

Submission to the draft report for the E3 Strategic Review

from the residents of Wyatt Ave, Belrose

Submission Date: 7 August 2013

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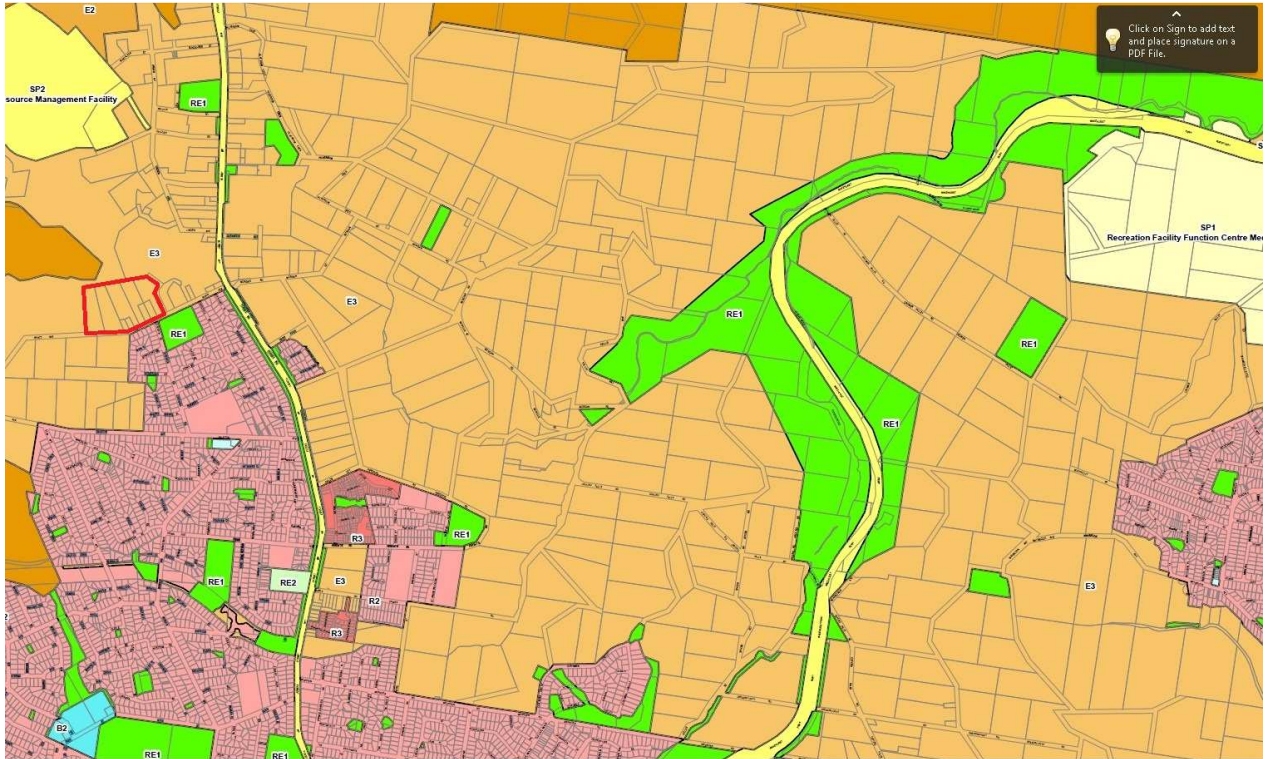
Overview

This submission is made on behalf of the following owners of land in Wyatt Ave, Belrose:

