

Creative products

- Some people commented that our **surf and recreational culture** largely defines us, and hence should be the foundation for community and cultural events and activities.
- Eighty-five of the 190 survey respondents provided commentary regarding **public art, 'street art', and performance art**. The vast majority called for art to be more accessible and visible particularly in our urban landscapes, as these are 'dominated by too much concrete'.
- Eighty-four people commented that we need **music, dancing, theatre** – and events and activities that combine several types of creative expression (e.g. music and visual arts). Twenty-one people commented that we need more **festivals** – especially music festivals.
- Many commended Council for recent initiatives to make art more accessible, available and visible – especially initiatives such as Art in Odd Places, youth film festival 24/7, the Field, Creative Space Warringah, and Brewarrina youth exchange program.
- Community members were also appreciative of the large scaled Council run family events such as Christmas by the Beach, Brookvale Show, and Australia Day.

What's working?

- Momentum and interest from community members to be involved and to contribute to creating better communities
- Youth programs such as 24/7 film festival; Brewarrina youth exchange program; band nights
- Large and growing creatives skills base and willingness to share and exchange skills, knowledge, learning
- Creative community projects (e.g. 'Weaving Bridges', 'Guringai festival')
- Cultural events and celebrations (e.g. Christmas by the Beach)

What we should further encourage:

- Surprise and novelty: Music!; Colour!
- Recognition and celebration of Aboriginal cultural heritage
- Better public spaces, particularly in local neighbourhoods (and especially outside of Dee Why and coastal areas)
- Community defined and driven events, celebrations and 'happenings'
- Making public art and street performance/ music part of our everyday lives
- Regular and informal events (e.g. road-closures, promotion of street party opportunities)
- More creative spaces – and outdoor creative spaces
- Partnerships with local business community (e.g. pop-up shops and spaces; exhibition spaces; music)
- Activation of our public spaces
- Multicultural awareness and community run celebrations

APPENDIX B

REFERENCES

- Australia 21, 2012, online www.australia21.org.au
- Australian Bureau of Statistics (ABS), 2011, *2011 Census Community Profiles: Warringah, updated November 2012*
- Australian Bureau of Statistics, Census of Population and Housing (2011)
- Balkin, A. (2014), *What is Creativity? What is it not?*
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- Commission on Social Determinants of Health (CSDH), 2008, *Closing the gap in a generation: health equity through action on the social determinants of health. Final Report of the Commission on Social Determinants of Health*. World Health Organization Press, Geneva
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- Kelly, J-F. and Bredon, P., 2012. *Tomorrow's suburbs: Building flexible neighbourhoods*, Grafton Institute, September 10th
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- Pauling, B (2010), *Art and Music in Early Dee Why*
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- Sternberg, E.M., 2009, (1st ed.), *Healing spaces: the science of place and well-being*, Harvard University Press, USA

WARRINGAH REPORTS AND STRATEGIES

All Council plans and strategies are available online at www.warringah.nsw.gov.au

Asset Management Strategy 2013 – 2023

Community Strategic Plan 2023

Dee Why Town Centre Draft MasterPlan 2014

Environmental Sustainability Strategy 2012

Living Well – Healthy Ageing Strategy 2013

Our Economic Development Plan 2012

Public Art Policy (revised draft 2014)

Recreation Strategy 2009

Social Plan 2010

Youth Strategy 2013

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APPENDIX C

FURTHER READINGS AND SOURCES OF INSPIRATION

1. Sydney creative organisations

Inspiration – creativity generally

- John O'Callaghan: JOC Website: <http://john-ocal.com/>
- Trending City: <http://www.trendingcity.org/>
- Community led change: <http://www.bankofideas.com.au/>

Crowdfunding and teaching

- [Work-Shop](#): Work-Shop is a creative concept that will broaden your horizons and help you unleash your inner awesome. We provide affordable short courses in life skills and alternative art.
- [Start Some Good](#): is a unique crowdfunding platform and is a for-profit social enterprise.
- [Laneway Learning](#): popup affordable short courses in life skills.
- [Information and Cultural Exchange](#): ICE (Information & Cultural Exchange) is a Western Sydney community arts organization working in the areas of cultural development, screen culture and digital technology and related education/training programs.

Sustainable and Creative Talks

- [Greenups](#): Our events are for people with an interest / passion / concern for the environment and sustainability.
- [Think Act Change](#): is a new monthly meetup where changemakers, thinkers, innovators, entrepreneurs or anyone who is passionate about social innovation, social enterprise or simply doing good meet once a month.
- [Idea Bombing Sydney](#): Idea Bombing gives us the opportunity to stop, listen and think. Part meetup, part popup bar, talk series and community brainstorm, it's a new way to engage, surface creative ideas and promote ways of turning those ideas into reality.

The Un-Conference

- [Vivid Ideas](#): is the Asia Pacific's annual celebration of innovation, creativity and community: building audiences and markets for the creative industries.
- [TEDx](#): is a US based not-for-profit enterprise devoted to the propagation of Ideas Worth Spreading.
- [TEDx](#): is a US based not-for-profit enterprise devoted to the propagation of Ideas Worth Spreading.

Creative Business and Coworking Organisations

- [Wildwon Projects](#): sustainable and meaningful events
- [Art Pharmacy](#): popup and online seller of local affordable art by emerging artists
- [Hub Sydney](#): shared office and coworking space
- [Vibewire](#): A youth-led not for profit, we capture stories from within our urban communities transforming them into opportunities for young people to connect, create, innovate and grow.

Art and Culture Business Organisations

- [Brand X](#): is a not for profit arts organisation run by artists for artists with a focus on community and activation.
- [Archrival](#): is a non-profit organisation that unites the creative community through unsolicited projects.

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2. Creative and entrepreneurial networks and opportunities on the Northern Beaches

Creative networks and opportunities

- The [Eramboo World Studies Centre](#) is an independent non-profit artist environment and education facility that promotes cultural expression in the creative and visual arts.
- [Pittwater Community Arts Inc](#) (<http://www.pittwaterarts.com/>) is a non-profit community based arts organisation and Pittwater Artists Trail – a network of 22 local artists in Pittwater <http://www.pittwaterartiststrail.com.au/>
- [The Creative Industries Innovation Centre](#) (CIIC), (<http://www.creativeinnovation.net.au/>) which is part of the Australian Government's [Enterprise Connect](#) program, and hosted by the [University of Technology, Sydney](#).
- [Manly Meet Up](#) – start or join a group of likeminded people ranging from entrepreneurs to social and recreational activities.
- [Tedx Manly](#) - TEDxManly is an independently organised event licensed from TED, US based not-for-profit enterprise devoted to the propagation of ideas worth spreading. The TEDxManly mission is to propagate Ideas Worth Spreading; to inform and inspire

Business and entrepreneur networks and opportunities

- [Warringah Chambers of Commerce and Industry](#) - Warringah Chamber of Commerce and Industries (WCCI) is a not-for-profit member organisation committed to helping businesses of all sizes manage their people and growth more efficiently.
- [The Hive](#) groups meet Pittwater & Warringah. The Hive is networking for entrepreneurs and offer regular talks, inspiration and networking opportunities.
- [Beaches Connect](#) (IT, media, PR ETC) - Beaches Connect runs an online business directory and networking events dedicated to connecting businesses – including "Creative Services" on Sydney's Northern Beaches.
- [Pittwater Business Ltd](#) (<http://www.pittwaterbusiness.com.au/about-us>) – strategic business networking
- [Manly Entrepreneurs](#) – Manly Entrepreneurs meetup group aims to connect local entrepreneurs from all disciplines (Business, Tech, Design, Social) to share knowledge, develop skills, enhance startup culture and widen community engagement

Co-working/office spaces and networks

- [Manly Hub](#) – offer contemporary collaborative and coworking spaces for freelancers, creative thinkers, professionals, entrepreneurs, cultural and sporting enthusiasts
- [Newport.net.au](#) – entrepreneur group – they showed the Sydney TEDx for free. Coworking space on casual basis

ATTACHMENT 2: Summary of public submissions – Draft Creative Warringah Strategy

The draft Creative Warringah Strategy was placed on public exhibition from the 28 June to 28 July 2014. Three submissions were received from the public – one via email and two via an on-line form on the Your Say Warringah website.

Reference in document	TRIM reference	Support for Strategy?	Suggestion	Change to document
No specific reference	2014/227718 (email)	Yes. And also expresses support for the Public Art Policy.	Suggested open studios or art trails.	No change to document itself. The suggestion will be considered during annual business planning.
No specific reference	2014/232412 (web based form)	Yes	What do you like about the Creative Warringah Strategy? <i>All of it</i> What would you like to see changed? <i>Impossible to predict until we see specifics</i> Suggestions? - o YES! Stop the high rise destruction which is destroying our 'vibrant, connected and colourful community' and causing havoc on our inadequate roads, parking and transport. Also it would seem necessary to protect any art works from vandalism. - o DY beach side generates a vibrant and appreciative community interaction,--whereas Pittwater road and the high rise development areas are the least attractive and do not generate the same feelings of safety and belonging. Over populating such a narrow strip of roads with serious transport difficulties does not lead to good community relationships--regardless of Art and Creativity	No change to the document itself.

Reference in document	TRIM reference	Support for Strategy?	Suggestion	Change to document
No specific reference	2014/232412 (web based form)	Yes	What do you like about the Creative Warringah Strategy? <i>I think this is a really good idea. As you have said, we really need to encourage Warringah community to be creative, especially under 18s.</i> What would you like to see changed? <i>I would like this program to happen as quickly as possible! It is such a great idea.</i> Suggestions? <i>Send messages to schools and pamphlets to houses about this. Send pamphlets to people who subscribe to you and get them to print it out and hand it out.</i>	No change to the document itself.



MINUTES OF WARRINGAH COUNCIL MEETING

5 JUNE 2012

178/12 RESOLVED

Cr Regan / Cr Dr Wilkins

- A.** That Council participate in Part 1 of the Strategic review as of the Belrose North and Oxford Falls valley areas in accordance with the following scope as proposed by the Department of Planning and Infrastructure;
1. Review existing information on constraints imposed by the physical environment (eg bushfire risk, flora and fauna, topography) and existing infrastructure in the deferred areas;
 2. Identify existing land uses and establish whether existing and continuing use rights apply in the deferred areas;
 3. Review Category 3 uses that currently apply under the Warringah LEP 2000 and identify those that are suitable for the deferred area based on the findings of tasks 1 and 2;
 4. Determine an agreed policy position in relation to the use of special uses zones and additional uses for future planning controls under Warringah LEP 2011 in the deferred areas;
 5. Identify sites in the deferred areas where:
 - i the E3 Environmental Management zone should remain as exhibited;
 - ii additional uses could be added to the E3 zoning; and
 - iii a different zone could apply such as SP2 Infrastructure, RU4 Primary Production Small Lots or R5 Large Lot Residential;
 6. Review proposed changes to the E3 zone in the deferred area and consider implications of Clause 6.6 'Erection of dwelling houses in Zone E3 Environmental Management' of the LEP on land holdings within the proposed zone;
 7. Undertake a community engagement and consultation event to present findings and gather views of key stakeholders; and
 8. Recommend proposed land use zones and other controls for inclusion in a planning proposal.
- B.** That the results of Part 1 of the Strategic review be reported back to Council.
- C.** That Council confirm its commitment to the completion of the studies as recommended by the Planning and Assessment Commission in 2009.

