

This re-zoning has caused a reduction in the value of our properties, something politicians promised not to do. For example: 34 Barnes Road, Frenchs Forest – being a 2 storey, 4 bedroom, 3 bathroom, double garage residence with an in-ground pool, on 4 ½ acres, 17800m² – sells for \$1.94m in March 2013 when it is listed at \$2.7m. You should remember this area as you once considered buying a block of land here. A 2 storey, 5 bedroom, 3 bathroom residence up the road in Myra Street, with double garage on 594m², sells for \$1.25m showing that the Real Estate market is strong and rising.

As our properties are devalued, do we get a refund on our rates and land tax bills?

Warringah Council was correct when it predicted there would be few changes and this exercise appears necessary to prevent losses in the Land and Environment Court because the Council's policy of implementing originally was flawed.

I'm disappointed that, firstly, our objections had little impact on having E3 forced on us because this is what Warringah Council wanted to stop Senior Living Development, and secondly, that the Green element in Warringah Council has more influence than us land owners.

I note there is a study in the future to rectify the errors of applying E3. Decades ago the zoning of 1 house/ 20 acres was introduced as a temporary measure to allow studies to help make the right decisions when most of the privately owned land was one dwelling per 5 acres. We are still waiting for the outcome of these studies; how long do we wait for the new studies?

I must again scream loudly that we landowners of privately held, cleared land are being punished by forcing E3 on us, instead of the more appropriate R5 zoning.