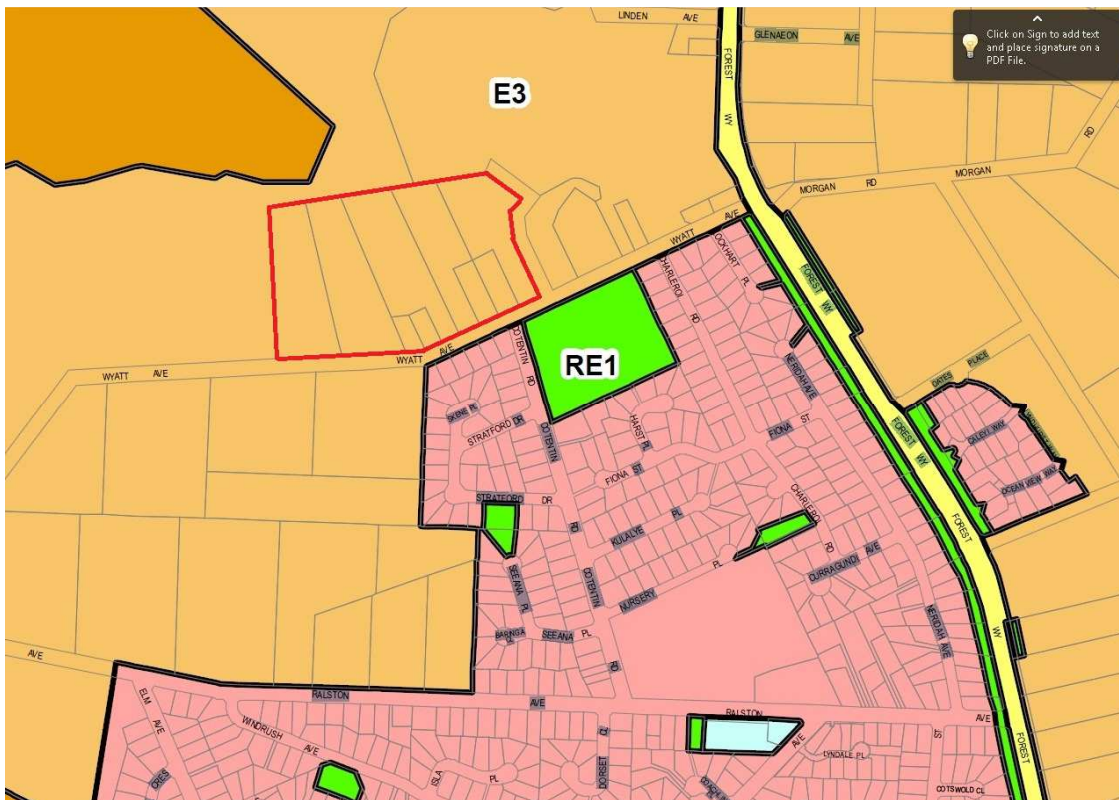
Land Owner	Address	Land Area (m ²)
Anne & Michael Cox	10 Wyatt Ave, Belrose	9,687
Anne & Michael Cox	12 Wyatt Ave, Belrose	2,403
Jennifer & John Holman	14 Wyatt Ave, Belrose	2,276
Jennifer & John Holman	16 Wyatt Ave, Belrose	9,333
Jane & Jeffrey Wrightson	18 Wyatt Ave, Belrose	12,713
Jane & Jeffrey Wrightson	20 Wyatt Ave, Belrose	1,214
Jane & Jeffrey Wrightson	22 Wyatt Ave, Belrose	1,214
Dorothy & Philip Bloom	24 Wyatt Ave, Belrose	13,780
Yvonne Hulspas and Colm Galloway	26 Wyatt Ave, Belrose	13,270
Total Area		65,890

The Subject Land:

The map below shows the subject land outlined in Red:



The map below shows the subject land outlined in Red (zoomed in):



The subject land is all located on the Northern side of Wyatt Ave, Belrose. It is adjacent to well established residential land (currently zoned R2). The Sydney East Substation is located on the Southern side of the Western end of Wyatt Ave (opposite 26 Wyatt Ave). The subject land is approximately 80% cleared. The subject land drains to Bare creek which flows into Middle Harbour. Wyatt Ave is a tar sealed road which intersects with Forestway at a set of traffic lights. Wyatt Ave is 2.5km from Mona Vale Rd and 3.4km from Warringah Rd. Wyatt Ave is 2.1 km from the key employment centre, Austlink Business Park (The Warringah Community Strategic Plan lists Austlink as one of three key employment centres in Warringah). Wyatt Ave is less than 1km from Covenant Christian School, Belrose Public School, John Colet School and Kamaroi School. There are currently several residents of Wyatt Ave who walk/ride to Covenant Christian School and Austlink Business Park for school and work.

Our Comments on the Draft Report

The points we would like to raise are:

- 1) We agree with the zoning of our land as R5 (Large Lot residential) in stage 1 of this strategic review.
- 2) The minimum lot size has not been addressed and must be addressed.
- 3) Our properties must be considered for further zoning consideration in Stage 2 of the E3 Strategic Review.

Further information on these points is below.

2) Minimum Lot Size:

The minimum lot size of one house per 50 acres (200,000m²) was put in place with IDO51 in 1974 as a temporary measure. Land owners were advised in 1974 that this temporary measure would be lifted in 6 months time. Our land ranges in lot size from 1,214m² to 13,780m². A minimum lot size of 200,000m² is ridiculous.