VOTING

For the resolution: Crs De Luca, Kirsch, Giltinan, Wilkins, Sutton and Regan

Against the resolution: Cr Harris

CARRIED

Study Area

Oxford Falls Valley and Belrose North Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

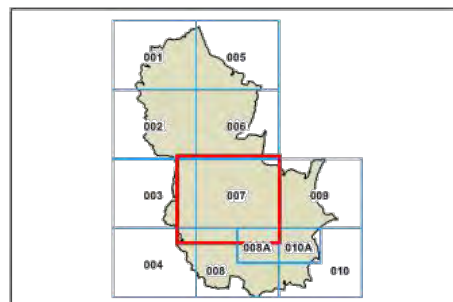
Cadastral

Cadastral 08/05/2014 © Warringah Council

Major Roads



WARRINGAH COUNCIL



Projection: GDA 1994
 Zone 56

0 250 500 Metres
 Scale: 1:23,000 @ A3

Image © Sinclair Knight Merz 2011



Document Path: G:\GIS\ArcMap\Docs\Planning\Comprehensive_LEP\LEP2011 Amendments\Deferred matter\Strategic Review\Council Report\Study Area Map.mxd

WARRINGAH DEVELOPMENT ASSESSMENT PANEL (WDAP) REPORT - 18 June 2014

Please refer to below website link to the WDAP Report (Wednesday, 18 June 2014) on the Strategic Review of Deferred Lands in Oxford Falls Valley and Belrose North.

THE WDAP Report contains the following attachments:

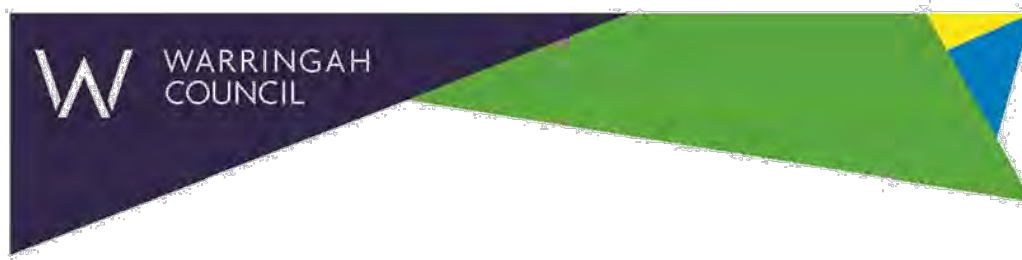
- Attachment 1: Draft Strategic Review Report
- Attachment 2: Submissions Report on the Draft Strategic Review Report
- Attachment 3: Submissions received on the Draft Strategic Review Report
- Attachment 4: Ministers Letter dated 17 March 2013; Council's Response; Department Media Release dated 15 May 2014
- Attachment 5: Maps A, B, C, D and E relevant to the WDAP Report
- Attachment 6: Table A – List of proposed additional permitted uses relevant to the WDAP Report

Link to WDAP Report:

<http://www.warringah.nsw.gov.au/your-council/meetings/committees/warringah-development-assessment-panel>

Alternatively find the WDAP report on Council website:

www.warringah.nsw.gov.au



MINUTES

WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 18 JUNE 2014


WARRINGAH.NSW.GOV.AU

MINUTES OF WARRINGAH DEVELOPMENT ASSESSMENT PANEL
MEETING

18 JUNE 2014

**Minutes of a Meeting of the Warringah Development Assessment Panel
held on Wednesday 18 June 2014
at Council Chambers, Civic Centre, Dee Why
Commencing at 6:00pm**

ATTENDANCE:**Panel Members**

Mary-Lynne Taylor	Chair (Environmental Law)
Marcus Sainsbury	Environmental Expert
Patrick O'Carrigan	Urban Design Expert
Lloyd Graham	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

Nil

3.0 WDAP REPORTS

Nil

4.0 PLANNING PROPOSALS

4.1 STRATEGIC REVIEW OF DEFERRED LANDS IN OXFORD FALLS VALLEY AND BELROSE NORTH

PROCEEDINGS IN BRIEF

PEX2012/0006

Warringah Council has requested of the WDAP that it make a recommendation to the councillors whether or not they should accept the findings of the Stage 1 Strategic Review and move forward to the Gateway with a Planning Proposal to rezone lands deferred from the WLEP 2011 based on a joint review of those lands by the Council's strategic planning team and the Department of Planning and Environment.

These lands were not rezoned at the time of the making of WLEP2011 as is required in accordance with the NSW Government's Standard Instrument Order 2006 but were deferred for further consideration and consultation. The Minister in December 2011, apparently holding the opinion that further work needed to be done, based on the number and nature of the submissions received during the preparation of WLEP 2011, deferred certain lands. Since that time the planning controls for the deferred area have remained to be considered under WLEP 2000 with its place-based approach to decision-making, thus bringing about a lack of certainty and confusion about planning controls in the deferred area and generally. In 2013, the Department and the Council combined to work on a joint response in a review which commenced in 2012 and finishes with this referral to WDAP in June 2014.

Based on the findings in the review: *Oxford Falls Valley and Belrose North Strategic Review*, if accepted by the Council – then the rezonings would proceed via the Gateway to consideration of a Planning Proposal to be decided eventually by the Minister or her delegate, and the controls for the deferred area would finally be contained all in the one instrument – WLEP 2011.

In the review there are 2 options suggested – the first being favoured by the Department assessment, generally laying a blanket E3 zoning ["Environmental Management"] over the majority of the area with some specific small site rezonings. The Council proposal – option 2 – suggests a larger number of "spot" rezonings for RU4 - recognising the lands' current rural activity. However, the Panel is aware that an RU4 zone does introduce a number of additional land use activities, with a potential environmental impact, beyond those contemplated in an E3 zone.

One of the main reasons for a new instrument was to follow the directives of a NSW Government Order in 2006 to standardise the wording of LEPs throughout the state, forcing Warringah in particular to have to try and find a "best fit" standard zone for its more sophisticated place-based assessment initiative put into place in WLEP 2000 after extensive consultation within the local government area. According to the background information in the Review, it was assessed as being a task unique to Warringah, requiring a rationalisation of 73 place-based locality statements into standard instrument zones. The method of carrying out this task was to develop a "detailed translation methodology" and apply it to the whole of the LGA. [This methodology has been the subject of criticism in a number of the submissions to this review.]

The review areas of Oxford Falls Valley and Belrose North are well known to members of the WDAP through their Panel responsibilities in this area over the past 11 years. A further visit to the area was conducted focussing on this report, the Panel being accompanied by strategic planning officers and members of council's Natural Environment section and the Panel was once again reminded of the unique nature of Warringah's natural bushland and the important responsibility to conserve it for present and future generations. The environmental member of the WDAP has concluded, from this visit:

The values within the Oxford Falls Valley and Belrose North, including the important representation of endemic threatened species and communities, and being the catchment to the Narrabeen Lagoon, are significant beyond just the Warringah Local Government Area.

The WDAP was addressed by, and received detailed submissions from, a number of concerned environmental groups in the LGA, including the Friends of Narrabeen Lagoon, stressing the importance of intergenerational equity in these circumstances, and the extreme difficulty of retrieving areas that have been degraded.

As the requirement to standardise zones in NSW is now over 8 years old, it is clear that a method that would more quickly bring about standardisation by using a "best fit" zone approach – for a short time – in a "holding pattern" until detailed studies will more specifically identify more exact zonings, would meet the present objectives of the Environmental Planning and Assessment Act 1979,

Especially;

- S5 (a)(i) *...the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) *the promotion and coordination of orderly and economic use and development of land,*
- (vi) *the protection of the environment, ...*

Meeting these worthy objectives was clearly in the mind of the council and department in undertaking the "blanket rezoning" methodology, but WDAP notes that in Stage 2 the PAC has recommended in stage 2 Council is to carry out a number of studies recommended by the Planning Assessment Commission namely quote 1. Transport/Accessibility, 2. Bushfire Management, 3. Water Quality, 4. Flora/Fauna study, 5. Visual Analysis, and 6. Satellite Communications Buffer. Subject to sufficient finance available to the Council. Moving in this way meets the objectives (and concerns) of the environmental groups who wish no delay in protecting and conserving by the provision of controls on individual sites where the environment may be in danger.

The panel was addressed, however by a large number of landowners concerned that any zoning containing the word "environment" in its title – was highly likely to lower the value their land immediately for on-selling purposes by suggesting that there would be restrictions on the activities that could otherwise be carried out over the whole of their land. They gave as an example – the inability to develop their land thereafter for living for seniors.

In support of their argument, a 17 March 2014 letter was produced from the Minister for Planning suggesting that no kind of environmental zoning should be placed on land (with no - to - moderate-environmental development constraints) without sufficient study and research, and there was a reference made to a study for the NSW Northern Councils that suggested a similar approach. The objectors at the meeting, and especially including WUFA members, pointed to a number of sites in the deferred area where sites had been cleared and long used for purposes that might not now be allowed, but were permissible in the past. The claim was that council seemed to be unaware of these sites – which were in such number that the temporary zoning approach would give a false impression of the true makeup of certain areas, and, might encourage restriction where unnecessary. This would, in the short term, affect potential for business and personal interests, thus would be unfair, causing stress and possible financial loss to individuals. They had no problem with further delay to the rezoning of the deferred lands and preferred them to be deferred until a final detailed assessment had been carried out.

Before WDAP was the original Strategic Review outcome – Option 1 and Council's compromise Option 2. The Panel was also made aware of a so called Option 3 preferred by the Warringah Urban Fringe Association (WUFA) which provided a similar zoning map to that lodged in their submission to the Draft Strategic Review report in 2013.

Voting 4/0

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 for the following reasons:

- (1) The Panel notes that the Draft Metropolitan Strategy 2031 acknowledges that the Oxford Falls Valley - Belrose North area is identified as an area of rich environmental significance and an asset that Sydney must retain and protect. As such there is a need to protect the natural heritage of significant valleys, watercourses, rock outcrops and unique flora and fauna as well as sites of aboriginal significance. Some of these areas may best be protected by either an E2 or E3 zone.
- (2) As such, any development within this highly important area should be "limited", and the use of the term "urban development potential" is seen as incongruous in the light of (1) above.
- (3) The determination of appropriate zonings should only follow the completion of the "evidence based" specialist studies scheduled for Stage 2.
- (4) To proceed now with a Planning Proposal (via the Gateway) would be premature as there is strong opposition from some residents as to the validity of base data collected from their properties and the information recorded on the "site inspection checklists". Again, such agencies as the Department of Environment & Heritage have called into question the logic of the suggested RU4 zone to the west of Forest Way in North Belrose in Options 1 and 2.
- (5) The preparation of a Planning Proposal now, essentially based on an E3 zone, would involve the community in another (3rd round) of consultations with the inevitable result of many listing their same objections as those going back to 2009. A further (4th round) of consultations would then follow when final detailed zonings were determined following Stage 2.
- (6) A 2012 Study completed by consultants titled "Northern Councils E Zone Review Interim Report", and subsequent Ministerial comment, has called into question the use of E2 and E3 environmental zones on land that is clearly rural. Some residents have argued that their land in the study area is clearly rural.
- (7) Because of the unique nature of the Oxford Falls Valley - Belrose North area there may well be a case to approach government, after the conclusion of the Stage 2 studies, to have either special zonings or statutory adjustments to the E3, RU4 and R5 zones within Warringah that better reflect the limited development intent of the area.
- (8) The argument that transferring planning controls from WLEP 2000 to WLEP 2011 to avoid unnecessary duplication and operational costs is understood, but this is not a sufficient reason to override the best possible planning outcome for this unique area.
- (9) The Council has developed Option 2 and recommended that it proceeds to the Gateway. However the criteria upon which it has been decided, for instance, to convert the western side of Oxford Falls Road into RU4 [meaning that it comprises No to Low environmental significance, and Moderate environmental constraints] could equally apply to all or most private lands that are objected to by the local group, WUFA.
- (10) The Panel were of the view that because of the large private lots – for instance found east of Oxford Falls Road, with a semi-rural or cleared area fronting the Road as well as uplands that were undeveloped, with significant tree cover, could benefit perhaps from a split zoning rather than a blanket approach.

