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4 Laurel Rd East

Ingleside NSW 2101

Planning NSW

I just had a visit from a resident that lives on Ingleside road who showed me the updated Precinct plan, currently the latest draft.

I believe these plans have changed since the last one I reviewed.

I note the inconsistent application of so called Houses on larger lots and house blocks allocation along Ingleside Rd and Laurel Rd East.

My understanding was that lots that are 2000 sq metres and more are houses on large blocks and were not going to be effected or rezoned.

Please advise why this is currently the situation with my land allocation and why its been change from previous allocation.

My block is over 5,000 sq meters and deemed to be a house block were as across the road the blocks are 2,000 sq mts and are deemed house on large block.

This has changed from the documents I reviewed previously.

The blocks in Ingleside road and Laurel Road East were originally to be allocated as houses on large blocks and not to be touched in future development proposals.

These current changes appear to suit developers and council to make high profits at the expense of current Ingleside Rd and Laurel Rd East residences.

The new upgraded road down Manor Rd seems to have no planning logic to it, when Powder Works Rd has been used for 50 years as a major route down to Pittwater Rd, and with an upgrade could supply the needs for another 50 yrs without changing the route along Wattle Rd.

There are playing fields allocated along Wattle Rd, yet the proposal is to add major traffic flow along an area were children will be active and put at extra risk, this makes no common sense.

When I built my house approximately 20 years ago there were restrictions on how to build ie reduced hard stand areas to manage water run off into the Narrabeen Lake catchment; biocycle

systems used to reduce run off and as it was also deemed high fire risk zone precautions were to be taken in building distance from fence line and structure.

So it appears that the water flow and fire risks have disappeared or are going by the wayside to suit developers and council(State Government) needs for more homes.

The water runoff will increase 100 fold and unless they are also planning on removing Warriewood Escarpment to limit the fire risk, nothing has changed and more houses mean more risks to both water runoff and fire.

My back yard has wallaby and goannas visits, and the occasional echidna, this would change with higher density houses in the area of the park entrance.

I back onto Ingleside Chase Reserve and have many local animals visit the rear of my property.

Finally we are retired and if the developers and Council get their way my land rates will increase substantially, double, triple and more the current costs, this will be a major issue into the future for us as we would not be able to afford to live in our house that has taken us many years to build ourselves.

The zoning needs to be Houses on Large Blocks not for development, including my block and others that are over 2000 sq mts.

My second point is why change the Route of Powder Works Rd when houses and land along Powder Works Rd are used to it being a major through road down to Narrabeen.

My 3rd point why have **some smaller** blocks been called houses on large blocks and most of the **much larger blocks** have been called house blocks, what am I missing.???

Regards

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