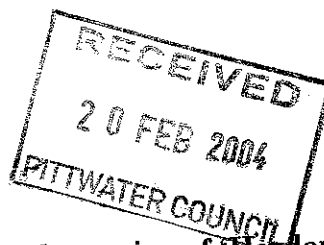


A.M. Romeo
Lot 63, 235 Powderworks Road
INGLESIDE NSW 2101

Pittwater Council
The General Manager
PO Box 882
MONA VALE NSW 1660



Re:- Submission on Proposed rezoning of 'Heydon Estate' and Uniting Church land, Ingleside & Elanora Heights (ref: R0005/03 & R006/03)

I refer to the two applications to rezone land adjoining our land and known as the Heydon Estate and Uniting Church land.

It is understood that the proposal is to allow dwellings to be constructed on 4 existing rural residential lots and 6 proposed new rural residential lots on the Heydon Estate at 28 Ingleside Road, Ingleside. It is also understood that it is proposed to rezone part of the Uniting Church land to Non Urban 1 (a) to permit further rural residential development.

As adjoining owners (Lot 63 Powderworks Road) we submit that our property should be included in any future draft Local Environmental Plan in such a way as to ensure that the development potential of our land is no less than that proposed on the Heydon Estate and Uniting Church land.

To allow development at a greater intensity on the land adjoining our property than is permitted on our land makes no sense as the intrinsic development potential of our land is greater because of its easy access and topography. Indeed our land ought to be zoned 'Residential' and the density on intensity decreased to the north and east.

a m Romeo