

Oxford Falls Valley & Belrose North Strategic Review



Planning &
Environment

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WHAT IS THE STRATEGIC REVIEW?

- The Strategic Review is a process to help determine the most appropriate zones and land use controls for the Oxford Falls Valley and Belrose North areas.

WHY WAS THE STRATEGIC REVIEW UNDERTAKEN?

- When Warringah Council's local environmental plan (LEP) was published in 2011, the then Minister for Planning & Infrastructure deferred a decision on which zones should apply within the Oxford Falls Valley and Belrose North area. This came after residents raised concerns about the level of consultation on the draft LEP.
- Unlike most other LEPs in NSW, the previous Warringah LEP (published in 2000) did not contain land use zones. It contained 'character statements' for individual precincts, making it more difficult to translate these to equivalent zones in the statewide template for LEPs.
- After the Warringah LEP was published, the Department of Planning & Environment and Warringah Council worked in partnership to prepare the Strategic Review.
- The Review examined how to include the Oxford Falls Valley and Belrose North areas in council's new planning controls.

WHAT ARE THE OUTCOMES OF THE STRATEGIC REVIEW PROCESS?

- The Strategic Review found most of the Oxford Falls Valley and Belrose North area should be zoned E3 Environmental Management, because of its environmental values and relatively limited infrastructure. Some smaller areas were identified for other zonings or uses.
- However, following broad public consultation, council has now been asked to re-examine any land that was proposed to be zoned E3 Environmental Management and which had also been identified in the review as having no or moderate environmental development constraints.
- Decisions on the zoning of this land - which makes up a large amount of the area proposed to be zoned E3 Environmental Management - will continue to be deferred until further studies are undertaken on its environmental significance. This land is shown as yellow and green on the Environmental Constraints map included in the Strategic Review.
- Land proposed for zones other than E3 Environmental Management, and those areas proposed for the E3 zone which have significant development constraints, are able to now proceed to the rezoning stage. Planning proposals will need to be prepared by Council to rezone the land in line with the Strategic Review's findings.
- The Department of Planning & Environment also supported changes to the Strategic Review to protect existing dwelling entitlements and existing land uses.

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Frequently Asked Questions

WHAT CONSULTATION WAS UNDERTAKEN ON THE STRATEGIC REVIEW?

- There has been extensive consultation with landowners and the broader community as part of the Strategic Review.
- The consultation included exhibiting the Strategic Review outcomes for two months from 22 June to 20 August 2013.
- More than 100 submissions were received, raising issues including the application of the proposed E3 zone, concern about the methodology used, change in permissible land use, loss of existing use rights, transparency and community engagement.
- In response to the submissions, some changes were made to the review and council has been asked to continue to defer most of the area identified for the E3 Environmental Management zone, until further studies are undertaken.

WHAT HAPPENS NEXT?

- The Warringah Development Assessment Panel (WDAP) will now consider all submissions made during the exhibition period, conduct an independent public hearing, and provide an independent report to council relating to land suitable for rezoning.
- Council will need to undertake further studies to determine the future urban development capability of the Oxford Falls Valley and Belrose North catchment. Specifically, the appropriate lot size for many existing land holdings will be identified to determine if further subdivision should be undertaken.
- The final recommendations of the Strategic Review, once adopted by council, will form the basis of a planning proposal to apply appropriate zones and incorporate the deferred lands into Warringah Local Environmental Plan 2011. This planning proposal will be exhibited by Warringah Council for further public comment before any rezoning is finalised.

WHERE DO I GO FOR MORE INFORMATION?

For more information you can:

- Contact Warringah Council or visit their website www.warringah.nsw.gov.au
- Visit the Department of Planning & Environment website:
www.planning.nsw.gov.au/oxford-falls-valley-and-belrose-north
- Call the department's information centre on 1300 305 695.