

Joseph and Helen Earl

Lot 1108 Wearden Road

Oxford Falls, 2100

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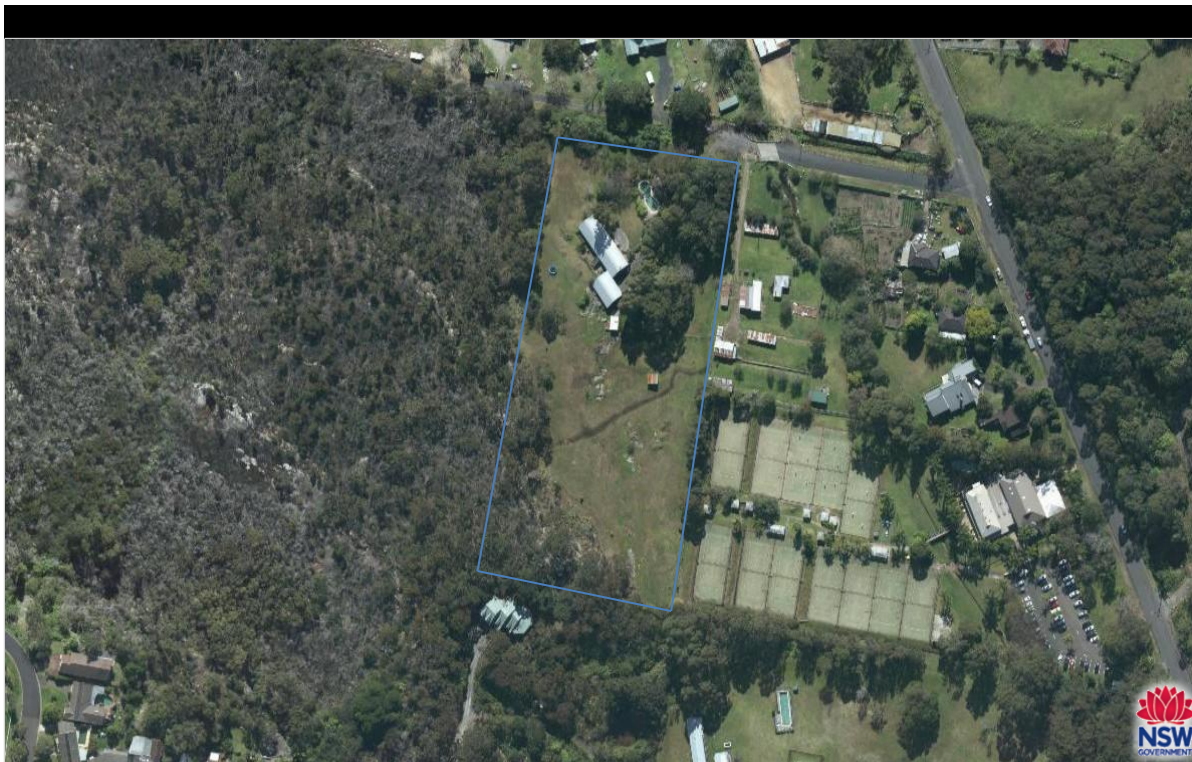
Re: Oxford Falls Valley and Belrose North Strategic Review

In regard to Lot 1108 DP 752038 – Ste id E19

To whom it may concern,

We are the owners of Lot 1108 Wearden Road, Oxford Falls (DP 752038) and would like to make a submission in regard to the above mentioned strategic review. We object to the land being re-zoned to E3 and have joined with a number of other landowners to engage CBRE to prepare a more detailed submission, however, we would like to point out some issues which pertain in particular to our property.

The site is situated close to and within approximately 150 metres of existing urban development in Beacon Hill/Frenchs Forest East with public transport (State transit bus services) available along Iris Street.

