



Warringah Urban Fringe Association Incorporated (WUFA),

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21 August 2014,
The General Manager,
Warringah Council,
725 Pittwater Road,
Dee Why, 2099

Dear sir/madam,

Agenda for Warringah Council meeting Tuesday 26 August 2014

There are some problems with the Agenda for the Council meeting scheduled for 26 August 2014 (which was released yesterday) which urgently need addressing. The problems are:

1) Option 5 Map:

The Option 5 map on page 459 is incorrect. This is not the map that was discussed at the WDAP hearing. The map that was discussed at the WDAP hearing is contained in the letter from WUFA to WDAP dated 4 June 2014 and appears on page 386 of your agenda. In the reprinting of this map on page 386 the proposed zones are not clear. Attached is the copy of the map which was submitted by WUFA to WDAP on 4 June 2014 and was discussed at the WDAP hearing. The only changes we have made are that we have renamed the map "Warringah Council Meeting 26 August 2014 – Option 5" to make it clear for all concerned. Can you please ensure that this map is provided to all Councillors so there is no confusion about what option 5 involves. I have also included a discussion as to how the map was arrived at.

2) Additional Uses Map:

The Additional uses map on page 461 is incorrect. As outlined in the agenda options 2, and 3 would include the same additional land uses as option 1. WUFA's option 5 would include the same additional land uses as option 1. Page 461 incorrectly shows the map title as "Additional Permitted Uses Map (Option 1)". This needs to be revised to state "Additional Permitted Uses Map (Options 1, 2, 3 & 5)".

3) Pages 42 and 43 refer to attachments that do not contain the data stated:

Specifically attachment 3 is one page and does not contain the information stated, it merely refers to a website pointing to further information (the hyperlink to the website in the pdf document also doesn't work). Given the importance of the letter from Brad Hazard to Warringah Council dated 17 March 2014 and the Department of Planning media release dated 15 May 2014, they should be contained as a readable hardcopies within the agenda so Councillors can read them. I have attached them to this letter for your easy reference.

4) Clarifications:

The agenda is confusing about what is proposed for Stage 2 of the Strategic Review Process. Can you please clarify the following?:

- a) Will Stage 2 be done into all land in the area deferred from LEP2011 as WUFA has been advised earlier?
- b) Will Stage 2 be advising on appropriate minimum lot sizes for all land in the area deferred from LEP2011 as WUFA has been advised earlier?
- c) Page 46 States "Council does not have budget to undertake Stage 2 studies in the near future". Does this mean that Stage 2 might not be done? What is the proposed timeframe for the Stage 2 studies?

Could you please ensure the above issues are addressed as a matter of urgency so Councillors can make an informed decision based on accurate information?