- (11) Apart from the different landuses within E3 and RU4, there are changes in the zone objectives, with the important effect that under E3, the priority is for environmental protection and therefore entirely compatible with the Oxford Falls Valley - Belrose North area being identified as an area of rich environmental significance and an asset that Sydney must retain and protect as it develops.
- (12) The Panel members were dismayed that landowners who, in addressing the issue of potential down zoning, were adamant that their lands were degraded or with limited environmental potential, were not willing to consider that, with careful environmental management in the future, these environmental values could recover or be reinstated.
- (13) The Panel formed the conclusion that the E3 zoning under Option 1 in the absence of rigorous and detailed site-by-site assessments would provide the best possible outcome and protection in the interim. However in the longer-term, for the preservation of the unique and special environment of Oxford Falls Valley-Belrose North, the Panel believed option 1 was for the above reasons preferred of the two options presented, the Panel's recommendation is not to choose either option at this stage.

5.0 CATEGORY 3 APPLICATIONS

Nil

The meeting concluded at 8.00PM

This is the final page of the Minutes comprising 7 pages
numbered 1 to 7 of the Warringah Development Assessment Panel meeting
held on Wednesday 18 June 2014

Environmental Constraints

Oxford Falls Valley and Belrose North Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

Cadastral

Cadastral 28/07/2014 © Warringah Council

Major Roads

Environmental Constraints Analysis

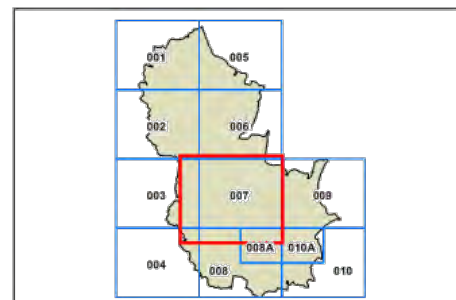
No environmental constraints to development

Moderate environmental constraints to development

Prohibitive, severe or significant environmental constraints



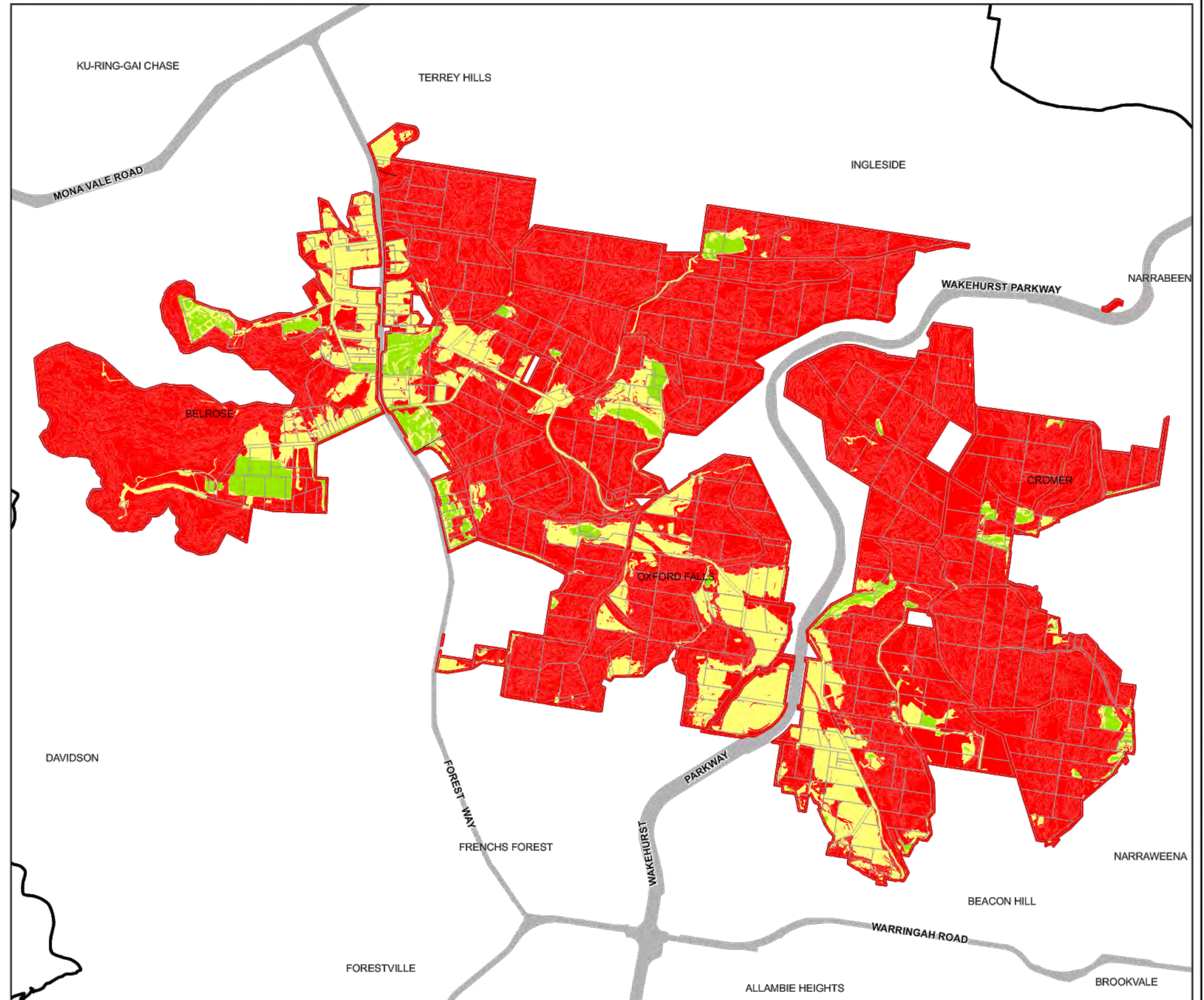
WARRINGAH COUNCIL



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 Zone 56

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To: Warringah Development Assessment Panel (WDAP)

From: Michael Haynes
Sustainable Urban Planning Manager

Date: 18 June 2014

Subject: Submissions to the Warringah Development Assessment Panel
regarding the Oxford Falls Valley and Belrose North Strategic
WDAP Report (WDAP hearing on 18 June 2014)

Record Number 2014/177985

Dear Panel Members,

This memo contains a summary of 'additional' submissions for the information of panel members.

These are submissions made following the community's consideration of the WDAP report.

We expect these will be helpful to the panel in understanding the verbal submissions at tonight's public hearing.

In summary:

- Council has received 12 public submissions since the WDAP meeting was publicised up until close of business on 17 June 2014.
- The submissions contained in this memo have been considered and do not change the recommendations contained within the WDAP report.
- A copy of all submissions are attached to this memo for consideration at the WDAP hearing.
- A copy of submissions received after 17 June 2014 will be provided to Panel member prior to the meeting.

Michael Haynes
Sustainable Urban Planning Manager
Strategic Planning

SUMMARY OF SUBMISSIONS		
No.	Issue	Matter Raised
1	Public Consultation	Concern that the WDAP Report Option 2 has not been publicly exhibited / no public consultation Concern that WDAP public hearing is on the same night
		Consideration WDAP Report Options 1 and 2 have been prepared in response to a consideration of the 124 submissions received during the public exhibition of the Oxford Falls Valley and Belrose North Strategic Review Report and the Ministers opinion. The WDAP Report has been available to the public since 21 May 2014 (approximately 4 weeks). Every reasonable effort has been made to make the community aware of the report including: • Information on Council Website • Advertising over three Saturdays in the Manly Daily • Notification letters to all submitters to the Strategic Review Report • Email update notification to all stakeholders on the email updated register • Stakeholders have been invited speak at the WDAP Hearing • Submissions have been summarised by this memo Stakeholders have been invited to register to speak at the Public Meeting on 18 June 2014 regarding the WDAP Report. In addition to the above, stakeholders can request to speak at the future Council Meeting anticipated for August 2014. Then, if a Planning Proposal is submitted to the Department of Planning and Environment via the Gateway process, a further public exhibition process will follow to which stakeholders can make a submission. The meeting commences two hours prior to the commencement of the State of

SUMMARY OF SUBMISSIONS		
No.	Issue	Consideration
		Origin Game and the Panel's recommendations are not delivered at the meeting.
2	Support for not continuing to defer land	Support noted.
3	Lot Size Provisions	As stated in the WDAP Report: "The purpose of Stage 1 of the Strategic Review Report is to recommend an appropriate set of zoning and planning controls to transfer from WLEP2000 into WLEP2011, and to engage the community in the process. Through this initial Stage it was never intended to significantly change the urban development potential of the land in Oxford Falls Valley and Belrose North. The purpose of Stage 2 is to investigate the future development potential of land as recommended by the Planning Assessment Commission in its 2009 report of the Review of four sites in Oxford Falls Valley for Urban Development. Stage 2 will commence upon the completion of consolidating the deferred lands into WLEP2011".
4	Concern that Option 2 does not reflect the Minister's Opinion	The Ministers opinion "that any lands zoned E3 containing 'no-to-moderate' environmental constraint should remain deferred" has been canvassed in the WDAP report, however an alternative Option 2 is recommended. Following receipt of the Minister's letter, Council met with the Minister. A compromise was presented which has been included as Option 2 in the report.



SUMMARY OF SUBMISSIONS			
No.	Issue	Matter Raised	Consideration
5	Warringham Urban Fringe Association has submitted a further Option (Map) for WDAP consideration	WUFA has submitted a further Option (Map) for WDAP consideration.	WUFA's Option proposes to maintain all R2, R5, SP2 and RU4 zoned land as identified in Option 2, however it also proposes to zone large areas of proposed E3 land to RU4. WUFA's Option does not reflect the Ministers opinion as it would result in vast areas of land that has a 'Prohibitive Level' i.e. not 'Low to Moderate' environmental constraint being zoned RU4 Primary Production Small Lots. In many instances WUFA's Option proposes to zone land RU4 where the land is surrounded by bushland and/or vacant land or significantly constrained land. Often the additional land proposed to be zoned RU4 is relatively isolated from urban development, has limited infrastructure provisions and/or access to services. Zoning of such land to RU4 in not supported without further investigations - the E3 Zone is recommended. It is not recommended to zone individual parcels of land differently to the surrounding area based on the fact that the land is in part cleared. Cleared land is not necessarily devoid of existing and future environmental value when viewed within the context of the surrounding area.
6	Concern regarding what Option 1 entails	A submission of support for WUFA's Option Submission queries what Option 1 entails	A submission of support for WUFA's Option was received, noting opposition to Option 2. As articulated in the WDAP report, Option 1 is the result of the Oxford Falls Valley and Belrose North Strategic Review Report and Submission Report recommendations.

