

28 February 2017

Dear Sir / Madam,

We are writing to comment and object to the proposed plan for the Ingleside Precinct.

We Object To;

- The mixed lot size changes to Ingleside Road and Laurel Street East on the ridge line. They should all be larger left as is OR at worst larger lots.
- The proposal to make Ingleside Road 4 lanes to Wattle Street and potential traffic danger without any public benefit.
- Potential rezoning or resumption of land between Powerworks Road and Wattle Street to facilitate the increased traffic whilst Powderworks Road to Wattle and Manor Road should be the logical location.

Detailed Points;

Lot Sizes: The majority of the houses that are NOW proposed to be smaller blocks are houses that have been more recently developed and built as very expensive investments where subdivision is uneconomical and penalises residents complying with previous plans.

1. I purchased my block 9 years ago from the State Govt under land release.
2. My D.A was an enormous task involving;
 - Wildlife Surveys – Done
 - Bushfire Building Set Back - Complied
 - Compliance Glass & Materials Construction to bushfire compliance.
 - Underground irrigation for biocycle retention
 - Drainage Pits and Tanks
 - Registered Covenants to be made to protect the drainage and maintenance.
 - Wildlife path protection and ways across the property.
 - Appropriate landscaping
 - Absorption tanks for swimming pool ran offThese costs added well over \$100,000 to build.
My total costs to build the house with land was \$3.5 million in 2009 currency
3. Up until recently I was assured my property would remain large blocks due to bushfire risk and set back requirements.
4. The vast majority of houses now proposed to be small blocks along the ridge line of Ingleside Road are new homes like mine.
5. The block shapes in the area do not easily facilitate sale for subdivision.
6. The investment in each home is well beyond any land value even when subdivided.
7. Retirement: Most purchased land and built to have a home to retire to and worked hard to build and maintain a lifestyle that includes nature and wildlife unique to Sydney and Northern Beaches.
8. Fire has visited this area before and the “set back” on our blocks means all houses are placed mid position on the blocks. You won’t stop a fire if houses are on the fence.
9. My wife and my investment we made in good faith 8 years ago in building was significant and will not be recovered. No Consideration has been given to this.
10. Maintenance of larger blocks, including the Ingleside Road excluding the old “Westpac”, Convention Centre, will act as a buffer to the development proposed along Mona Vale Road.
11. It is illogical that half of Ingleside Road remains large blocks “as is” and half, with the newest houses, is resized small lots.
12. The physical topography does not allow the proposed development.

13. The wildlife in the area is well known and well surveyed and recorded over many years. The larger blocks and buffer zones are critical to the maintenance of the environmental biodiversity and prevent impact. The cost benefit of the proposal is illogical in its balance of the facts of this high value sensitive conservation area.
14. The maintenance of larger blocks on the other side of Mona Vale Road due to environmental importance logically and factual also applies to Ingleside Road and Laurel Avenue East.
15. Significant stress and worry will be averted if reversed from retired / soon to retire residents paying excessive rates as a penalty for following approve procedures for developing or the physiological damage of forced relocation by the greed of rates and taxes.

The Road Traffic Issues;

Widening Ingleside Road is not required.

1. Maintenance of large blocks will maintain light traffic and single lane suitability. It is unnecessary.
2. Resumption of any land will affect lifestyle and value unnecessarily.
3. The increase in traffic will impact and make a mockery of propose wildlife corridor.
4. There is no public benefit in routing a main road through Ingleside Road and Wattyl Street, whilst clearly it is preferable to run up Powerworks Road to Wattyl Street to Manor Road.
5. Powerworks Road should maintain its priority importance as it avoids the rat runs and the disruption of a road through a development whilst a main access road already exist.
6. Powerworks Road to Wattyl and onto Manor Road residents are looking to sell, why run a road through an area that requires forced resumptions and worse, for no benefit except maybe dollars to developers. A no brainer.

My Recommendations

- Maintain Ingleside Road and Laurel Road East to current zoning.
- Relocate the main road to Powerwork and Wattyl ...
- Avoid running main roads past playing fields
- Recognise the development taken place in good faith.
- Protect wildlife and environmental impact reducing run off.
- Protect people from another "Black" day of bushfire caused by greed and unfounded idealism by maintaining current block size including Convention Centre on Ingleside Road.

In Conclusion

I have not found a single resident owner who is in favour of this rezoning or development. They are of one mind. Please listen to the stake holders.

Yours faithfully,



Robert Kennedy