

2 August 2013

To Whom It May Concern,

### **Zoning for 57-59 Northcott Road and other fringe properties**

Our property 57-59 Northcott Road, Cromer (Lots 836 & 835 DP 752038) immediately adjoins an urban area. It is bounded by 5 separate low-density residential properties (zoned R2 Low Density Residential) along the eastern boundary:

- 55 Northcott Road, Cromer
- 7 Gipps Place, Cromer
- 37 Pinduro Place, Cromer
- 35 Pinduro Place, Cromer
- 33 Pinduro Place Cromer

We purchased this property with the express purpose of building a single residence. We held a Pre-DA Lodgment Meeting with Warringah Council and the minutes detail our expressed forward plans. Since then we have been active in undertaking the necessary reports and development of suitable architectural plans to meet Council's current requirements.

The ***Draft Oxford Falls Valley and Belrose North Strategic Review*** makes no allowance for the proximity of our block to the existing low density residential subdivision.

The ***Draft Oxford Falls Valley and Belrose North Strategic Review***, p35, says the following:  
"The E3 Environmental Management zone is proposed to apply to the majority of the review area on land that is significantly constrained by environmental and infrastructure factors. This also includes land that is isolated, does not adjoin urban areas and/or would cumulatively have a significant impact if zoned to an alternative zone without first undertaking studies recommended by the PAC." Our block is *not* isolated and *does* adjoin urban areas. If treating our block alone, then the cumulative effect of an alternative zone is very low.

Additionally, the ***Draft Oxford Falls Valley and Belrose North Strategic Review***, p35, says the following:

"The R5 Large Lot Residential zone is recommended for areas of land located on the northern side of Wyatt Avenue and eastern side of Forest Way. This land is generally located at the interface of environmentally sensitive land along one boundary and urban land along the other. The recommended zoning provides a way of minimising landuse conflicts within the zone and adjoining zones. It also supports residential housing in a rural setting whilst preserving and minimising impacts on environmentally sensitive locations and the scenic quality of the area.

"The recommended R5 Large Lot Residential zone will ensure that future development will not result in an unreasonable increase in the demand for public services and facilities and can make efficient use of existing infrastructure and services prior to finalisation of a future Warringah Housing Strategy which will determine how best to meet Warringah's housing targets and housing needs. In this regard, the minimum lot size restrictions that currently apply to the land are recommended to remain unchanged."

If allowance has been made for certain properties on Forest Way and Wyatt Avenue to be Zoned R5 Large Lot Residential due to the interface between zones, then the current proposed zoning of E3 for our block and certain other fringe blocks is inconsistent.

Further, in Appendix 2, in the answer to Question 17, the report states, “Cleared land does not automatically indicate that E3 Environmental Management Zoning is inappropriate and matters such as desired future character, whether the land is in an interface location, isolated from an urban area etc are considered.” This statement clearly identifies E3 as inconsistent to interface locations.

Furthermore, the stated objective of R5 includes “...to provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality” and “...to minimise conflict between land uses within this zone and land uses within adjoining zones”. A “buffer zone” created between the R2 and the E3 zones would have the following benefits:

- According to other Council planning instruments, potentially a greater allowance for creation of bush fire asset protection zones – which would help protect the entire locality
- According to Phase 2 outcomes, greater allowances to develop the block in keeping with the existing character of the adjoining suburb without impacting the biodiversity and the environmentally-sensitive nature of the location thus minimizing conflict between zones

### **Impact on Stage 2**

Having established a fair and reasonable case for a different zoning for our block (i.e. R5 in lieu of E3), we note that the report states “...stage 2 of the review will examine whether some areas of non-urban land are suitable for future urban growth” (Appendix 2 answer to Question 38). We believe that the decision to blanket zone the region as E3 Environmental Management Zoning automatically limits the outcomes of the future study regarding suitability for future development. E4 or R5 on various fringe blocks would allow a more even future consideration, without unjust weighting toward barring of all development for urban growth.

We would also like to go on record that, while not in our current plans, we wish to reserve the possibility of future development of our block, along similar lines stated by the Catholic Archdiocese of Sydney which, “has aspirations to develop part of its land for low density residential development (adjoining existing R2 Low Density Residential land) and offset a significant portion of its landholdings for bushland” (Appendix 5, p59).

### **Sources for the Study**

Additionally we wish to make a statement regarding the sources for the study (pp43-44). While Warringah Council has not received the Flora and Fauna, Bushfire Management, Aboriginal Heritage, and many other reports requisite for our forthcoming Development Application (DA) for our planned single residence, we suggest that Warringah Council must be privy to many such private reports provided to Council as an element of DA’s within the study zone. These sources would furnish additional and specific data on specific blocks, allow a more targeted approach, and reduce the dependence on high-level and generic reports.

Thanks for your consideration.