

Frederick & Amanda Marfleet
11 Walter Road
Ingleside
NSW 2101

27TH February 2017

To the Department of Planning & Environment:

Dear Sirs

As the owners of 11 Walter Road Ingleside I would like to give you our opinion on the proposed development plans for our property in the Walter Road East Precinct (WREP) of the Ingleside urban release area.

My main concern is that I don't agree with the plan to have larger lot sizes of 2,000 m² per lot than those proposed on the western side of Walter Road and that the entire Walter Road precinct should be zoned R2 residential and that proposed environmental zones described as E2 or E4 are unnecessary. I think it is unfair that owners on the east side should be discriminated against for no apparent reason as regards having larger lot sizes than those on the west side.

There are doesn't seem to me to be any apparent differences as things are today between the east and west sides of Walter Road that I can discern. I don't believe that anyone would look at either side of Walter Road and think it different to the other they are both at present semi-rural looking. Therefore I can't understand why the density should not be the same both sides of Walter Road. I certainly can't see the need for a transition zone as the whole area will become urban and no longer semi-rural and I see therefore no benefit for a larger lot transition as the Katandra Reserve is already in place as a buffer.

The "Landscape Visual Assessment" that was prepared classified Walter Road precinct as the least constrained by "*external visibility and external landscape quality and indeed character*". The eastern side of Walter Road can only be seen from a great distance east of the Katandra Reserve and the main roads are further away still meaning there is little visibility impact. Furthermore due to proposed setback requirements of at least 50 metres on the eastern edge of Walter Road precinct this will reduce any visual impact even more.

Our particular block 11 Walter Road is in fact really not visible at all from Mona Vale and the coastal strip as it is tucked away in a corner and certainly far less visible than any of the blocks on the west side of Walter Road where much higher densities are being proposed.

We have road frontage not just onto Walter Road but as it is the corner block frontage onto Cabbage Tree Road and the unmade-up section of Minkara Road thus making access far easier than nearly any block on the west side of Walter Road making it more suitable for higher development density and I think this is important to consider as some of my neighbours on Walter Road I understand will not be developing their blocks for quite some time into the future and by allowing higher densities on the east side this will allow those like me who wish to develop, to be able to develop whilst my neighbours remain and this will help with the supply of homes.

Finally, I would like to point out that I am sure Pittwater Council will continue its present policy of strict controls on external colours, heights of buildings etc. which will further reduce visual impact and the higher density of lots size of around 600m² on the eastern side of Walter Road will not have any material impact of visibility than the present proposed zoning.

I do hope you will take our concerns and suggestions into account before you make your final determinations.

Your Sincerely

Frederick & Amanda Marfleet