



The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure

COPY

Mr Rik Hart
General Manager
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

13/20719

Dear Mr Hart

I am writing concerning the Oxford Falls Valley and Belrose North Strategic Review.

Additionally I request that all land identified in the Strategic Review as having “no-to-moderate” environmental development constraints and proposed to be an Environmental zone, be further reviewed to validate the environmental significance of the land. The subject land will continue to remain deferred until such time that further evidence based planning is undertaken.

Yours sincerely

THE HON BRAD HAZZARD MP
Minister

17 MAR 2014

WUFA agrees with Brad Hazzard

To: Council general managers and key stakeholders

From: NSW Department of Planning & Environment

Date: 15 May 2014

Oxford Falls Valley and Belrose North Strategic Review

I am writing to provide an update on the Oxford Falls Valley and Belrose North Strategic Review, which was prepared by the Department of Planning & Environment and Warringah Council.

The review process is now complete. As a result of public submissions, council has been asked to re-examine land that was proposed to be zoned E3 Environmental Management and also identified as having no or moderate environmental development constraints.

This land - which makes up a large amount of the area proposed to be zoned E3 - will continue to be deferred from Warringah's local environmental plan (LEP) until further studies are undertaken to identify the most appropriate zone.

Other land within the precinct has been recommended for zones including low density and large lot residential, small lot rural production and for special infrastructure purposes. For these sites, planning proposals will need to be prepared by council to rezone the land in line with the Strategic Review's findings.

It needs to be highlighted that lawfully-established land uses in the area can continue to be carried out or be expanded as an "existing use".

The Submissions Report and Strategic Review have now been forwarded to the Warringah Development Assessment Panel which will consider all submissions made during the exhibition period, conduct an independent public hearing, and provide a report to council. Council will then consider the outcomes of the Strategic Review.

Council will also need to undertake further studies to determine the future urban development capability of the Oxford Falls Valley and Belrose North area.

More information

To learn more about the Oxford Falls Valley and Belrose North Strategic Review you can:

- [visit our website to view the proposed changes](#)
- call our Information Centre on 1300 305 695.

Neil McGaffin

**General Manager – Metropolitan Delivery
Department of Planning and Environment**



**Planning &
Environment**

WUFA agrees with Neil McGaffin



Pru Goward MP

Minister for Planning

Minister for Women

MEDIA RELEASE

Wednesday 14 May 2014

BETTER BALANCING OF ENVIRONMENTAL AND FARMING INTERESTS ON THE NORTH COAST

The NSW Government has today continued its work to balance the needs of environmental protection and farming on the North Coast, with the release of the first findings of an independent report into the use of environmental planning in the fast-growing region.

“Smart planning needs to be backed by strong evidence – that’s the principle behind these draft recommendations.

“That’s why we are working with councils to ensure that every decision they make in this regard is backed by strong evidence.”

Decisions on land being considered for environmental zoning have been deferred as local environmental plans are finalised.

WUFA agrees with Pru Goward

A banner image showing a rural landscape with green hills, trees, and a path. The text 'Northern Councils Environmental Zones Review' is overlaid in white. To the right is the NSW Government logo and the text 'Planning & Environment'.

Northern Councils Environmental Zones Review



Planning &
Environment

Frequently Asked Questions

May 2014

ARE THERE STATEWIDE IMPLICATIONS FROM THIS REVIEW?

- Yes, the outcomes of this review will form the basis to determine criteria for applying E2 and E3 zones and the circumstances for using environmental overlays when councils across the state update their LEPs.
- Further advice will be provided to all councils following completion of the review.

WUFA agrees with NSW Government Planning & Environment



MINUTES

WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 18 JUNE 2014

RECOMMENDATION OF WARRINGAH DEVELOPMENT ASSESSMENT PANEL

Reluctantly, WDAP unanimously recommends to the Councillors of Warringah that they do not proceed with approval of a Gateway approach for this Planning Proposal at the present time and that, instead, they commence immediately to implement stage 2, undertaking the detailed work required to finally decide on the values of the deferred lands and their relevance for an environmental (or other) zoning in the LGA of Warringah

WUFA agrees with WDAP



Office of the Secretary

Mr Rik Hart
General Manager
Warringah Council
Civic Drive – 725 Pittwater Road
Dee Why NSW 2099

14/18047

Dear Mr Hart

There is sufficient evidence to implement the findings of the Strategic Review by translating the existing character-based controls into zones in the Warringah Local Environmental Plan 2011. I consider that this is an appropriate way forward.

The majority of the land in the Oxford Falls Valley and Belrose North area has clear environmental value. These areas should be considered for an E3 Environmental Management zone consistent with the findings of the Strategic Review (Option Two - Land Use Zoning Map reported to Council on 26 August 2014).

Land mapped as having 'no to moderate' environmental constraints should be zoned to reflect the existing character, level of clearing and current land uses. The land in this category along the Wakehurst Parkway should be zoned E4 Environmental Living.

Yours sincerely

Marcus Ray
Acting Deputy Secretary
Planning Services

23/01/15

How did things go from “needing further evidence” (Brad Hazzard) and “will continue to be deferred from Warringah’s local environmental plan (LEP) until further studies are undertaken to identify the most appropriate zone.” (Neil McGaffin, Department of Planning) and “Smart planning needs to be backed by strong evidence” (Pru Goward) to now having “sufficient evidence” when no further studies have been done?

This is not evidence based planning!!!