SUMMARY OF SUBMISSIONS			
No.	Issue	Matter Raised	Consideration
7	Copy of a letter forwarded to Neil McGaffin, Department of Planning and Environment	A copy of a letter prepared by John Holman, President of WUFA to Neil McGaffin, Department of Planning and Environment that queries the Departments role and opinion of the WDAP Report Options and the Departments interpretation of the Ministers opinion.	Response from Neil McGaffin, Department of Planning and Infrastructure (17 June 2014): <i>In response to your questions, there has been no option endorsed by Planning and Environment, and there has been no assessment by Planning and Environment of the options put forward by Council.</i> <i>While the letter from the Minister will be worthy of strong consideration by Council, it is not a statutory direction or mandatory direction that Council has to follow. The Department will work with Council to undertake a rezoning for the land currently deferred and bring it into the current standard instrument so there is one LEP for Warringah. Any rezoning needs to follow the evidence and justification generated from the investigations undertaken so far.</i>
8	RU4 Zone	A submission of support for the land proposed to be zoned RU4 (via Option 1 and 2) on the western side of Forest Way. Concern that 'Bed and Breakfast Accommodation is not included as an 'additional permitted use' in the RU4 Zone	Support noted. Bed and Breakfast Accommodation is permissible with consent in the RU4 zone and therefore does not need to be listed as an additional permitted use.
9	Requests RU4 zoning for Lots 1059, 1068 and 1071 Spicer Road South, Oxford Falls	This submission refers to their previous detailed submission (inclusive of consultant reports) to the	Option 2 of the WDAP Report recommends an RU4 Zone for Lots 1059, 1068 and 1071 Spicer Road South, Oxford Falls – Option 2 would satisfy the request outlined in this submission.

SUMMARY OF SUBMISSIONS			
No.	Issue	Matter Raised	Consideration
		Draft Oxford Falls Valley and Belrose North Strategic Review Report. The submission concludes that there is no foundation for the subject parcels of land to be zoned E3 and requests an RU4 zoning.	
9	Split Zonings	This submission suggests that perhaps there should be split zones on properties to protect uncleared lands but allow for development on cleared areas.	No changes to Options 1 and 2 of the WDAP Report are considered necessary based on a consideration of this suggestion.
10	Request for proposed zoning of individual properties in Option 1	Several request have been made to the proposed zoning of individual properties under Option 1	Responses have been sent to each person regarding the Option 1 proposed zoning.



LIST ATTACHED SUBMISSIONS		
No.	Submission / Response Details	Date
1	Submission: [REDACTED] President of WUFA	27 May 2014
2	Submission: [REDACTED] President of WUFA	29 May 2014
3	Submission: [REDACTED] President of WUFA (John Holman notes that this letter supersedes the letter dated 27 May 2014)	4 June 2014
4	Submission Michael Olofinsky	4 June 2014
5	Submission: [REDACTED] Director CBRE, Town Planning	5 June 2014
6	Council's Response to [REDACTED] President of WUFA	11 June 2014
7	Council's Response to [REDACTED] Director CBRE, Town Planning	13 June 2014
8	Submission and Council Response [REDACTED]	16 June 2014
9	Submission and Response [REDACTED] President of WUFA to/from Neil McGaffin, Department of Planning and Environment	16 June 2014
10	Submission and Response [REDACTED]	17 June 2014
11	Submission [REDACTED]	17 June 2014
12	Submission [REDACTED]	17 June 2014
Emails to Council requesting clarification of proposed zoning details for their land under Option 1		
1	[REDACTED]	15 June 2014
2	[REDACTED]	15 June 2014
3	[REDACTED]	15 June 2014

W

4		15 June 2014
5		15 June 2014
6		16 June 2014
7		16 June 2014
8		16 June 2014
9		16 June 2014
10		17 June 2014

NO.1 (1 of 3)

TRIM 2014/156899
27 May 2014.

From: [REDACTED]
Sent: Tuesday, 27 May 2014 4:45 PM
To: [REDACTED]
Subject: WUFA
Attachments: WUFA Letter to WDAP 27 May 2014.pdf

Dear [REDACTED]

Today we received advice about the WDAP meeting scheduled for 18 June 2014 which is a public hearing about the Strategic Review outcome. We would like to submit the attached letter which includes a Map to the WDAP panel to be included as an Option 3.

Can you please advise if this information will, or can be forwarded to the panel for their consideration?

Kind Regards,

[REDACTED]
President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085

E: [REDACTED]
W: www.warringahurbanfringeassociation.org.au/

NO. 1 (2 of 3)

TRIM 2014/156899
27 May 2014



**Warringah Urban Fringe Association Incorporated
(WUFA),
PO Box 125,
Belrose, 2085**

www.warringahurbanfringeassociation.org.au

27 May 2014,
Warringah Development Assessment Panel,

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 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 supports WUFA's position and his letter dated 17 March 2014 reflects a similar position to that held by WUFA.

Today we 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 recommendation that land that is classified as having no, or moderate environmental value is not zoned as E3.

Please find on page 2 of this letter a Map titled "Draft Land Use Zoning Map (WUFA)". This land shows the zonings that WUFA members would like to see put forward to WDAP as option 3. It would allow all deferred land to be rezoned whilst not zoning any land that has no or moderate environmental value to be zoned as E3. We ask that this option be considered by WDAP.

Yours faithfully,

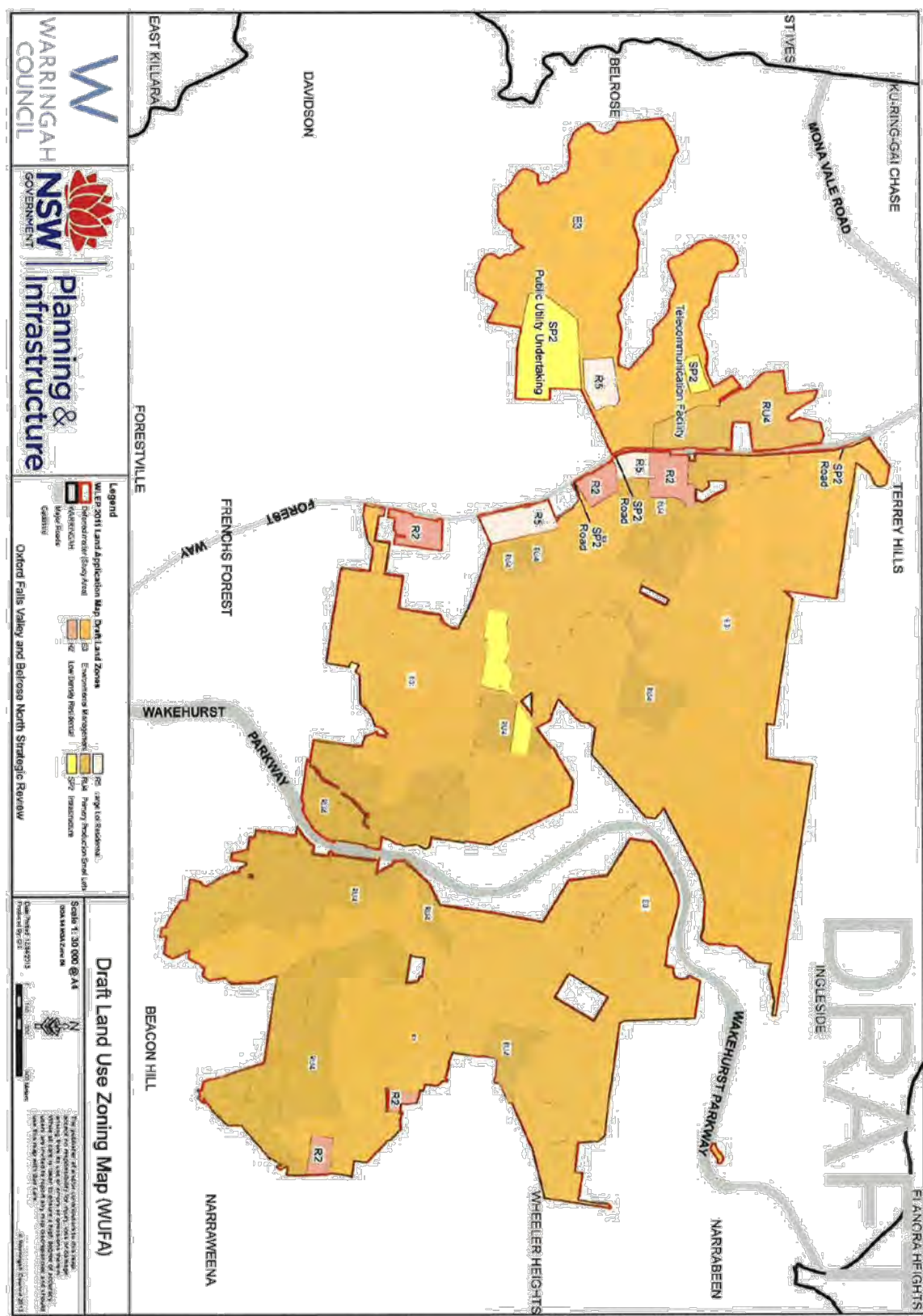
[Redacted Signature]

**President
Warringah Urban Fringe Association Inc. (WUFA)**

Email: [Redacted Email Address]

No. 1 (3 of 3)

TRIM 2014/156899



NO.2 (1 of 3)

TRIM 2014/160151
29 May 2014

From: [REDACTED]
Sent: Thursday, 29 May 2014 8:02 PM
To: [REDACTED]
Subject: WUFA
Attachments: WUFA Letter to WDAP 29 May 2014 CC.pdf; WUFA Letter to WDAP 29 May 2014.pdf

Dear [REDACTED],

Please find attached two letters. One for The General Manager of Warringah Council and the other for WDAP.
Can you please confirm that you can arrange the delivery of these two letters?

Kind Regards,

[REDACTED]
President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085

E: [REDACTED]
W: www.warringahurbanfringeassociation.org.au/

NO.2 (2 of 3)

TRIM 2014/16051
29 May 2014



Warringah Urban Fringe Association Incorporated
(WUFA),
PO Box 125,
Belrose, 2085

www.warringahurbanfringeassociation.org.au

29 May 2014,
Warringah Development Assessment Panel

Dear sir/madam,

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

Please find attached a copy of a letter which we have sent to the General Manager of Warringah Council requesting the urgent updating of the REPORT TO WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING on the above public hearing so it accurately reflects Option 1.

I hope by the time you read this letter Warringah Council will have updated the information so it is accurate.