The draft report states:

“The density control was developed in 1974 under an Interim Development Order 51 to respond to the water quality issues of the Narrabeen Lagoon Catchment impacted on by the residential development in the 1960s and 1970s within the study area. Revising the density control within the study area is therefore premature until water quality impacts for the catchment is considered in detail.” (Extract from Page 26)

Three points to do with this issue:

- 1) Our land does not drain to Narrabeen Lagoon.
- 2) Why spend all of this time and effort doing a strategic review if you don't revise the density controls (which were meant to be revisited in 6 months from 1974)
- 3) The Water Quality Study has been done by Warringah Council is titled “Warringah Non Urban Lands Study Stage 2 – Impacts on Water Quality of Narrabeen Lagoon” and is 66 pages long.

The conclusion of the Water Quality Study was:

“CONCLUSIONS

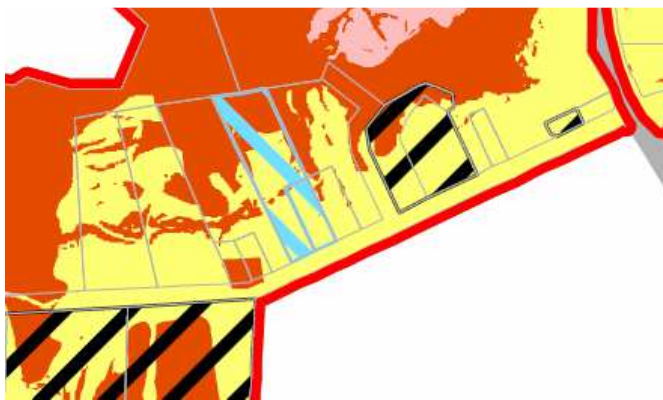
It has been determined that development of the areas identified as suitable from Stage 1 of the NULS (PPK, 2000), which drain to Narrabeen Lagoon, can be undertaken without a subsequent reduction in water quality in Narrabeen Lagoon, and in most cases an increase in water quality can be achieved.”

We ask that the minimum lot size for all of the land proposed to be R5 on the Northern side of Wyatt Ave is 1,000m². This request is based on the smallest current lot size being 1,214m² (both 20 and 22 Wyatt Ave are this size) for these parcels of land.

3) Our properties must be considered for further zoning consideration:





The Secondary Constraints analysis map in the draft strategic review (see below) shows our land as having three classifications:

- 1) Light Blue Cross hatched: This is inconsistent with the Environmental Values found for our properties by the Non Urban Lands Study (refer to Appendix A).
- 2) Red (Primary Constraints): This is inconsistent with the Environmental Values found for our properties by the Non Urban Lands Study (refer to Appendix A).
- 3) Yellow cross hatched: The Yellow and Black Cross Hatched areas are ambiguous. All of the land which has been proposed by the draft report as being R5 should be unambiguously marked as “Land for further zoning consideration”.








Legend

WLEP 2011 Land Application Map

-  Deferred matter (Study Area)
-  WARRINGAH
-  Major Roads
-  Cadastre

Secondary Constraints Analysis

-  Secondary Constraint Analysis = E3 zoning consideration
-  Secondary Constraint Analysis = E3 zoning consideration
-  Primary Constraint Analysis = E3 zoning
-  Land for further zoning consideration
-  Land for further zoning consideration

The Non Urban Lands study showed our land as having potential for higher intensity development (Refer to Appendix B).

We request that our land is considered for further zoning consideration in stage 2 of the E3 Strategic Review.

Signed by all owners of the subject land:




