

**Tim McCormick,**  
**Owner of 20 Ingleside Rd., Ingleside**

28 February 2017

### **Objections to Current Development Plans**

- The proposal for Ingleside Road, currently a minor local road, to operate as a 'collector road' in South Ingleside; and
- the option for Ingleside Road to be 'enhanced to encourage traffic away from Powderworks Road';
- the widening of Ingleside Road
- re-zoning the blocks on Ingleside Road, that are currently 'houses on larger lots' to 550msq lots.

### **Background**

- The peaceful 'semi-rural locale' was one of the key factors in our decision to purchase our 'dream home' 20 Ingleside Rd, Ingleside in December 2015.
- Having previously lived on Lumeah Ave, Elanora heights (a 'rat-run' of a local road which links to Elanora Rd and Wakehurst Parkway), we were attracted to the calm that Ingleside Road, a minor local road offered us.
- Given the block size, and the scale of the property, 20 Ingleside Rd was a massive financial investment for us; one we felt was worthwhile making given that ALL the blocks were 'larger lots', and ALL needed to comply with significant development and environmental conditions.

We bought this property in good faith, believing that these 'lots' and conditions safe-guarded development around us, thereby protecting our financial investment, privacy from other dwellings, the peaceful ambience etc.

### **Proposed Alternatives**

- re-route the proposed 'collector route' away from Ingleside Road; this can be achieved by linking Manor Road with Wattle Road, and then Wattle directly with Powderworks Road.
- maintain the current large block sizes along Ingleside Road right hand side (to Mona Vale ridge line) until and including the (old Westpac) Training Centre.