



Warringah Urban Fringe Association Incorporated
(WUFA),

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Belrose, 2085

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4 June 2014,
Warringah Development Assessment Panel,
Civic Drive
725 Pittwater Road,
Dee Why, 2099

Dear sir/madam,

WDAP Public Hearing (Stage 1 - Strategic Review Update) – 18 June 2014

The land in the Oxford Falls – Belrose North Strategic Review area was deferred from WLEP2011 because of community protest about the proposed E3 zoning of some of the land. This community protest was focused by the Warringah Urban Fringe Association (WUFA). WUFA has over 150 members who collectively own about 90% of the land that WUFA proposes not to be zoned E3.

WUFA has made submissions at all stages of the review process and has had meetings with Minister Brad Hazzard, the Department of Planning, Warringah Councillors and Michael Regan. Minister Brad Hazzard has been very supportive of WUFA's position and his letter dated 17 March 2014 reflects a similar position to that held by WUFA.

We recently received advice about the WDAP meeting scheduled for 18 June 2014. There is new information provided in the WDAP agenda that has not been publically exhibited. This information is called "Option 2". Option 2 has been put together by Council with no public consultation. The concept in Option 2 is that all of the deferred land would be rezoned. This concept is one that we support. The problem with option 2 is that it has gone against Minister Brad Hazzard's directive (re: letter from Minister Brad Hazzard to Warringah Council dated 17 March 2014) that land that is classified as having no-to-moderate environmental value is not zoned as an Environmental zoning.

Please find on page 3 of this letter a Map titled "Warringah Development Assessment Panel (Option 3)". This map shows the zonings that WUFA members would like to see put forward to WDAP as option 3. It has been created by

starting with the draft land use zoning map (Map 7) from the Strategic Review, then carrying out the following process:

- 1) Adding on the changes that Warringah Council has made to this map in their option 2 map which has been submitted to WDAP.
- 2) Changing all land that has no-to-moderate environmental development constraints from an Environmental zone (E3) to the same rural zoning as Terrey Hills and Duffys Forest (RU4). This has been done through the following process:
 - a) Using the Cumulative Level of Environmental Constraint map from the draft Strategic Review (Map 4) to identify land that had Environmental Constraints shown as either "No" or "Moderate".
 - b) Reading the Site Analysis forms that were filled out by the Department of Planning and Warringah Council as part of the Strategic Review and identifying land that had Environmental Constraints listed as either "No" or "Moderate".
 - c) Reading the submissions that were made to the draft Strategic Review and identifying land that had either "No" or "Moderate" Environmental Constraints.

We ask that this option be considered by WDAP.

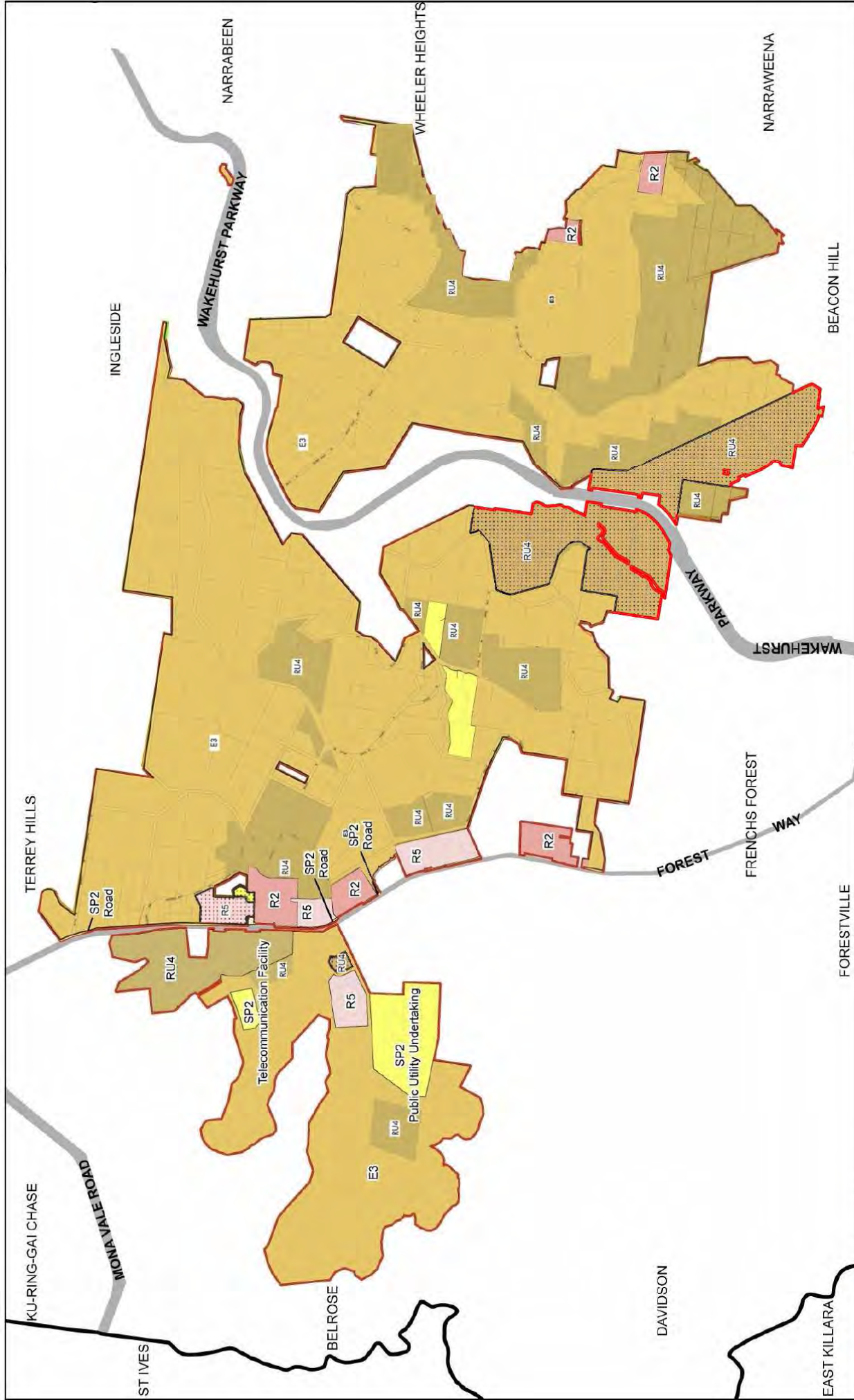
Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Holman', written in a cursive style.

John Holman
President

Warringah Urban Fringe Association Inc. (WUFA)

Email: president@warringahurbanfringeassociation.org.au



Warringah Development Assessment Panel (Option 3)

Scale 1: 30 000 @ A4
 GDA 94 MGA Zone 56

The publisher of and/or contributors to this map warrant that the information contained in this map was derived from reliable sources and that, while all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.

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Legend

WLEP 2011 Land Application Map Draft Land Zones

- Deferred matter (Study/area)
- WARRINGAH
- Major Roads
- Cadastral

Draft Land Zones

- R5 Large Lot Residential
- RU4 Primary Production Small Lots
- E3 Environmental Management
- R2 Low Density Residential
- SP2 Infrastructure

Oxford Falls Valley and Belrose North Strategic Review

NSW GOVERNMENT

WARRINGAH COUNCIL

Planning & Infrastructure