Anne Cox




Michael Cox



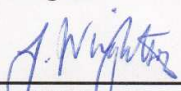
Jennifer Holman




John Holman



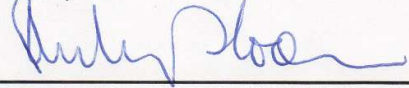
Jane Wrightson




Jeffrey Wrightson



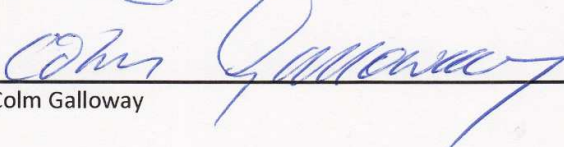
Dorothy Bloom



Philip Bloom

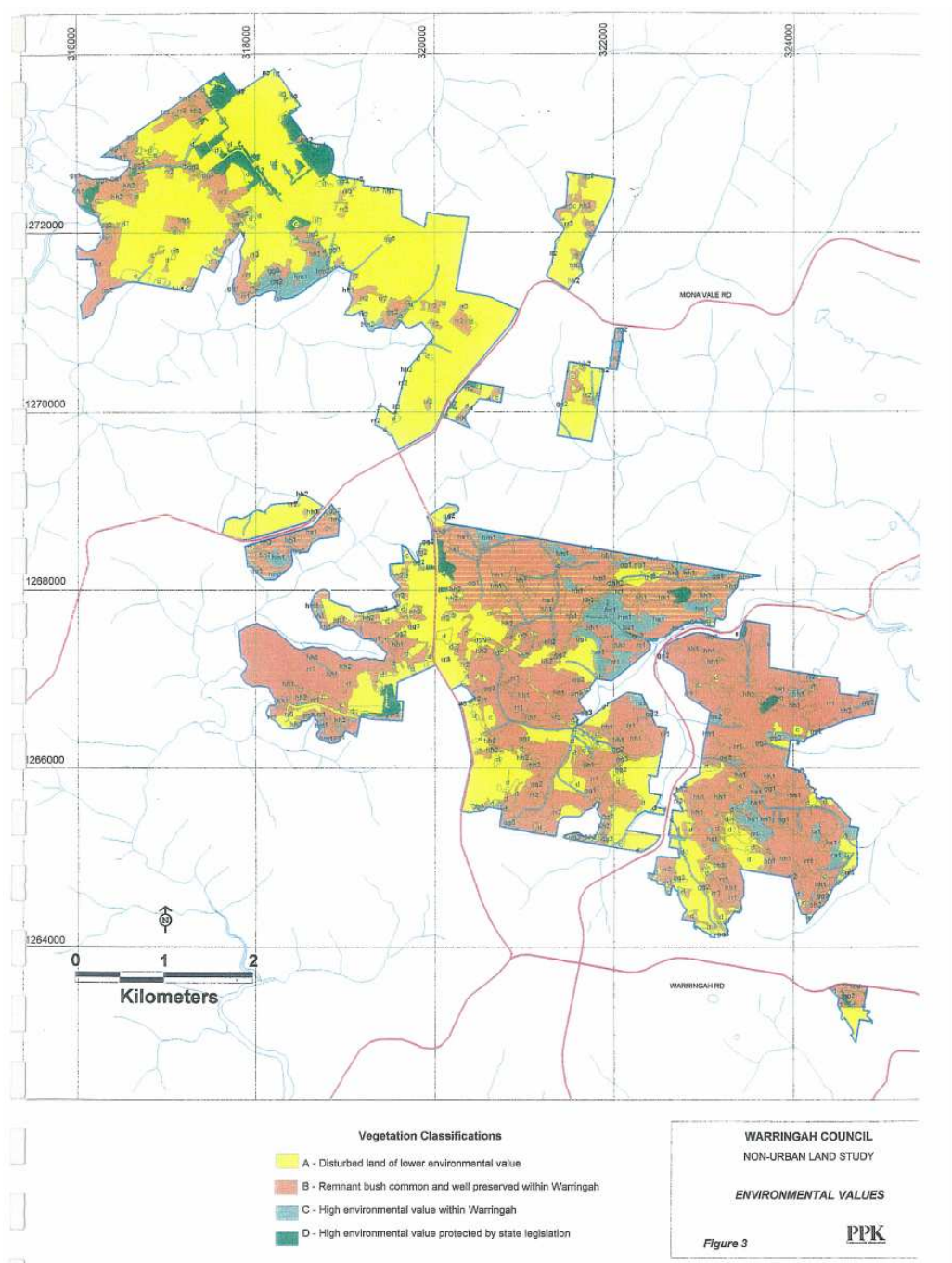


Yvonne Hulspas



Colm Galloway

Appendix A – Environmental Values from the Non Urban Lands Study



Class A - Disturbed land of lower conservation value.

