk House  
15 Chiltern Road  
Ingleside NSW 2101

**Owners land**

15 Chiltern Road Ingleside

**Background**

The above land has been in my ownership since 1989. I have lived on the property since that time and have grown with my family on the land and enjoyed its immense richness while observing the growth in the area. I use the land privately, and, having had an avid interest in many recreational activities I have enjoyed the use of my land for the following activities;

- Tennis - there being two professional tennis courts with synthetic surfaces,
- Equine - There is a large focus on our equine interests on the property with a full scale arena, stables, associated sheds and individually fenced paddocks to support our stock on the property
- Swimming - a family sized pool is on the property
- Gardens – extensive use is made of several garden precincts on the property including a large dam to assist in irrigation purposes.
- My home - a considerable two-storey dwelling has been home to my large family over a number of years.

I have witnessed great change, not only in the suburb of Ingleside, but also the adjacent Terry Hills, Warriewood and Mona Vale.

*I am not adverse to change by way of future growth in the Ingleside precinct.*

To further this point; ***my submission supports the evolution of my land to maximise and support a growing community.*** To achieve this I have attended and shown a keen interest over the last several years with the proposals, discussion and community forums on the Ingleside precinct plan.

**Summary of submission**

It has been difficult to process, at times, the large volume of change proposed and exactly how it will affect both my family and myself. I feel at this stage of closing submission to the first round exhibition of proposals that I submit the initial document of what will be a two-part submission. The second part of my submission will be forwarded after more consultation with my professional agents, Urbis Sydney. The reason for the two part submission is that I feel that external pressures from a myriad of both key, and perceived stakeholders, has led me to seek assistance in making decisions on my input on future use of my land. This pressure and further understanding has only been realistically made apparent in the last short period of time. I ask for consideration of my two-part submission in a

timeframe that will not adversely impact the analysis process or unduly delay and second exhibition of proposals.

### **Submission in detail.**

As a result of my understanding and gathering of as many facts and information as possible, I make the following submission points and associated proposals to be reviewed and resolved in a positive manner moving forward to the next stage;

#### **Rezoning alignments and boundaries;**

The proposal land use structure plan shows changes in my property from Rural to three new separate zones; "Rural", "Low Density Residential" and a portion of "Environmental Conservation", to be acquired by a public authority. As can be appreciated, this involves a possible significant change to the current use of the land. The complexity therefore includes many facets to be considered in my determination of how my property may exist in the future. I will address the alignments of these proposals separately;

- The proposed Environmental Conservation portion at the roadside or eastern end of the block appears very much to be incongruent with the topography, the adjacent property proposed zones and the associated watercourse. While understanding the many facets of data to be analysed and appreciating the need to correctly manage the watercourses in this precinct, the proposed alignment of this boundary does not appear to be cognisant of any significant or collaborative research on my property.

***I propose that a detailed response on the analysis conducted and a more consultative process be taken with me personally to jointly come to a far more appropriate outcome of the proposed rezoning of part of my land to Environmental Conservation. While it may be determined that there is a need for some watercourse management, the extend to the alignment would appear too far in excess of the requirements and needs to be addressed as a matter of priority.***

- Alignment and demarcation of the proposed Low Density Residential zone, (min 550 sqm), zone and the retained Rural Zoning. The arbitrary alignment of this boundary across my land, again seems to be lacking in significant analysis and detail and seems to be totally incongruent with the local topography, amongst other factors. It would appear that this boundary has been placed with the key factor reviewed that of water management, with the additional possibility of a boundary to the adjacent parklands. I require further information on how this was achieved.
- In my view the entire block is able to support housing blocks with appropriate water management practices put in place. These practices are discussed throughout the documentation available and can be easily applied to the entirety of my land. Topography, soil, substrate and aesthetic data, amongst other factors, can be applied by any possible future developer to take into account the needs of the council, state and community. While 550 sqm may not be appropriate on all of the land, nonetheless the zoning of "Houses" can apply and appropriate development controls put in place for sustained management of the land. The proposal to leave the western portion of my land as rural is not appropriate as the smaller parcel of land does not then support what I would call a rural setting. The remaining block is too small, but could support "semi rural" blocks with appropriate housing and boundaries to mitigate the need to ensure consistency with the overall concept of planning in the precinct.

***I propose that the entirety of my block be re-zoned for residential accommodation".***

## Rating and the Valuer General

- The current proposal shows my land being rezoned into three different zonings. If gazetted as proposed, I would be left with two separate zonings. As a result, even without any development on my land, I would be unfairly subject to a significant shift in the land rates. ***This is untenable in my capacity as an elderly citizen with no income. In effect I would be forced to sell my land to be able to survive financially. This is not appropriate.*** The partial re zoning of my land, coupled with the above logic would force me to sell my land for a value that I believe would not be as great as having the choice in delaying a sale.

***I propose that any property that is subject to an either full or partial rezoning be exempt from any valuation and/or rate changes based on that rezoning until the land is either transferred to a new entity or developed, whichever comes first.***

## Future Subdivision

- The proposed rezoning of my land would allow for a significant change in use of my land. If, as proposed, I was left with a partial housing, partial rural block, the interest of potential buyers of this block would be varied and most probably cause for more than one party to be interested either one portion of the land or the other. Current guidelines would indicate that the block is unable to be subdivided, despite any partial or full change in the zoning boundaries on that block. Some flexibility needs to be addressed.

***I propose that if any current landowner has any part of their block rezoned, then each landowner be allowed the opportunity to subdivide the block in consideration of the zoning applied.***

## Conclusion

In this submission I have made four proposals that I consider significant to the future of all stakeholders; myself, the community, local and state governments. In its embryonic phase, it is vital to ensure continuity of concept across the plan, while not unfairly, either intentionally or otherwise, disadvantaging any current landholder.

Again, I reiterate, that my submission to this first proposal is in two-parts, this and a subsequent part from my agent. To have the opportunity to understand more fully the ramifications for me, I need the time to correctly address the issue to ensure a favourable outcome for me.

I have a strong emotional attachment to my property and share with my family the need to ensure that any future use is in keeping with our needs and the vision for the land. I have invested a significant amount of emotional effort and time so far in my decisions and information gathering and feel that there is a long road ahead. Please accept the above proposals in good faith and I look forward to a favourable response in the future.