Yours faithfully,

President
Warringah Urban Fringe Association Inc. (WUFA)
Email:

NO. 2 (3 of 3)

TRIM 2014 /16051
29 May 2014



**Warringah Urban Fringe Association Incorporated
(WUFA),
PO Box 125,
Belrose, 2085**

www.warringahurbanfringeassociation.org.au

29 May 2014,
The General Manager,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear sir/madam,

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

Upon having a detailed look at the REPORT TO WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING, and accompanying maps, we have found something that is most unclear (and one could argue deceptive) in the WDAP report and maps. It is unclear in both the report and the "Map C : Land Use Zoning Map (Option 1)", whether Option 1 includes the Minister for Planning's instruction that "any lands zoned E3 containing 'no-to-moderate' environmental constraint, remain deferred". If Option 1 is for any lands zoned E3 containing 'no-to-moderate' environmental constraint, remain deferred, then this needs to be made clear in the report and the map titled "Map C : Land Use Zoning Map (Option 1)" needs to have land that is identified as having "no-to-moderate environmental constraint", clearly identified as land which is to remain deferred.

We ask that this Map and the Report are both updated as a matter of urgency so the public and WDAP can see what Option 1 really involves.

Yours faithfully,

**President
Warringah Urban Fringe Association Inc. (WUFA)**

CC Warringah Development Assessment Panel

NO. 3 (1 of 4)

TRIM 2014/164 255
2014/164 685
4 June 2014

[REDACTED]
From: [REDACTED]
Sent: Wednesday, 4 June 2014 9:34 AM
To: [REDACTED]
Cc: Peter Robinson; Amber Pedersen
Subject: RE: WUFA

Mr [REDACTED]

I will have to give this to the Strategic section to prepare a memo to go with this letter before giving this letter to the Panel members.

I will then give the memo from Council and this letter to the Panel members for consideration at the meeting.

The Panel cannot receive or cannot deal with any information unless it has been submitted to Council first for comment.

[REDACTED]
Panel Coordinator
Warringah Council – Development Assessment

[REDACTED]
WARRINGAH.NSW.GOV.AU



 WARRINGAH
COUNCIL

From: [REDACTED]
Sent: Wednesday, 4 June 2014 7:49 AM
To: [REDACTED]
Subject: WUFA

Dear [REDACTED]

Please find attached a letter to WDAP dated 4 June 2014. This letter supersedes the letter from WUFA dated 27 May 2014.

For Brad Hazzard's information, I need to establish if WDAP will be given the attached letter. Can you please advise me of this as a matter of urgency?

NO.3 (2 of 4)



**Warringah Urban Fringe Association Incorporated
(WUFA),
PO Box 125,
Belrose, 2085**

www.warringahurbanfringeassociation.org.au

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

NO.3 (3 of 4)

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,



President
Warringah Urban Fringe Association Inc. (WUFA)



[illegible]

NO. 4

TRIM 2014/164725
4 June 2014

[REDACTED]
From: [REDACTED]
Sent: Wednesday, 4 June 2014 12:16 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: WUFA/ Wadap my property 168 Hilversum Cres Belrose

I have seen the letter written by the Warringah Urban Fringe Association (WUFA) to the Warringah Development Assessment Panel dated 4 June 2014 and I strongly support the Option 3 that has been put forward by WUFA. I do not support or agree with option 2.

[REDACTED]
Managing Director
AFS Licence No. 234521
Brookvale Insurance Brokers Pty Ltd
PO Box 1066, Balgowlah, NSW, 2093

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NO.5

TRIM 2014/166 731
5 June 2014

From: [REDACTED]
Sent: Thursday, 5 June 2014 9:11 AM
To: [REDACTED]
Cc: Internal Ombudsman Mailbox; office@hazzard.minister.nsw.gov.au
Subject: FW: Stage 1 of the Oxford Falls Valley and Belrose North Strategic Study
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

I write in regard to the upcoming WDAP which will consider the contentious Oxford Falls Valley and Belrose North Strategic Study.

I question whether Council considered the fact that the next meeting is to be held on the same night as State of Origin II ? You may be aware that NSW won the first game of the series and a victory in game two would break an 8 year losing streak.

As an interested party, I am concerned that this might be a real impediment to a proper and true democratic process.

I refer you to Council's Community Engagement Matrix (November, 2011) and it's "Community engagement planning steps", which includes as Step 6 – Timeframe and Resources, stating:

Step 6 Timeframes and Resources

Consider the following questions and stages in determining the time frames and resources required in Step 6:

- *Develop a timeline of the key engagement activities during the project.*

Consider key dates of other activities and events that may affect the ability of everyone to participate eg School Holidays, special occasions, clashes with other major events

Considering the importance of Rugby League to the Warringah region, I am of the opinion that the timing of the WDAP is contrary to Council's own policy and seek that the timing for the meeting be deferred.

I look forward to discussing this matter further with you.

[REDACTED]
CBRE | Town Planning
Level 21, 363 George Street | Sydney, NSW 2000
T +61 2 9333 9012 | F +61 2 9333 3330 | M +61 406 428 465
tom.goode@cbre.com.au | www.cbre.com.au

NO. 6

TRIM 2014/164178
11 June 2014



11 June 2014

President
Warringah Urban Fringe Association Inc. (WUFA)
PO BOX 125
BELROSE NSW 2085

Our Ref: 2014/164178

Dear [REDACTED]

WDAP Public Hearing Oxford Falls Valley and Belrose North Strategic Review, 18 June 2014

Thank you for letters dated 27, 29 May and 4 June 2014, they will be forwarded to the Warringah Development Assessment Panel (WDAP) for their consideration at the public meeting.

You will have opportunity to address the issues raised in your letters at the public meeting, as I understand you have already nominated to speak at the meeting.

In regards to the report, it is articulated that the Option 1 is the result of the Project Control Group's Strategic Review recommendations and that Option 2 is the compromise between Option 1 and the Minister's opinion (land coloured green and yellow in Map B of the attachments). Neither the Minister's opinion nor the compromise option has been publicly exhibited. The meeting's agenda, containing all the reports maps and attachments have been available to the public for an extended period of approximately 4 weeks prior to the meeting for public review and to make representations to the panel on the 18 June.

Should you need further clarification, please do not hesitate to contact me on 9942 2768.

Yours faithfully

Peter Robinson
Group Manager, Strategic Planning

WARRINGAH COUNCIL
Civic Centre 725 Pittwater Road Dee Why NSW 2099
DX 9118 Dee Why NSW A&N 31 565 068 406
T 02 9942 2111 F 02 9971 4522
warringah.nsw.gov.au

NO.7

TRIM 2014 /172 324
13 June 2014



13 June 2014

Director, CBRE Town Planning
Level 21, 363 George Street
SYDNEY, NSW 2000

Our Ref: PEX2012/0006

Dear [REDACTED]

I apologise if the timing of the Warringah Development Assessment meeting may cause some inconvenience, however the meeting has been set for the 18 June and is unable to be re-scheduled. The meeting commences more than 2 hours before commencement of the game and the panel's recommendations are not delivered at the meeting.

The panel does have access to all written submissions and following the independent public hearing will prepare a recommendation for Council on the format for which a planning proposal will be prepared. This will be reported to Council for a decision on the format for the planning proposal. Following this the planning proposal will then go through further public engagement as required by legislation.

Yours faithfully



Peter Robinson
GROUP MANAGER STRATEGIC PLANNING

NO. 8 (1 of 2)

From: [REDACTED]
Sent: Monday, 16 June 2014 8:19 PM
To: [REDACTED]
Subject: RE: WDAP Meeting

Hi [REDACTED]

Thank you for the clarification provided on these points.
I had phone difficulties today – contract expiration.
Appreciate you getting hold of me in the end.

Regards
[REDACTED]

From: [REDACTED]
Sent: Monday, 16 June 2014 12:05 PM
To: [REDACTED]
Subject: RE: WDAP Meeting

Dear [REDACTED]

I have tried to telephone you this morning regarding your below enquiry however your phone has been engaged.

The WDAP Report proposes to zone your whole property under Option 1 and Option 2 as: RU4 Primary Production Small Lots, with Additional Permitted Uses (Area 21) as listed here:

<http://www.warringah.nsw.gov.au/sites/default/files/documents/meetings/edit-meeting-warringah-development-assessment-panel-18-june-2014/attachment-6-table-alist-proposed-additional-permitted-uses.pdf>

With regard to your concern about the 'environmental constraints maps' you refer to below, please consider that **these are not land use zoning maps**, they were only used for high level Strategic planning purposes.

I suggest you focus your attention on the Land Zoning Map and Additional Permitted Uses Map that indicate an RU4 zoning with Additional Permitted uses for your property as mentioned above.

Lot size provisions will be considered in Stage 2 of the Strategic Review not this Stage 1.

Please call me if you require further clarification regarding this,

Best Regards,

[REDACTED]
STRATEGIC PLANNER

NO. 8 (2 of 3)

Warringah Council – Strategic Planning

amber.pedersen@warringah.nsw.gov.au

WARRINGAH.NSW.GOV.AU



From: [REDACTED]
Sent: Sunday, 15 June 2014 6:17 PM
To: Peter Robinson
Subject: WDAP Meeting

Dear Mr Robinson,

I have seen the correspondence that you have had with the Warringah Urban Fringe Association recently and I wish to clarify the proposed zoning of my property under your option 1.

My address is:

202 Forest Way

Belrose, 2085

Previously raised concerns regarding

Map 4_ Cumulative Level of Environmental Constraint and

Map 5_ Outcome of the Primary Environmental Constraint Analysis

I have previously raised a concern in writing about classification of land (particularly around our particular lot) shown in the Cumulative Level of Environmental Constraint.

This concern has neither been acknowledged nor answered in any way from the planning body, nor council.

The concern raised is detailed here again for your reference:

Lot affected - 202 Forest Way, Belrose

According to **Map 4** We have 3 colour classifications shown on our particular lot.

Moderate (Yellow) Environmental Constraints to Development

Significant (Light Tan) Environmental Constraints to Development

Severe (Orange) Environmental Constraints to Development

NO. 8 (3.3)

Map 5 – recommends 2 separate classifications – Moderate (Yellow) and Severe (Red) for the same lot.

Concern raised:

Information provided previously and also discussion with council have led me to understand that no lots would be split during the classification process.

The property I am raising this submission about is a residential home and has a small wooded area at the rear of the property that has been incorrectly classified as zoning E3 according to the Primary Environmental Constraint Analysis (Map 5) - It would be like saying your back yard is classified differently to your front yard !

Map 7 – Shows the entire area (covering where this lot is located) to be zoned RU4 – do I take this to mean maps 4 and 5 are superseded by Map 7 and hence the information contained in them is irrelevant – therefore my concern is covered and not relevant anymore ?

Additional concern raised regarding density

Additionally, across the entire strategic review area - there is a restriction imposed of one residence per 20 ha. This ruling seems to have been imposed a long time ago when such restrictions could be useful in controlling over-development, and impacts on environment. This seems to be out of date with today's land usage (and ownership) as well as council commissioned studies of water catchment in the area. This residential dwelling restriction is outdated and should be revised as well - in light of the recommendations of reports already commissioned and paid for by council.

If I am understanding the findings of the report correctly – housing density is not being looked at specifically and hence is remaining unchanged.

I'd hoped to see some recommendations from the planning study highlighting the fact that the measure is outdated and should be looked at as part of an additional study to get an improved measure of density more in line with today's property sizes.

Kind Regards

[REDACTED]

202 Forest Way, Belrose

[REDACTED]

NO. 9 (1 of 2)

TRIM 2014/177245

From: Neil McGaffin
Sent: Tuesday, 17 June 2014 9:31 AM
To: [REDACTED]
Cc: office@goward.minister.nsw.gov.au; office@hazzard.minister.nsw.gov.au; 'Brad Hazzard'
Subject: RE: Oxford Falls Valley and Belrose North Strategic Review

Hi [REDACTED]

In response to your questions, there has been **no** option endorsed by Planning and Environment, and there has been **no** assessment by Planning and Environment of the options put forward by Council.

