

Hello,

Thank you kindly for the opportunity to express our view regarding the draft strategy for the Ingleside precinct. We are the owners of 31 Addison RD Ingleside, and believe that this draft strategy is problematic in relation to our own private interests as well as those of the wider Northern Beaches community. We would like to raise a few issues which government should consider addressing.

Firstly, in an ideal situation we would much prefer to object to the whole proposal of developing the Ingleside precinct. As I'm sure you've already been made aware, there are many concerns arising from the greater Northern Beaches community in terms of the area already being overpopulated, our wish to maintain our current lifestyle, and the lack of infrastructure to support our current needs let alone the future – the Mona Vale Road upgrade frankly would not suffice in addressing these concerns.

However, we are reasonable and rational people, and understand that given the amount of resources the government have invested in this proposal, development would most likely go ahead, perhaps for the sake of strategic benefits to wider NSW. Our request now is thus that the draft strategy be revised so that we, the neighbouring property owners which remain zoned as 'rural', are not left as the complete losers under this development plan, reaping no benefits of development yet all the losses – losses which are arguably larger than those to be felt by the greater Northern Beaches community.

Currently, our property is bordered by three rural-zoned residential properties, and the fourth border is crown land. Under the proposed new strategy, our new property borders would be changed to:

- i. **Harvey Road** – the alternative connection to Mona Vale Road considered by RMS, which would be the new corridor for ALL previous Mona Vale RD traffic for the two-year construction period
- ii. an **environmental conservation area** – this we see the need of, however is being accounted for by transferring a very significant portion of our own land into crown land
- iii. **houses** – mid-density development, and with only one border remaining as rural-zoned residential property.

As you can surely see, our previously serene, tranquil rural property will, under the new development plan, suffer the most losses – the increased traffic, pollution and noise, as well as our loss of privacy, land-size and lifestyle all will act to decrease the value of our property and way of life.

Therefore, we ultimately object the draft strategy and development proposal. However, we will support a future revised plan which changes the zoning of our land to houses. We believe that further research and work is required by government to fully understand potential delivery methods and utility services in the precinct to unlock the development potential of our land.

Sincerest,

31 Addison RD Ingleside property owners