

28 February 2017

Department of Planning and Environment  
Land Release  
GPO Box 39  
SYDNEY NSW 2001

**RE: 3 WALTER ROAD INGLESIDE ALSO KNOWN AS LOT 13  
DP30325 AREA 2.254 HECTARES  
DIMENSIONS 103.181/101.029 X 212.598/233.566  
WALTER ROAD EAST PRECINCT WREP**

This letter is in response to the invitation for submissions regarding the Draft Plan and Infrastructure Strategy for Ingleside and includes a brief history of my family's land ownership in Ingleside and Warriewood.

#### 1950's

Lot 13 Walter Road, Lot 14 Walter Road and Lot 17 Lane Cove Road Ingleside were purchased in three separate stages by my late father George Vrandich for the initial purpose of market gardening and also with the aim of eventually being passed onto my two older siblings and me to be used for residential purposes.

#### 1950's – early 1970's

Lot 13 and a portion of Lot 14 continued to be used for market gardening in tandem with our acreage property at Warriewood Road Warriewood which was leased out to Chinese market gardeners. In 1973 our family home was completed on Lot 13 and various members of our family continued to reside in this home until September 2009.

#### 1990

In 1990 my husband and I contemplated building a dwelling on Lot 13. Our enquiries through the Town Planner at Warringah Council confirmed that our options were very limited with the only option under a non-urban zoning being to build a dwelling with an attached breezeway to my parent's existing home. I found the Town Planner that I dealt with at the time to be extremely unhelpful and we decided with great reluctance to put those plans to rest. In 1995 we sold our property in Eastwood and purchased our home in Frenchs Forest where we currently reside.

#### 2009

In September 2009 I inherited 3 Walter Road and my two older siblings inherited 1 Walter Road and 75 Lane Cove Road. My husband and I spent the best part of six months renovating the home in order to bring it to rentable condition and have the rental income offset the yearly land tax and council rates.

2010 – Present Date

It has been my vision and ongoing intention to build a home for our family at 3 Walter Road but I have been held back by the great uncertainty as to the future of Ingleside and in particular, North Ingleside and Walter Road. In my eight years of land ownership, maintaining 3 Walter Road has become a huge financial burden with the escalating yearly land tax and council rates as well as a huge emotional strain dealing with issues created by past tenants who had destroyed both my home and the surrounding area of bushland.

In October 2013, whilst conducting a routine property inspection with my real estate agent, we discovered that my tenants had cut a significant number of trees down and had also hammered nails into trees to erect wire fencing to keep their pigs, unauthorised by myself, contained within the property. This was reported to Pittwater Council but sadly, no action was taken against the tenants. During that property inspection, we also discovered that a significant amount of vegetation on my property bordering with 5 Walter Road had been maliciously destroyed by a neighbour with the aid of an excavator. This was reported to Pittwater Council and despite investigation by the ranger and the ranger's knowledge of the person responsible for the destruction of the vegetation, again no action was taken.

**Of the greatest concern for our family is the proposed MINIMUM lot size of 2,000 m<sup>2</sup> for the properties known as the Walter Road East Precinct.** The draft reports on exhibition do not contain any compelling reasons to justify why this precinct should have minimum lot sizes of 2,000 m<sup>2</sup> when other precincts do not. The existing character of the precinct on the western side of Walter Road is identical to that of the WREP. It is my understanding that this decision has been made based on aesthetic purposes and that residents in the Mona Vale area do not wish to look up to the Ingleside escarpment and see mass development before their eyes. We find this contradictory as we currently look down to the Mona Vale area and see a stretch of factories and commercial buildings crowding the landscape. It is also my understanding that the topography of WREP is such that a setback for the front properties will almost totally mask those behind. The area is gently sloping therefore the greatest increase in height and the greatest impact on views would be the raised land to the ridge land west of Walter Road.

Walter Road East Precinct has been identified as a transition area but irrespective of the lot sizes within WREP, it will be an urban area, whereas the Katandra Bushland Sanctuary is not. The topographical changes to the east already provide a compelling separation of WREP from the urban areas to the east. A large lot transition zone adds no benefit to the amenity of the area.

**I would like to see the proposed minimum lot sizes be reduced substantially from the proposed 2,000 m<sup>2</sup> per lot to the lot sizes similar to those proposed west of Walter Road.** The zoning for the Walter Road West Precinct WRWP is currently set at average lot sizes of 500 m<sup>2</sup>, yet the existing character of the WREP is identical in character to the WRWP.

Should these proposed zonings remain unchanged, the properties of Walter Road East Precinct will lose appeal to potential developers and, more importantly, will continue to severely restrict what we can do with our properties and greatly disadvantage us.

I wish to have the ability to build a home for each of my three children without having the imposed restrictions that I, and my late parents, have experienced over the past fifty plus years. The landowners of Mona Vale and surrounding areas need to understand that development must occur in order to sustain the demand for housing in the area and that, as landowners, we all genuinely support a sustainable future and maintenance of the environment. They have to realise that in the past, trees were removed in order for their homes to be built and the reality is that more trees will need to be removed for housing and infrastructure to cater for the proposed population growth in Ingleside.

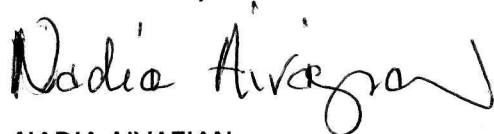
Apart from the initial meetings held for landowners and residents and the two workshops that were conducted over the past few years to gain the varying opinions of local residents, I feel that there has been little to no engagement with Ingleside landowners on a one to one basis to seek our valued and relevant opinions in order to gain insight into our needs and wishes for our properties. It needs to be understood that our lives have been placed in limbo and the great financial burden and emotional strain that we have had to contend with has been immensely frustrating at times.

I have 57 years of personal history with Ingleside so I feel that I have a very good understanding of the suburb and I greatly appreciate its unique beauty and locality. I sincerely hope that the Department of Planning and Environment takes the time required to consider my submission outlining my concerns and comments and also that of my fellow WREP landowner's submissions and that the necessary steps are taken to re-evaluate the request to have the proposed minimum block sizes of 2,000 m2 reduced down to 500 m2 size or similar to be in line with the current proposed zoning for the WRWP area.

In the next one to two weeks, there will also be a group submission submitted as Walter Road East Precinct WREP on behalf of a number of Walter Road east and Lane Cove Road landowners.

I would like to take the opportunity to thank the Department of Planning and Environment for allowing the Ingleside landowners the opportunity to respond to the invitation to comment on the Ingleside Draft Strategy by written submission. I can be contacted on 0419 989042 or by email [nadia.aivazian@hotmail.com](mailto:nadia.aivazian@hotmail.com) should any further clarification be required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nadia Aivazian', with a stylized, flowing script.

NADIA AIVAZIAN