While the letter from the Minister will be worthy of strong consideration by Council, it is not a statutory direction or mandatory direction that Council has to follow. The Department will work with Council to undertake a rezoning for the land currently deferred and bring it into the current standard instrument so there is one LEP for Warringah. Any rezoning needs to follow the evidence and justification generated from the investigations undertaken so far.

I am in and out of meetings most of the day, but can be reached on 9228 6565 if you would like to discuss these matters further.

Cheers Neil

From: [REDACTED]
Sent: Monday, 16 June 2014 7:30 AM
To: Neil McGaffin
Cc: office@goward.minister.nsw.gov.au; office@hazzard.minister.nsw.gov.au; 'Brad Hazzard'
Subject: Oxford Falls Valley and Belrose North Strategic Review
Importance: High

Dear [REDACTED]

The Warringah Development Assessment Panel (WDAP) is holding the independent public hearing into the most appropriate land use zones for inclusion in a Planning Proposal, to bring land in Oxford Falls Valley and Belrose North into Warringah Local Environmental Plan 2011 (WLEP2011) on Wednesday 18 June 2014 (ie this Wednesday). As part of this hearing the public has been provided with a copy of the letter written by Brad Hazzard to Warringah Council (see attached). This letter refers to you as the contact for any further enquiries. We have the following urgent further enquiries:

- 1) Below is an extract from the report by Warringah Council to the Warringah Development Assessment Panel (the report is attached):

"The Department prepared a Submissions Report on the exhibited draft Strategic Review Report. The submissions report details:

- The community engagement / public exhibition process undertaken.
- Consideration of issues raised by submissions.

NO. 9 (2 of 2)

TRIM 2014/177245

- Proposed changes to the exhibited draft Strategic Review Report following consideration of submissions. (Option 1)"

The above implies that Option 1 (which does not follow the instructions in the Minister's letter) is endorsed by the Department (of Planning). Can you please advise if Option 1 is endorsed by the Department of Planning?

- 2) The report by Warringah Council to the Warringah Development Assessment Panel (see attached) states "Following a letter from the Minister for Planning (dated 17 March 2014) where the opinion was expressed that any lands zoned E3 containing 'no-to-moderate' environmental constraint remain deferred, further discussions were held with the Minister. A compromised Planning Proposal (option 2) has been developed by Council" and "Warringah Council staff considered the Minister's letter dated 17 March 2014, and proposed an alternative zoning map with no deferred land remaining under WLEP2000 to prevent the continued inefficient operation of two Warringah LEPs. (Option 2)".
 - a) Can you please advise if the Department of Planning interprets the Minister for Planning's letter dated 17 March 2014 as an opinion, instruction or directive?
 - b) Does the compromised Planning Proposal (option 2) have the support of the Department of Planning?
- 3) Our understanding of the Strategic Review was that it was being conducted jointly by the Department of Planning and Warringah Council. Attached is a letter which we have written to the WDAP dated 4 June 2014. This letter will be assessed by, and reported on by Warringah Council before being passed on to the Warringah Development Assessment Panel.
 - a) As the Department of Planning has a joint role in the Strategic Review, does the Department support the consideration of the Warringah Urban Fringe Association's option 3 (as outlined in the letter dated 4 June 2014) by WDAP?
 - b) Does the Department of Planning wish to offer any comments on this letter?
- 4) Does the Department of Planning support the fact that none of the options being put to the Warringah Development Assessment Panel by Warringah Council follow the opinion/instruction/directive in the Minister for Planning's letter of 17 March 2014?
- 5) The Warringah Urban Fringe Association is of the view that the Department of Planning should be putting forward an Option 4 to WDAP which strictly follows the opinion/instruction/directive in the Minister for Planning's letter of 17 March 2014. What is the Department of Planning's comment on this view?

I am sorry for the later enquiries, but we have only just received clarification of what option 1 involves from Warringah Council (see attached letters to and from Warringah Council).

As the public hearing is in two days, I would appreciate your urgent response to this email.

Kind Regards,


President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085


W: www.warringahurbanfringeassociation.org.au/

No. 10 (1 of 2)

From: [REDACTED]
Sent: Tuesday, 17 June 2014 10:53 AM
To: [REDACTED]
Subject: RE: TRIM: FW: WDAP Meeting regarding Oxford Falls Valley & Belrose North Strategic Review

Dear [REDACTED]

The 'Additional Permitted Uses' are land uses that are permitted in addition to those already permitted in the RU4 zone.

Therefore, 'Bed and Breakfast Accommodation' is permissible with consent in the RU4 Zone.

You can view what is permissible in the RU4 zone via this link (under the Land Use Table heading):

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+649+2011+cd+0+N>

The Area numbers are likely to continue changing as the Warringah Local Environmental Plan continues to be amended.

Please call me if you have anything else you would like clarified.

Best Regards,

[REDACTED]
STRATEGIC PLANNER
Warringah Council – Strategic Planning
[REDACTED]
amber.pedersen@warringah.nsw.gov.au
WARRINGAH.NSW.GOV.AU



From: [REDACTED]
Sent: Monday, 16 June 2014 9:01 PM
To: [REDACTED]
Subject: WDAP Meeting regarding Oxford Falls Valley & Belrose North Strategic Review

Dear [REDACTED]

The property we own (202 Forest Way, Belrose) falls into Area 21 as described by council in Maps D & E and is shown to be proposed to be re-zoned as RU4. (The properties in Belrose to the West of Forest Way)

During the hearing we would like it to be noted that we are happy with and support this proposed re-zoning compared with the alternative E3 zoning as an E3 zoning would not represent the existing use of the land defined within this area.

NO. 10 (2 of 2)

Please also note however that the "additional permitted uses – Schedule 1" (Table 6-Attachment A) for the land identified as area 21 – does not include Bed and Breakfast Accommodation, which had specifically been permitted in previous communication during the strategic review process.

I'm uncertain whether Hotel or Motel accommodation (which is permitted) actually covers Bed and Breakfast usage. Please could you specifically include Bed and Breakfast accommodation within the additional permitted uses (while retaining the hotel and motel categories) if this needs to be defined as a separate permitted use in keeping with the original information supplied as part of the strategic review.

As a side note – in previous communication, this same area has also been identified as Area 11 (example - Within Map 8 – Additional permitted uses.) – to ensure we are referencing the same area.

Much appreciated.

[REDACTED]
202 Forest Way, Belrose
[REDACTED]

NO. 11

TRIM 2014 / 178139

Subject: FW: Stage 1 of the Oxford Falls Valley and Belrose North Strategic

From: [REDACTED]
Sent: Tuesday, 17 June 2014 1:54 PM
To: [REDACTED]
Subject: Re: Stage 1 of the Oxford Falls Valley and Belrose North Strategic

Your report and submissions made interesting reading one man's spindly scrub is another's pristine bushland! Perhaps there needs to be a 50/50 approach R5 and E3 on the same property with an owner's chance to develop and capitalise on the cleared portion of land, but also be required under the E3 section to retain and protect the uncleared part. I think it is all about money looking at the detailed investigations and findings submitted by some of the stakeholders. Dorothy Price. PS just spare the far end of Wyatt Avenue and let it burn occasionally to protect the Yellow-topped Ash *Eucalyptus luehmanniana*

From: [REDACTED]
Sent: Wednesday, June 04, 2014 3:06 PM
To: Undisclosed recipients:
Subject: Stage 1 of the Oxford Falls Valley and Belrose North Strategic

Dear Sir/Madam,

Please be advised that Stage 1 of the **Oxford Falls Valley and Belrose North Strategic Review** will be reported to

Warringah Development Assessment Panel (WDAP) – Independent Public Hearing on 18 June 2014

Why: The WDAP is holding a public hearing about the most appropriate land use controls for the deferred lands in Oxford Falls Valley and Belrose North

What: The WDAP Report outlines a number of alternate planning proposal options and we encourage you to read the report.

When: 6pm, Wednesday 18 June 2014

Where: Warringah Council Chamber, Civic Centre, 725 Pittwater Road (enter Civic Drive), Dee Why

The report is available for viewing on our webpage <http://www.warringah.nsw.gov.au/your-council/meetings/committees/warringah-development-assessment-panel> and a copy at the Customer Service Counter at the Council Chambers.

Requests to address WDAP at the public hearing must be made before 4pm on Wednesday 18 June. Contact the Panel Coordinator on 9942 2313, or Cathie.arkell@warringah.nsw.gov.au.

Following WDAP there will be a report to Council for a decision to progress to a formal planning proposal (rezoning).

Yours faithfully



NO. 12

Suite 8, Level 6
228-231 Macquarie Street
Sydney NSW 2000

Phone 02 9231 3221
Fax 02 9231 5224

Web: www.conomoslegal.com.au
Email: vc@conomoslegal.com.au
ABN 477 219 737 72



13 June 2014

The General Manager
Warringah Council
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir

**Draft Oxford Falls and Belrose North Strategic Review
Submission to be provided to those persons sitting on the independent public
hearing relating to stage 1 of the strategic review on behalf of Lots 1059, 1068
and 1071 Spicer Road South, Oxford Falls
Our Ref: VC:KB:N9212**

We refer to the above matter and confirm that we act for the owners of the above-mentioned parcels of land, being lots 1059, 1058 and 1071 Spicer Road South, Oxford Falls.

A submission has previously been lodged with the Department of Planning and Infrastructure and Warringah Council by our office, by letter dated 30 August 2013, in conjunction with submissions from GSA Planning and Kevin Mills and Associates. Those reports involve a very forensic assessment of our client's properties and concluded that there is no foundation for those parcels of land to be zones E3 environmentally sensitive land. Those reports also identified substantial anomalies in the more broad brushed prior assessments undertaken by experts commissioned by the Council, as those assessments related to our clients' properties. .

Since the submission of the above reports, the Council is now holding an independent public hearing to further decide upon the most appropriate land use controls (under Warringah Local Environmental Plan 2011) (WLEP 2011) for deferred land in Oxford Fall Valley and Belrose North. While we are not available to attend the public hearings due to prior commitments, we would ask that the independent public hearing take into account our prior letter of 30 August 2013 as well as the GSA Planning Report and the Kevin Mills and Associates report. It is clear from those reports that our client's sites have significant extents of cleared area and that their sites are not of any environmental significance. It is also clear from those reports that an E3 zoning would be highly inappropriate for those sites.

We have been provided with a copy of a letter dated 17 March 2014 from the Honourable Brad Hazzard MP to the General Manager of Warringah Council. Of particular note in that letter is the following paragraph:

Additionally I request that all land identified in the strategic review as having no -to - moderate environmental developmental constraints and proposed to be an Environmental Zone, be further review to validate the environmental significance of the land. The subject land will continue to remain deferred until such time as further evidence based planning is undertaken.

That further work referred to in Mr Hazzard's letter, has effectively already been undertaken, as it relates to our clients parcels of land, by virtue of the GSA Planning report and the Kevin Mills and Associates report. Those reports concluded that there is no real environmental value in the particular sites and that there is no town planning justification for an E3 zoning.

