



Warringah Urban Fringe Association Incorporated
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Media Release – 1 March 2015

State Government drops evidence based planning

In a major backflip, Pru Goward, the Minister for Planning has decided to not just reserve the state's Environmental zones for land that is of High Environmental value, but allow privately owned, cleared properties that are of low or moderate environmental value to also be included in the restrictive Environmental zones.

In the same swipe of a pen, she has also decided to dump the earlier commitment that the Department of Planning will carry out Stage 2 of the Oxford Falls - Belrose North Strategic Review. The Oxford Falls - Belrose North strategic review was ordered by Brad Hazzard, as Minister for Planning after Warringah Council tried to inappropriately zone privately owned, cleared land as an Environmental Zone.

The decision by Pru Goward not only goes against Brad Hazzard's earlier instructions and Pru Goward's earlier Media release but also goes against the **unanimous** recommendation of the Independent Warringah Development Assessment Panel.

Oxford Falls and Belrose North Residents, including the well attended C3 church and Oxford Falls Grammar School (OFGS) are all horrified at the outcome. Under Pru Goward's decision, C3 church and OFGS will become the only church and school to be in an environmental zone in the Warringah area. Both C3 and OFGS spoke out against the proposed environmental zoning at the recent Warringah Council meeting. It would seem as if the landowner's concerns are being ignored.



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



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.

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.

WUFA agreed with Pru Goward in May 2014



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

straight Talk



Oxford Falls Valley and Belrose North Strategic Review

NSW Department of Planning and Infrastructure public
Information Session held 15 October 2012- Outcomes
report

DATE

30 November 2012

CONTACT

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2 Background

Oxford Falls Valley and Belrose North were deferred from Warringah's Comprehensive Local Environmental Plan (LEP), which was made in 2011. The areas retained their existing range of permissible uses, after residents raised concern about the E3 environmental management zone proposed for the area in the exhibited version of the LEP.

The Department of Planning and Infrastructure (the Department) and Warringah Council (Council) are now working together to undertake a strategic review of deferred land in Oxford Falls Valley and Belrose North, to identify the most appropriate zonings and land use controls for the area, so that the land can be brought into Warringah LEP2011.

A project control group, with representatives from both Council and the Department, has been formed to guide the direction of the review process. Other government agencies and key stakeholders, including landowners and the community, will be consulted as part of the review process.

The review will consider the range of existing land uses within Oxford Falls Valley and Belrose North. It will review existing environmental constraints and infrastructure and current planning 'rules', in order to recommend the most appropriate land use, zoning and development controls to be applied to the area.

There are two stages to the review process:

- Stage one aims to resolve the land use zoning of the deferred land based on existing information. This will be completed by mid-2013 and was the reason behind the Public Information Session on 15 October 2012
- Stage two will involve a comprehensive review of a broader localised area, including the deferred land, with the view of determining whether it can accommodate longer term growth. This is anticipated to take about three years and up to six studies are expected to be undertaken.



The recommendations of stage one of the strategic review will help to inform a future planning proposal to apply standard zones to the area and bring the deferred land in Oxford Falls Valley and Belrose North into Warringah's comprehensive LEP.

Where does it say the Department of Planning are NOT going to carry out Stage 2???

Did we miss something???

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

Thank you for your letters of 11 and 17 September 2014 relating to the Oxford Falls Valley and Belrose North Strategic Review and deferred land from the Warringah Local Environmental Plan 2011. The Minister has asked me to reply on her behalf.

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.

Additionally, I encourage Council to separately begin the Stage 2 analysis to review the minimum subdivision lot size controls following the rezoning of the land. Any additional studies will be the responsibility of Council and form the basis of a future planning proposal.

Yours sincerely


Marcus Ray
Acting Deputy Secretary
Planning Services
23/01/15

How did things go from “land identified in the Strategic Review as having ‘no-to-moderate’ environmental development constraints ... be further reviewed to validate the environmental significance of the land” (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 “Land mapped as having ‘no to moderate’ environmental constraints should be zoned.... E4 Environmental Living” when no further studies have been done?

...and now the Department of Planning are not undertaking Stage 2????

This is not evidence based planning!!!