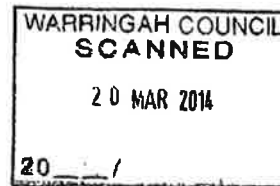
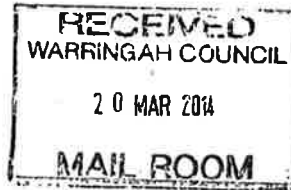




**The Hon Brad Hazzard MP**  
Minister for Planning and Infrastructure  
Minister Assisting the Premier on Infrastructure

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 in a cursive style.

**THE HON BRAD HAZZARD MP**  
**Minister**

17 MAR 2014



16 April 2014

The Hon Brad Hazzard MP  
Minister for Planning and Infrastructure  
Level 31, Governor Macquarie Tower  
1 Farrer Place  
SYDNEY NSW 2000

Our ref:2014/101476

Dear Minister

**Oxford Falls Valley and Belrose North Strategic Review**

Thank you for your letter dated 20 March 2014 which provides instruction to enable the above Strategic Review project to proceed.

I confirm that Council staff will now liaise with NSW Planning and Infrastructure to progress the Strategic Review to an independent hearing by the Warringah Development Assessment Panel.

With regard to the studies recommended by the Planning Assessment Commission in 2009, these studies have been scheduled to commence in the 2014/15 financial year. At this stage there is no funding available to commence these studies any earlier.

If you have any further enquiries about this matter please contact Peter Robinson, Group Manager Strategic Planning on 9942 2768.

Yours faithfully

Malcolm Ryan  
Acting General Manager

**From:** planning <planning@planning.nsw.gov.au>  
**Sent:** Thursday, 15 May 2014 11:07 AM  
**To:** Undisclosed recipients  
**Subject:** Oxford Falls Valley and Belrose North Strategic Review



**Planning &  
Environment**

**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**

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