We understand that as part of the public hearing process, around three options are currently being floated by Warringah Council. Clearly our clients would support those options which would see their land zoned RU4 and not E3 and our clients support those options which would see their land not included within the E3 zoning. Our opinion is that our clients desires not to fall within any E3 zoning are very well founded and are based upon sound technical expert evidence.

We trust that those persons conducting the public hearing will form the conclusion that our clients properties should not be zoned E3, as it would appear to us that this is the only sound conclusion that could be drawn by the public hearing process, based upon the available evidence as it relates to our clients properties.

Yours faithfully



ATTACHMENT 7

CONSIDERATION OF SUBMISSIONS

A total of 27 submissions were received by Council from 18 June 2014 until 28 July 2014.

This submission document contains the following:

- A consideration of issues raised by these submissions
- A copy of all submissions

RECOMMENDATION:

No changes to recommended option 1 are advocated based on a consideration of the submission issues outlined below.

CONSIDERATION OF ISSUES RAISED BY THE SUBMISSIONS				
No.	Issue	Matter Raised	Consideration	Action
1	Support for continued deferral of land	(1) submission requests that the land remain deferred as per (former) Minister Brad Hazzard's opinion.	The 'Minister's opinion' is addressed in detail via option 3 of the Council Report. This analysis resulted in a recommendation to proceed with Option 1.	No action
2	Does not agree with WUFA's opinion	(2) submitters noted that they did not agree with WUFA's proposed zoning map / opinion. (i.e. option 5).	Submissions noted. Option 1 is recommended.	No action
		(1) landowner does not agree with WUFA's proposed RU4 zoning of his land (i.e. under option 5). This landowner expressed concern that WUFA did not consult with him on the option. This landowner agrees with Council's proposed E3 zone for his land.	Recommended option 1 satisfies this concern.	No action
		(1) submitter is concerned about the misrepresentation of WUFA who used the Department and Council logo on their proposed zoning map.	Submission noted. The Department and Council logos have been removed from WUFA's option 5, as attached to the Council Report on 28 August 2014.	No action
3	Concern for cumulative environmental impact of land	(1) Submitter expressed concern that the area is unique and whilst pockets may not have a high environmental	Similar issues are outlined in the Council Report in support of the recommended option 1.	No action

CONSIDERATION OF ISSUES RAISED BY THE SUBMISSIONS				
No.	Issue	Matter Raised	Consideration	Action
	zoning	status, they make up the whole – lose part and you risk losing the lot. This submitter supports Council's option 1 over WUFA's option 5 in the interest of the wider community rather than the vested interest of a minority. The area is used by hundreds of visitors on a weekly basis. It is a community asset and should be kept as such. A change from current controls to RU4 or R5 is a substantial variation to the LEP and will have considerable implications and impact for the Valley as a whole.		
4	Support for proposed zoning along Forest Way	(1) submitter supports alternative zoning to E3 along Forest Way as proposed by Options 1, 2, 3 and 5.	Support noted.	No action
5	Property Values	(1) submission from a realestate agent that provides an opinion that the E3 zoning of (and proposed E3 zoning of) properties has decreased the value of properties. (1) landowner does not agree that an E3 zone will decrease house and land values as the uniqueness of the area will mean over time, and with the development of the hospital, the area and land is likely to become more valuable as the opportunity to live in this area is a scarce resource.	Whilst value of land is not a planning consideration, this strategic review has determined best fit zones to transfer planning controls from WLEP2000 into WLEP2011.	No action
6	Requests that if their land is not of high environmental significance it should be zoned something other than E3 Request for land to be zoned RU4	(19) submissions have been received that request that their land not be zoned E3. These submitters believe that their land is not of high environmental value and should be zoned Rural or Residential in accordance with: ▪ Former Minister, Brad Hazzard's Letter dated 17	The Northern Council's Environmental Zone Review's media release from Minister Pru Goward, the draft report, frequently asked questions and interim recommendations, are in response to how North Coast Council's should use the Environmental zones on the North Coast of NSW. The draft report has not been finalised, nor has any Ministerial direction been	No action

CONSIDERATION OF ISSUES RAISED BY THE SUBMISSIONS				
No.	Issue	Matter Raised	Consideration	Action
	or R5, not E3.	March 2014 - Media Release by current Minister, Pru Goward dated 14 May 2014 - Answers to Frequently Asked Questions for the Northern Councils Environmental Zones Review (20) submitters request evidence of their land being of high environmental value (as per the above points). (1) submitter requests any scientific verification that has been carried out on the constraints maps contained in the Draft Strategic Review document and also requests a copy of any scientific verification or evidence of the environmental values of the land in the deferred area. (1) submitter notes that they commissioned an environmental report to be undertaken for their property that has determined that their land is not of high environmental value and therefore should be zoned in accordance with its primary use (rural and residential).	issued relating to this. Former Minister, Brad Hazzard's Letter dated 17 March 2014 has been considered as outlined in the Council Report and as a result option 1 is recommended. The recommendations of the draft Strategic Review have been based on a detailed strategic planning analysis using the best available information at the time as outlined in the Strategic Review Report and Submission Report. Appendix 6 of the draft Strategic Review Report that was exhibited in 2013 as attached to the WDAP Report in 2014, references all data sources utilised by the Project Control Group in determining the proposed zoning for the deferred lands. Under option 1, large contiguous areas of land are recommended to be zoned E3, protecting the environmentally sensitive attributes of the area as a whole. It is not recommended to zone individual parcels of land differently to the surrounding area based on the fact that the land is partly cleared. Cleared land is not necessarily devoid of existing and future environmental value when viewed within the context of the surrounding area. The E3 Zone would serve to protect the unique nature of Warringah's natural bushland, recognising the importance of its conservation for present and future generations whilst enabling land uses similar to that which currently operate on these parcels of land such as dwelling houses, aquaculture, horticulture, extensive agriculture, farm buildings, community facilities, bed and breakfast accommodation, home business	

CONSIDERATION OF ISSUES RAISED BY THE SUBMISSIONS				
No.	Issue	Matter Raised	Consideration	Action
			and home industries.	
7	Land use Controls for Oxford Falls Grammar School.	Oxford Falls Grammar School supports the proposed additional permitted use 'educational establishment' for their land.	Support noted. This additional permitted use is proposed under recommended option 1.	No action
		The school believes that an E3, rural or residential zone is not reflective of the regional significance of the existing school use. Notwithstanding a rural or residential zone that permitted educational establishment is preferred over the proposed E3 zone.	The proposed zoning is consistent with the guidance provided by LEP Practice Note 10-001 that in the majority of instances schools that are permitted via SEPP (Infrastructure) 2007 should be zoned the same as the surrounding zone and utilise the planning provisions of the SEPP. This is consistent with how other schools in Warringah have been translated into the Warringah LEP2011.	No action
8	Council Rates	(1) submitter requests that if his land is rezoned that it be re-rated to a residential block when it comes to council charges.	The purpose of the strategic review is to determine the best fit zones to transfer planning controls from WLEP2000 into WLEP2011. Council Rates fall outside the scope of the Strategic Review.	No action



1 of 3

2014/180273

From: [REDACTED]
Sent: Thursday, 19 June 2014 9:33 AM
To: president [REDACTED]
Subject: RE: Oxford Falls Valley and Belrose North Strategic Review

[REDACTED]

This was not dealt with in the Memo that I sent to you a few minutes ago but was given to all the Panel members by me along with all the correspondence that I received from you.

[REDACTED]
Warringah Council – Development Assessment
T 02 9942 2111 [REDACTED]

WARRINGAH.NSW.GOV.AU



WARRINGAH
COUNCIL

From: [REDACTED]
Sent: Tuesday, 17 June 2014 9:00 PM
To: [REDACTED]
Subject: FW: Oxford Falls Valley and Belrose North Strategic Review

Hi [REDACTED]

Below is the correspondence that I have had with the General Manager from the Department of Planning (which has been copied to Pru Goward and Brad Hazzard). Can you please ensure this gets to the WDAP?

Kind Regards,

[REDACTED]
President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085

E: [REDACTED]
W: www.warringahurbanfringeassociation.org.au

2 of 3

From: [REDACTED]
Sent: Tuesday, 17 June 2014 10:44 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Oxford Falls Valley and Belrose North Strategic Review

Hi [REDACTED]

Where there is evidence that land contains suitable environmental values, the Department supports it being zoned 'Environmental'.

Cheers [REDACTED]

From: [REDACTED]
Sent: Tuesday, 17 June 2014 10:19 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Oxford Falls Valley and Belrose North Strategic Review
Importance: High

Hi [REDACTED]

Thank you for this email and the phone call today. Can you please clarify if the following is the Department of Planning's position on Environmental Zonings (both extracts are from the documents which are attached):

Extract from the letter by Brad Hazzard 17 March 2014:

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.



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Extract from the Press Release by Pru Goward dated 14 May 2014:

"That's why we are working with councils to ensure that every decision they make in this regard is backed by strong evidence."

The NSW Government has given in-principle support to some of the report's interim recommendations, including:

- Setting clear criteria for environmental zones known as E2 and E3 to ensure that these zonings are based on strong evidence

Can you please advise if the Department of Planning agrees with the above stance on Environmental Zonings?

Kind Regards,

President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085

E: president@warringahurbanfringeassociation.org.au
W: www.warringahurbanfringeassociation.org.au/

TRIM 2014/193151
1 of 8



Warringah Urban Fringe Association Incorporated
(WUFA),
PO Box 125,
Belrose, 2085

www.warringahurbanfringeassociation.org.au

30 June 2014,
Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley – Belrose North Strategic Review

Further to your letter dated 11 June 2014, we would like to provide you with the following documents (attached):

- Media Release by Pru Goward dated 14 May 2014 (We have highlighted the relevant paragraphs)
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (We have condensed this and highlighted the relevant paragraphs)
- Copy of the GIPA request made to the Department of Planning on 30 June 2013 (including the information being sort attachment)
- Letter written by Shayne Hutton (Ray White Terrey Hills) about the effect of the E3 zoning on property values.

We would like to seek answers to the following questions:

- 1) Was Warringah Council aware of the above media release and FAQ's when the "REPORT TO WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING - ITEM NO. 4.1 - 18 JUNE 2014" was prepared?
- 2) If not, does this information change Warringah Council's view of the recommended outcome to the Oxford Falls – Belrose North Strategic Review?
- 3) As you can see from the attached GIPA request, WUFA has sought, amongst other things, any scientific verification that has been carried out on the constraints maps contained in the Draft Strategic Review document published by the Department of Planning. Can you please provide us with a copy of any scientific verification or evidence of the environmental values of the land in the deferred area?

Yours faithfully,

A handwritten signature in black ink, appearing to read "John Holman".

John Holman
President
Warringah Urban Fringe Association Inc. (WUFA)
Email: president@warringahurbanfringeassociation.org.au

CC All Councillors

2 of 8



**Northern Councils
Environmental Zones Review**

NSW GOVERNMENT Planning & Environment

Frequently Asked Questions

May 2014

WHAT IS THE NORTHERN COUNCILS E ZONE REVIEW?

- The Northern Councils E Zone Review is an independent review, being conducted by consultants Parsons Brinckerhoff, into the way environmental zones and overlays are being applied to land on the Far North Coast.
- The review applies to the zoning of land in the Ballina, Byron, Lismore, Tweed and Kyogle local government areas.
- The environmental zones under review are E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living.

