



17 September 2014

The Hon. Pru Goward, MP
Minister for Planning
Minister for Women
GPO Box 5341
SYDNEY NSW 2001

Your ref 14/09808
Our ref. Pex2012/0006
: 2014/287699

Dear Minister

Oxford Falls Valley and Belrose North Strategic Review

Thank you for your letter referenced 14/09808, regarding Oxford Falls and Belrose North Strategic Review. I advise that Council will not be commencing any detailed specialist studies for Oxford Falls Valley and Belrose North.

Council had undertaken the translation exercise as directed by the Department of Planning in 2006 from Warringah Local Environment Plan 2000 into the standard instrument. However, at the gazettal of Warringah Local Environment Plan 2011, the Oxford Falls Valley and Belrose North areas were deferred from the new plan by the former Minister of Planning, Mr Brad Hazzard. In 2012, the Department of Planning commenced a joint project with Council to review and transfer the deferred lands into Warringah Local Environment Plan 2011.

In this project, the process, methodology and recommendation have all come from the Department of Planning and Environment with Council's staff involvement and concurrence on the outcomes. This has been an extensive and costly exercise (for both Council and the Department) to undertake a second round of reviews to translate the previous controls into the standard instrument.

The extensive studies you raise in your letter originate from the 2008 PAC study, *Review of Four Sites Within Oxford Falls Valley For Urban Purposes*, which was instigated by four major land holders wanting to develop their non-urban land. This is a fundamentally different project to the translation. Further, of the four land holdings identified in the PAC, three of the sites, Red Hill, Lizard Rock and Cromer Golf Course Land are all identified in the Strategic Review as having more than 90% of their land classified as Prohibitive, *severe or significant environmental constraints*.

The Warringah community, at the 2009 Talk of The Town summit, gave a clear message that urban growth targets should not be achieved in non-urban lands. Council endorsed this position. There is no strategic need for this land to develop for urban purposes.

Council has recently commenced a two stage project; a Structure Plan for the Northern Beaches Hospital precinct, which will be followed by the Warringah wide Local



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Planning Strategy. This is costing over \$540,000 of which your department is contributing \$255,000. The rate payers of Warringah are paying the balance. The Local Planning Strategy and Structure Plan will inform where growth should occur and where such studies will be needed to realise the recommendations of these projects.

Expenditure of public funds for urban capabilities studies on land within the deferred areas, would be premature and not a responsible use of the Warringah community's money. The Local Planning Strategy must be completed first to inform where growth should occur and then studies can be targeted to those areas.

In considering the Strategic Review, Council on 26 August 2014 resolved that Council recommend that the State Government should commence these studies immediately.

The attached letter contains the resolution of Council. Please note that although no options were recommended by Council in the resolution, Option 5 was proposed as an amendment but was defeated 8 votes to 2.

Should you have any further enquiries please contact Peter Robinson, Group Manager Strategic Planning on 9942 2768.

Yours faithfully

Rik Hart
General Manager

Attach