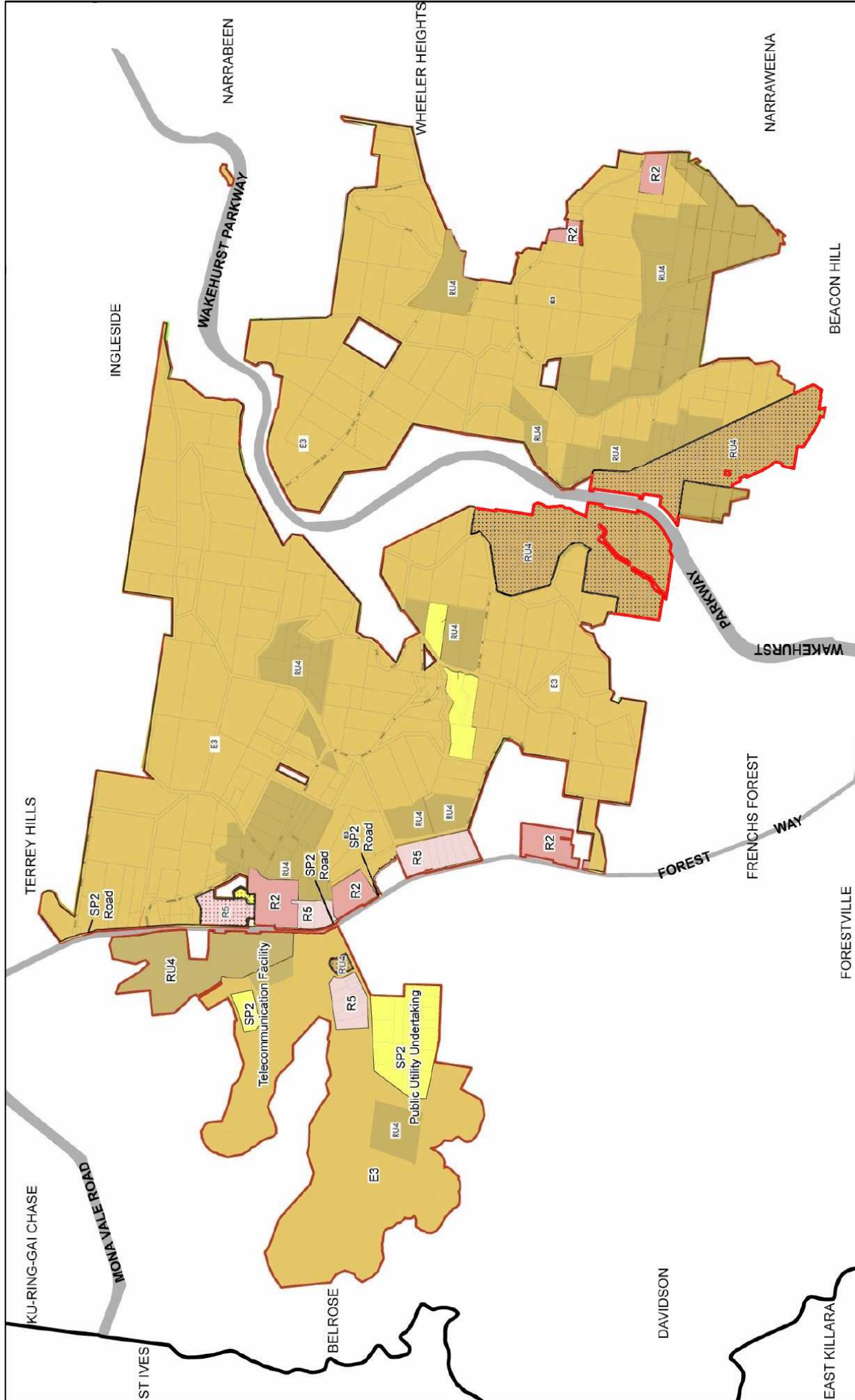
Yours faithfully,



John Holman
President

Warringah Urban Fringe Association Inc. (WUFA)

Email: president@warringahurbanfringeassociation.org.au



WARRINGAH COUNCIL MEETING - 26 AUGUST 2014
OPTION 5

Scale 1: 30 000 @ A4
 ODA 14 M06 Zone 26

The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. The publisher and/or contributors warrant a high degree of accuracy, but are not liable for any map discrepancies and should use this map with due care.

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Legend
 WLEP 2011 Land Application Map Draft Land Zones

- R2 Low Density Residential
- R5 Low Density Residential
- RU4 Primary Production Small Lots
- E3 Environmental Management
- SP2 Infrastructure

Other symbols include:
 - Deformed matter (Study Area)
 - WARRINGAH
 - Major Roads
 - Cadastre

OPTION 5: WARRINGAH URBAN FRINGE ASSOCIATION OPINION

Oxford Falls Valley and Belrose North Strategic Review

Option 5 details:

Option 5 was submitted to the Warringah Development Assessment Panel on 4 June 2014. This map shows the zonings that WUFA members put forward to WDAP. It was been created by starting with the draft land use zoning map (Map 7) from the Strategic Review (ie recommended zonings proposed by the Strategic Review Committee), then carrying out the following process:

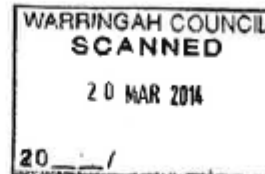
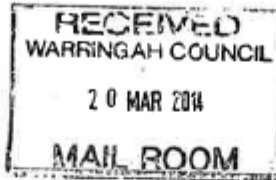
- 1) Adding on the changes that Warringah Council has made to this map in their option 2 map which was submitted to WDAP.
- 2) Changing all land that has no-to-moderate environmental development constraints from an Environmental zone (E3) to the same rural zoning as Terrey Hills and Duffys Forest (RU4). This is in accordance with Brad Hazzard's letter dated 17 Mar 2014. This has been done through the following process:
 - a) Using the Cumulative Level of Environmental Constraint map from the draft Strategic Review (Map 4) to identify land that had Environmental Constraints shown as either "No" or "Moderate".
 - b) Reading the Site Analysis forms that were filled out by the Department of Planning and Warringah Council as part of the Strategic Review and identifying land that had Environmental Constraints listed as either "No" or "Moderate".
 - c) Reading the submissions that were made to the draft Strategic Review and identifying land that had either "No" or "Moderate" Environmental Constraints.



