

Juliet Grant
Regional Director
Sydney Region East

Dear Ms Grant

We thank you for the opportunity to make this submission concerning the Oxford Falls Valley strategic review.

Our property is located at 199 Forestway Belrose and is adjacent to the Glenaeon Retirement Village on the Eastern side of Forestway.

The proposed rezoning from E3 to R5 large lot residential is entirely satisfactory to us as we believe this property is eminently suitable for over 55 years/ senior citizens as it is serviced by public transport to Chatswood, Brookvale and the city and has direct vehicular access to Forestway.

On completion of the Northern Beaches hospital, residents will be within 4 kilometres of hospital care by direct public transport.

The established shopping centres of Glenrose, Forest Way and the Supercentre are all within 4 kilometres of this property.

Our only areas of contention are contained in the bushfire and environmental constraint maps of 2013. Our concerns are as follows:

- Our property is classified as a bushfire buffer area. This is related to the adjoining property which is Crown Land, not having been cleared of native bushland for the 32 years we have resided in this area. If this narrow strip adjoining our property was cleared of excess vegetation our property would not be considered a buffer area.

Map of environmental constraint to development:

- This map indicates our property is subject to moderate environmental constraint to development. This property was 100% cleared of all native vegetation in 1988 by the previous owner. All trees, shrubs and vegetation are introduced species consisting of palm, hibiscus and associative shrubs. The adjacent property is the Glenaeon retirement village which is shown as having no constraints to development.
- As both properties have identical land contours and share the same access road, why the difference in zoning?
- The properties 169-181 Forestway which are on the same side of Forestway as our property contain a significant amount of native vegetation, especially 188 where it covers 50% of the total area.
- All of these properties have extremely steep declines, far in excess of the contour of our property but are zoned free of environmental constraints to development. So why is ours not zoned the same way?

We look forward to the next stage in this review process and some indication as to when we can expect our property will brought into LEP 2011.

Thanking You

John & Colleen Lindley

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