

28th February 2017

To: Department of Planning and Environment

Re: Planning for a Sustainable Future: The Ingleside Precinct

We are the landowners of 70 Lane Cove Road (or Lot 16 Lane Cove Road), which is part of the Precinct bordered by Lane Cove Road, Walter Road and Cabbage Tree Road, namely the Walter Road East Precinct ("**WREP**").

We are aware of the Interim submission being lodged today for the Walter Road East Precinct, along with the final submission to be lodged in the near future.

We are fundamentally supportive of the broad objectives of the Ingleside Urban Release Strategy, while also believing that smaller lots sizes for the landowners in WREP will compliment and satisfy these objectives. Specifically for our property we believe that a zoning of R2 and a strip of R3 along the quieter street of Lane Cove Road should be recommended. The WREP group of owners in our collective submission in the near future will demonstrate this with indicative subdivision patterns.

We note that in purchasing 70 Lane Cove Road, we did so with the vision of creating an inclusive environment for our daughter who is highly disabled with severe cerebral palsy and is permanently wheelchair bound. Our intentions are to remain within this community as it evolves and therefore be instrumental in creating a well-balanced and diverse living environment, which is inclusive for the entire social community, including those with disabilities. To that end the greater flexibility achieved with an R2 and R3 zoning on our property (70 Lane Cove Road) and within the WREP will enable the ability to accomplish a better balanced living environment, compared to the currently newly proposed minimum 2,000 square metres lots.

We believe returning the WREP back to R2 and R3 zoning recognizes:

- The character of our property being the same as Area 2 from the Visual Assessment Report from Richard Lamb and Associates (April 2016)
- Achieves equity for landowners across Area 2
- Ensures prospects of timely redevelopment in WREP which is arguably the best located parcel of land already prepared for subdivision within north Ingleside and Area 2 due to its proximity to already existing Infrastructure. Potable Water and Gas Mains are along Walter Road and wastewater and fibre optic cabling are along Lane Cove Road.
- Enables flexibility for staging of redevelopment
- Recognizes the interest of existing landowners and appropriately addresses the sensible ultimate zoning for WREP at this stage of planning, rather than the arguably inequitable, opportunistic, time inefficient, and eventual outcome of developers purchasing land and subsequently requesting and obtaining a higher density re-zoning

We appreciate your consideration of our submission and are willing to engage in further dialogue to actively seek a sensible, balanced and equitable outcome for meeting the objectives of the Ingleside Urban Release Strategy and the requirements of the landowners affected.

Kind regards



Michael and Louise Conn
70 Lane Cove Road
Ingleside 2101
Phone: 0474 048 658