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

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.

The review was initiated to examine the deferred land under the *Warringah Local Environmental Plan 2011* following concerns raised by residents.

I appreciate that this has been a complex process which has included extensive analysis of both environmental and infrastructure constraints, while considering the overall impact land uses may have on the existing character of the area. An important part of the overall process has been consultation with the community.

Permitting additional uses on some land will suitably respond to landowner submissions. However, it is of concern that a large number of landowners objected to the proposed environmental zone being applied to their land, mainly on the basis that the land was cleared and contained little environmental value, as well as the loss of development potential.

On 23 December 2013, Council responded to my earlier correspondence requesting a commitment to undertaking studies as recommended by the Planning Assessment Commission in 2009 effectively being stage 2 of the Strategic Review. The Commission identified that additional studies be undertaken to assess the cumulative impact of potential development and determine the urban capability of the Oxford Falls Valley and Belrose North catchment. It was requested that these studies be completed within a 5 year timeframe (ie. in 2014).

These studies will provide the evidence base to assure the community that the most appropriate land uses, zoning and development controls are being proposed. In light of the above, Council's proposed 3 year timeframe should be significantly reduced. I request Council submit a revised timeframe that is more closely aligned with the Commission's recommendations.

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.

I understand the next steps in the Strategic Review process will be:

- commencement of the studies as discussed above;
- the Warringah Development Assessment Panel (WDAP) will consider all submissions, conduct an independent public hearing and provide an independent report to Warringah Council for consideration;

- following WDAP, the Strategic Review and Submissions Report will be reported to a Council Meeting for adoption; and
- the final recommendations of the Strategic Review, once adopted by Council, will form the basis of a planning proposal to incorporate the deferred lands into the *Warringah Local Environmental Plan 2011*. This planning proposal will be publicly exhibited for further public comment.

I have asked my Department to make the Submissions Report and this letter publicly available to promote an open and transparent planning system.

If you have any further enquiries about this matter, I have arranged for Mr Neil McGaffin, General Manager Metropolitan Delivery, to assist you. Mr McGaffin can be contacted on 02 9228 6162.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Hazzard', written over a faint dotted line.

THE HON BRAD HAZZARD MP
Minister

17 MAR 2014



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.

Minister for Planning Pru Goward released the interim report into the use of environmental zones by councils in local environmental plans along with the Department of Planning and Environment's draft response.

The report was commissioned to consider how North Coast councils should use planning controls to protect the environment while still allowing the growth of the important local farming sector, and was undertaken by independent consultants Parsons Brinckerhoff.

"The NSW Government is working to bring together landowners, communities and councils to strike the right balance between appropriate environmental protections and sustainable farming on the North Coast," Ms Goward said.

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

"Putting more rigour behind the planning decisions of local councils will be better for the environment and provide more certainty to the farming sector."

Ms Goward said the North Coast environment was the region's defining characteristic and supported jobs through tourism, but was not inconsistent with farming which was also vitally important to the local economy.

"The North Coast is unique in our State; it has a thriving farming industry and a spectacular and important natural environment," Ms Goward said.

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

The NSW Government has given in-principle support to some of the report's interim recommendations, including:

- Setting clear criteria for environmental zones known as E2 and E3 to ensure that these zonings are based on strong evidence

- Allowing grazing and other kinds of extensive farming activity with consent in some environmental zones and without consent in others
- Removing aesthetic value as an objective of the environmental management zone known as E3
- Removing the proposed environmental zones from Kyogle Shire Council's local plan until proper evidence is provided
- Replacing the proposed environmental living zone in Byron Shire known as E4 with a more appropriate residential zone.

The draft report and interim recommendations were prepared after extensive consultation with councils, landowners and local stakeholders.

"The draft recommendations will now go on exhibition. Feedback from stakeholders will inform the Government's decision, and a Direction will be issued to guide councils on the specific criteria to use when deciding to apply an environmental zone," Ms Goward said.

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

Once the criteria for environmental zones are finalised, each Council will assess the land that was deferred.

Councils will propose zones based on the final criteria and exhibit the proposed zonings for public comment.

The interim recommendations will be on exhibition until 5 June 2014. To view a copy of the report and provide feedback, people are encouraged to visit: www.planning.nsw.gov.au/proposals

Media Contact: Nick Tyrrell 0467 733 876