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22 March 2015,
The Hon. Pru Goward,
Minister for Planning and Environment,
Level 34 Governor Macquarie Tower,
1 Farrer Place,
SYDNEY NSW 2000

Dear Minister,

You have been misled about the Oxford Falls Valley and Belrose North Strategic Review, Warringah

The community has lost faith in the Strategic Review process. The issues that have caused the community to lose faith are:

- 1) The Council keeps insisting that E3 (or E4) zoning of our members land is not a downzoning, despite Senior's living currently being allowed. Seniors living is currently allowed on land in the deferred area (which is adjacent to residential land) through both WLEP2000 (the current zoning) and SEPP (Seniors Living). An environmental zoning of this land (as E3 or E4) would extinguish the ability to carry out seniors living development, hence E3 or E4 is a downzoning.
- 2) The Council's (and Strategic Review Committee's) inability to adequately address the current minimum lot size of one house per 200,000m², despite the fact that this minimum lot size was put in place as a temporary measuring in 1976. The community was told (in 1976) this would be corrected within 6 months from when it was put in place.
- 3) The fact that Warringah Council have chosen to ignore the instruction issued by Brad Hazzard as Minister for Planning on 17 March 2014.
- 4) The fact that Warringah Council have chosen to ignore the instruction issued by the Department of Planning (Neil McGaffin) on 15 May 2014.
- 5) The fact that Warringah Council have chosen to ignore the **unanimous** recommendation of the Warringah Development Assessment Panel.
- 6) The fact that Warringah Council have chosen to ignore the guidance provided in your letter received by Council on 27 August 2014.

We recently lodged a GIPA request with Warringah Council which covers all correspondence between Warringah Council, the Department of Planning and Ministers for Planning. In response to this request we have received a lot of documents which are not on the public record. One of the documents is a letter from

Warringah Council (Rik Hart, General Manager was the author) to you as Minister for Planning dated 17 September 2014 (see attached). This letter serves to mislead you and was not publicly released (presumably because it does not hold up to public scrutiny). Below is an extract from the letter:

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.

This statement is wrong. I have attached the Talk of the town summit results and you will notice the following:

1. Page 14 of the results shows the communities answer to the question "To meet the housing targets should development be allowed in non-urban areas?" The response being 45% Yes, 45% No and 9% unsure.
2. On pages 15, 16 & 17, the question is posed "In Ward X, which centres do you think are suitable for accommodating further growth?", it then lists suburbs as options for further growth. Despite having large attendance by residents from suburbs in the deferred areas (refer to page 5 of the results), none of the suburbs in the deferred area were available as an answer to the question. This is despite Warringah Council's own Non Urban Lands Study having identified land in Cromer, Oxford Falls and Belrose (the deferred areas) as being suitable for urban release.
3. On page 21, the question is posed "Housing Type Preference I would prefer", to which 61% replied "To live further away from shops, public transport and employment to live in a larger house or on a larger property"

The only way the community will regain faith in the Strategic Review process is for an independent consultant to be appointed by the Department of Planning to investigate both the proposed future zonings and minimum lot sizes for the land in the deferred area, and for the deferred area to remain deferred until this is done.

We are currently waiting for a formal response to the issues that we have raised.

Yours sincerely,



John Holman

President

Warringah Urban Fringe Association Inc. (WUFA)

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CC Brad Hazzard, Jonathon O'Dea, Simon Manoski, Marcus Ray, All Warringah Councillors