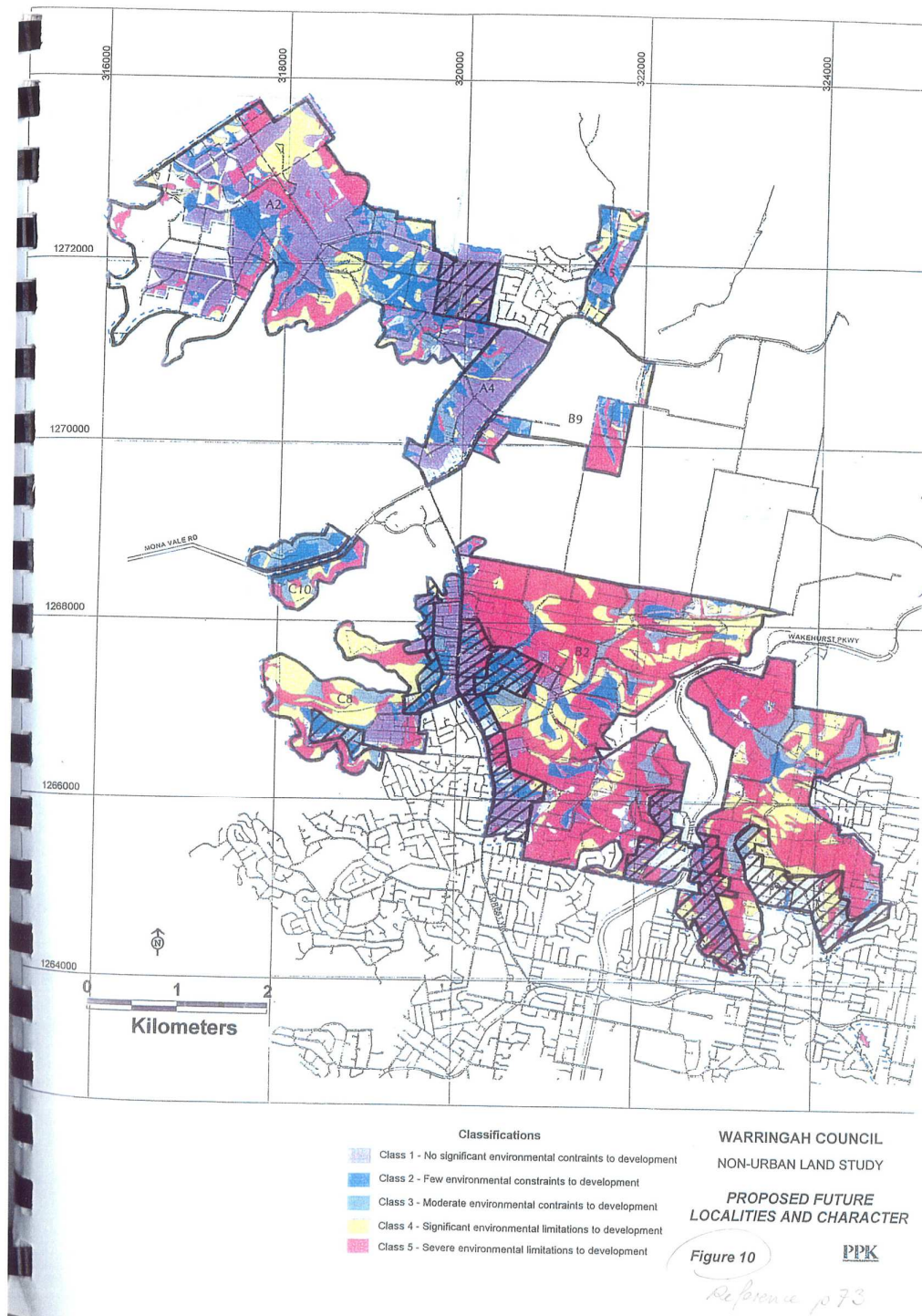
Areas where the existing land is highly disturbed, cleared of native vegetation or where vegetation is degraded to the point that environmental values have been severely degraded. Environmental values are therefore a minor consideration when planning to develop provided that appropriate planning controls have been satisfied. Approximately 41 percent of the land within the study area were categorised into class A.

Class B - Remnant bush which is common and well preserved within Warringah.

Areas with remnant native vegetation communities which are well represented throughout Warringah and in National Parks. These areas include vegetation communities identified by Smith and Smith (1998) as being of third priority for conservation. Provided that appropriate planning controls have been satisfied and an ongoing management plan is adopted to ensure the sustainability of the proposed activity these lands could support a moderate level of development in terms of potential environmental impact. Approximately 49 percent of the land within the study area was categorised as being in Class B.

Appendix B – Land identified by the Non Urban Lands Study as having potential for higher intensity development

Below is an extract from the Non Urban Lands Study showing our land as cross hatched. The cross hatched area was identified as having potential for higher intensity development.



Recommendation 3:

That the hatched areas identified in Figure 10 as having potential for higher intensity development and land uses (as outlined in Chapter 11), be further investigated with particular regard to the respective areas':

- transport and sewerage infrastructure constraints;
- bushfire hazard constraints;