



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:

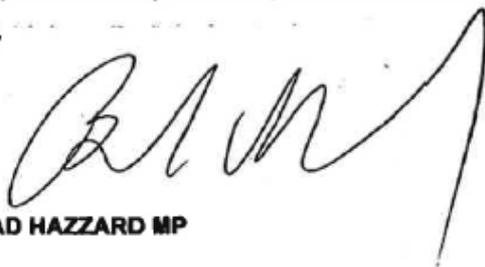
- commencement of the studies as discussed above;
- the Warringah Development Assessment Panel (WDAP) will consider all submissions, conduct an independent public hearing and provide an independent report to Warringah Council for consideration;

- 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

Email from Neil McGaffin (15 May 2014)

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

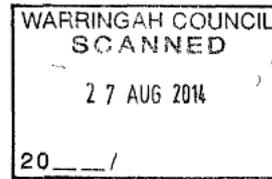
To learn more about the Oxford Falls Valley and Belrose North Strategic Review you can:

- [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



The Hon. Pru Goward MP
Minister for Planning
Minister for Women



Councillor Michael Regan
Mayor
Warringah Council
Civic Centre 725 Pittwater Road
DEE WHY NSW 2099

14/09808



Dear Councillor Regan

I refer to your recent letter relating to the Oxford Falls Valley and Belrose North Strategic Review.

I note your letter relates to an email sent on 15 May 2014 by the Department of Planning and Environment to the Oxford Falls Valley and Belrose North Strategic Review stakeholder group.

The then Acting Secretary of the Department replied to Mr Malcolm Ryan, Deputy General Manager of Warringah Council, in relation to this matter on 6 June 2014. I have attached a copy of this letter for your information.

I am advised the Warringah Development Assessment Panel hearing was held on 18 June 2014 and the Panel recommended to Council that it immediately commence work on the detailed evidence based specialist studies required to inform an appropriate zoning layout for the area.

The Department will await the outcomes of these studies and will continue to work with Council in its consideration of options for moving forward for this strategically significant area.

If you have any further enquiries about this matter, I have arranged for Mr Simon Manoski, at the Department of Planning and Environment, to assist. Mr Manoski can be contacted on 02 9228 6565.

Yours sincerely

Pru Goward MP
Minister for Planning
Minister for Women



Planning & Environment

Office of the Secretary

Mr Malcolm Ryan
Deputy General Manager – Environment
Warringah Council
DX 9118
DEE WHY NSW 2099

14/08651

COPY

Dear Mr Ryan

I refer to your recent letter relating to the Department's 15 May 2014 email to the Oxford Falls Valley and Belrose North Strategic Review stakeholder group.

As you have noted the email reflects the information contained in the former Minister's letter of 17 March 2014 which is available on the Department's website.

In that letter the Minister asked the Department to make the Submissions Report publicly available to promote an open and transparent planning system and identified that land having no to moderate environmental constraints to development would continue to remain deferred until such time as further evidence based planning is undertaken. In this light an email was forwarded on 15 May 2014 to notify stakeholders that the Submissions Report had been completed and was now available on the Department's website.

I note that the Department and Council previously agreed that the Submissions Report would be forwarded to the Warringah Development Assessment Panel for its consideration, and that the Panel would hold an independent public hearing. The Department's email to stakeholders confirmed these next steps would occur, and that Council would then consider the outcomes of the Strategic Review. I encourage Council to follow through with these next steps, and that the Panel holds its public meeting proposed for 18 June 2014.

As discussed recently with you, the Department will continue to work closely with and support Council in its consideration of options for moving forward.

If you have any further enquiries about this matter, I have arranged for Neil McGaffin, General Manager, Metropolitan Delivery to assist you. He can be contacted on 02 9228 6565.

Yours sincerely

Carolyn McNally
Acting Secretary

6.6.14