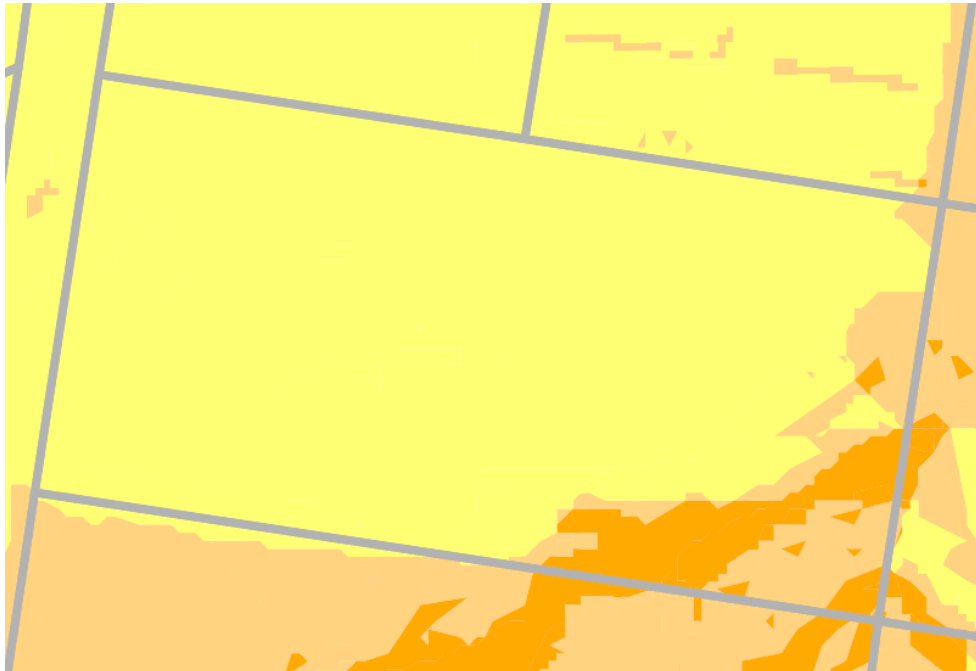


Upon reviewing the site analysis which was undertaken for our property (as detailed in document “r_SI_Forms_Part7.pdf” – site id E19), we have found what we consider to be significant errors. The site analysis states the following percentages in regard to environmental constraints:

- Moderate = 80%
- Significant = 5%
- Severe = 15%

Based on the extract below from the document “Map 4_ Cumulative Level of Environmental Constraint.pdf” of the site we believe the following percentages to be more accurate:

- Moderate = 85%
- Significant = 7%
- Severe = 8%



I am also particularly concerned that the site has been rated as category 3 (blue hatched) under the secondary constraints analysis as detailed in “Map 6_ Outcome of the Secondary Environmental Constraint Analysis.pdf”.

This appears to imply that the site will not be considered for any further zoning consideration in the second stage of the above study. We have reviewed the document “Secondary_Constraints_Analysis_Record_Table_-_Version_1_-_All_constraints_greater_than_50__impacted.pdf” and noted that our site received a cumulative score of 12, Rating 1 = A and Rating 2 = B. Many of the surrounding sites had scores of 11, A and B and were rated as category 4. We have identified 3 areas where the site has not been correctly rated in our opinion as follows:

- Heritage – Rated 1 – There is no information and no maps showing any heritage areas in the study, therefore, given the lack of information, we fail to see how the study can claim that our property is adjacent to a heritage area - this score should be zero;
- Transport – Rated 2 – A significant part of the property is within 400 m of a bus stop as identified in the document “Warringah_Secondary_Constraints_Busstop_buffer.pdf” so we believe this rating should be one; Also, there is a bus stop outside the Australian Tennis Academy within 200 metres of our entire property which was not included in the bus stop map (see photo below of the bus stop outside the Australian Tennis Academy)



- Infrastructure – Rated 3 – Appendix 8 of the study says that a rating of 3 is for “Land not serviced by water, sewer”, while the property is not sewerred, it is serviced by electricity, water and tele-communications, furthermore the adjoining property (Australian Tennis Academy Lot 1110, DP 752038) is serviced by sewer - the infrastructure rating should be a one at the most;

Assuming these inaccuracies are corrected; this would give our property a cumulative score of 8 which is well below the score required for blue hatching, we sincerely hope that this will be addressed in the final study.

While we appreciate council's desire to maintain the rural atmosphere of the Oxford Falls valley, we believe that a better zoning for this land would be R5 large lot residential. Having lived here for nearly 40 years while raising a family and working full time, we know how hard it is to adequately maintain large blocks of land. Half to one acre blocks would maintain the rural atmosphere and council could then enforce existing regulations to ensure that noxious weeds were controlled. At the moment most land owners have given up trying to control weeds as it is too overwhelming and council does not enforce regulations because so many of the weeds are on properties controlled by council. Smaller lots with stricter weed control would, we believe, provide a better environmental outcome than the current blanket E3 zoning.

We thank you for the opportunity to make comment during the strategic review process. Should you have any questions please do not hesitate to contact us.

Sincerely Joseph and Helen Earl

PS As a member of the Warringah Urban Fringe Association, We also agree with and support their submission on our behalf