WHAT WILL BE THE PRACTICAL OUTCOMES OF THE CONSULTANT'S RECOMMENDATIONS?

- Only land with high value vegetation, such as recognised littoral rainforests, wetland areas or Endangered Ecological Communities, will be included in environmental zones.
- E zones will only be applied where there is evidence of significant environmental values.
- This means that E zones will be more restrictively applied, while still protecting the most important environmental areas.
- Where land does not have the required environmental significance to be given an E zone, it will be zoned according to its primary use.
- This means that cleared land used for agricultural or rural purposes will be given an appropriate rural zoning.
- Agricultural and rural uses will continue while important environmental values are protected.

HOW WILL THE GOVERNMENT ENSURE COUNCILS IMPLEMENT THE ADOPTED RECOMMENDATIONS?

- The Minister will issue a Ministerial direction to councils about the criteria which must be used when applying an E2 or E3 zone and the circumstances in which an environmental overlay will be used.

3 of 8



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.

Minister for Planning Pru Goward released the interim report into the use of environmental zones by councils in local environmental plans along with the Department of Planning and Environment's draft response.

The report was commissioned to consider how North Coast councils should use planning controls to protect the environment while still allowing the growth of the important local farming sector, and was undertaken by independent consultants Parsons Brinckerhoff.

The NSW Government is working to bring together landowners, communities and councils to strike the right balance between appropriate environmental protections and sustainable farming on the North Coast," Ms Goward said.

"Smart planning needs to be backed by strong evidence – that's the principle behind these draft recommendations.

"Putting more rigour behind the planning decisions of local councils will be better for the environment and provide more certainty to the farming sector."

Ms Goward said the North Coast environment was the region's defining characteristic and supported jobs through tourism, but was not inconsistent with farming which was also vitally important to the local economy.

"The North Coast is unique in our State; it has a thriving farming industry and a spectacular and important natural environment," Ms Goward said.

"That's why we are working with councils to ensure that every decision they make in this regard is backed by strong evidence."

The NSW Government has given in-principle support to some of the report's interim recommendations, including:

- Setting clear criteria for environmental zones known as E2 and E3 to ensure that these zonings are based on strong evidence

4 of 8

- Allowing grazing and other kinds of extensive farming activity with consent in some environmental zones and without consent in others
- Removing aesthetic value as an objective of the environmental management zone known as E3
- Removing the proposed environmental zones from Kyogle Shire Council's local plan until proper evidence is provided
- Replacing the proposed environmental living zone in Byron Shire known as E4 with a more appropriate residential zone.

The draft report and interim recommendations were prepared after extensive consultation with councils, landowners and local stakeholders.

"The draft recommendations will now go on exhibition. Feedback from stakeholders will inform the Government's decision, and a Direction will be issued to guide councils on the specific criteria to use when deciding to apply an environmental zone," Ms Goward said.

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.

The interim recommendations will be on exhibition until 5 June 2014. To view a copy of the report and provide feedback, people are encouraged to visit: www.planning.nsw.gov.au/proposals.

Media Contact: Nick Tyrrell 0467 733 876

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Public Access to Information Application Form

under the Government Information (Public Access) Act 2009

If you need help in filling out this form, please contact the Public Access to Information Unit on 9228 6597 or 9228 6116.

Your details

Surname: [redacted] **Other names:** [redacted] **Title:** *MR*
Australian Postal address: *P.O. Box 125*
Suburb: *Belconnen* **Postcode:** *2621*
Contact phone number/s: [redacted]
Email: *preetha.warungku@belconnen.nsw.gov.au* **Facsimile:** [redacted]
 I agree to receive correspondence at the above email address. **Yes/No (circle one)**
 The questions below are optional and the information will only be used for the purposes of providing better service.
Place of birth: *Belconnen*
Main language spoken: *English*
Do you have special needs for assistance with this application?
No

Government information you seek

Please describe the information you would like to access in enough detail to allow us to identify it. Please note that if you do not give enough details about the information, we may refuse to process your application.

As per attached

Are you seeking personal information? **Yes / (No) (circle one)**. If yes you may need to provide proof of identity.

Form of access

How do you wish to access the information?

- ☐ Inspect the document(s) ☐ A copy of the document(s)
☒ Access in another way (please specify): *By email*

Application fee, other charges, discounts

Application fee - Without an application fee of \$30 an application is not valid. You can pay the \$30 application fee:

- **in person** at the Department's Information Centre by cash, cheque, money order or credit card
- **by phone** to the Department's Information Centre by credit card
- **by post** by cheque or postal order accompanying your application— please do not send cash by post.

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**Planning &
Infrastructure**

Public Access to Information Application Form

Processing charges, discounts

There is a charge for processing the application (\$30 / hour), except when an application is for your personal information, when the first 20 hours of processing is free. You may be entitled to a 50% reduction in processing charges. If you wish to apply for a discount, please indicate the reason:

☐ Financial hardship – please attach supporting documentation (eg Pensioner Concession card issued by the Commonwealth, proof you are a full-time student, proof your organisation is non-profit)

AND/OR

☒ Special benefit to the public – please specify why below and/or provide supporting documentation: As per Pen application to State

Third party consultations

If the information you are seeking contains information about a third party we may need to consult with them to find out whether they would have concerns about the disclosure of the information. It can be helpful to third parties in deciding whether they have concerns if they know who the applicant is. We may tell the third party/ies who you are, but will not do so if you object here:

Do you object to the Department telling the third party/ies who you are? I do **not** object ☒ ☐
I do object ☐ ☒

Applicant's signature: [Signature] **Date:** 31/8/14

Address this form to:

Public Access to Information & Privacy Unit
Department of Planning & Infrastructure
23-33 Bridge St
GPO Box 39
SYDNEY NSW 2001

Or email to patiunit@planning.nsw.gov.au

The Information Centre of the Department can be contacted at:

Tel: 02 9228 6333
Fax: 02 9228 6555
Email: information@planning.nsw.gov.au, or
At the above street address.

The ABN for the Department of Planning & Infrastructure is 38 755 709 681

Translating & Interpreting Service

Please telephone 131 450. Ask for an interpreter in your language and request to be connected to (02) 9228 6333 – Department of Planning & Infrastructure Information Centre. Local call cost from fixed phones. Calls from mobiles at applicable rates.

7 of 8

Information being sort under Government Information (Public Access) Act 2009 by John Holman (ph: 0419 777 502)

Could you please provide the following information in reference to the Oxford Falls Valley and Belrose North Strategic Review:

- 1) The names and qualifications of the people on the Project Control Group.
- 2) A copy of all of the submissions that were considered by the Project Control Group.
- 3) Maps of each of the attributes that make up the Primary Environmental Constraints Assessment and Weightings used by the study (ie Riparian, Significant Vegetation, Wetland Buffers, Slope , Designated Wildlife Corridor or Core Habitat, Flooding , Acid Sulfate Soils, Threatened Species Habitat).
- 4) Maps of each of the Secondary Infrastructure and Environmental Constraints Assessment and Weighting used by the study (ie Cultural heritage, Bushfire , Proximity to centres , Proximity to public transport , Availability to connect to water and sewer and electricity , Telecommunications Buffer , Riparian Corridor , Significant Vegetation , Wildlife Corridor and Core Habitat , Threatened Species , Flooding , Wetland Buffers) and the final category score received for all areas of land covered by the Review.
- 5) Any independent scientific verification that has been carried out on the accuracy of the above maps (ie items 3 & 4 above).
- 6) *Middle Creek Flood Study* prepared by Worley Parsons, 2009 (referenced on page 69 of the report)
- 7) A copy of the completed Site Analysis form for each parcel of land that was visited in the December 2012 site visits

8 of 8

Dear Sir/Madam,

Ray White

Ray White Terrey Hills

WDAP Public Hearing – 18 June 2014

2/5 Dorrance Street
Terrey Hills NSW 2126
T 02 9457 2554
F 02 9457 2552
E ray.white@raywhite.com.au

I attended the public hearing held last night on the Strategic Review into the E3 zonings in Oxford Falls and Belrose North. I am writing to you because one of the panel members challenged the fact that a resident had described how the proposed E3 zoning of his property had decreased the value of his property. As the real estate agent who sells the most acreage properties in the Oxford Falls/Belrose North/Terrey Hills/Duffy Forest area I thought I should provide my professional assessment of the effect that the E3 zoning has had on property values.

Since the land in the Oxford Falls, Belrose North Area was proposed to be zoned E3 in draft LEP2009 I have noticed two things:

- 1) People who either know of the issue, or have had it raised by their solicitor, have been concerned about the reduction in permissible activities that the E3 zoning places on the land (eg Seniors living going from a Category 2 land use to prohibited). This often leads to people going from being interested in a property in the deferred area to not being interested in the property.
- 2) The prices that I have been able to obtain for sales of acreages that have either been zoned E3 or are proposed to be zoned E3 have decreased about 20% to 30% relative to other similar acreage properties that are zoned as Rural. As an example, I obtained an offer for a property in Mona Vale Road Terrey Hills in 2008. The owner did not accept this offer as he felt the property was worth more. The public exhibition of draft LEP 2009 showed this property was to be zoned E3. Since the proposed E3 zoning became known, interest in this property decreased (more than it had decreased in areas that were not earmarked to be an E3 zoning). The property ended up being sold for far less than the original offer, in fact 30% less than the original offer made. This is reflective of the general perception that now exists that acreage properties that either have been zoned E3 or are currently earmarked to be zoned E3 are worth less than properties that are zoned Rural (RU4).

I strongly support the opinion that the E3 zoning of (and proposed E3 zoning of) properties has decreased the value of the properties.

I hope this information is of assistance to you in making a decision.

Yours sincerely,




Ray White
Terrey Hills NSW 2126
T 02 9457 2554
F 02 9457 2552
E ray.white@raywhite.com.au

WARRINGAH COUNCIL

1 of 4

TRIM 2014/214/68

Amber Padersee

Subject: FW: Oxford Falls Valley and Belrose North Strategic Review
Attachments: WUFA Letter to Council 30 June 2014.pdf; Media_release_May_2014_Highlighted.pdf; FAQ_Northern_Councils_EZone_FAQ_Highlighted.pdf; Public Access Information Application.pdf; Information being sort under Government Information.pdf; Shayne Hutton Letter June 2014.pdf; Letter from Warringah Council 7 July 2014.pdf

From: [REDACTED]
Sent: Monday, 14 July 2014 10:00 AM
To: Peter Robinson
Cc: COUNCILLORS
Subject: Oxford Falls Valley and Belrose North Strategic Review

Dear Mr Robinson,

Today we received the letter from you dated 7 July 2014 (1 week after the date of the letter). I have attached your letter to this email for the benefit of the councillors. As this issue is extremely important I would appreciate it if you could ensure we receive your responses in a timely manner (email is preferred).

Your letter dated 7 July 2014 does not address the third question that we have put to you. Can you please address this question (repeated below) as a matter of urgency:

- 3) As you can see from the attached GIPA request, WUFA has sought, amongst other things, any scientific verification that has been carried out on the constraints maps contained in the Draft Strategic Review document published by the Department of Planning. Can you please provide us with a copy of any scientific verification or evidence of the environmental values of the land in the deferred area?

Below is an extract (page 28) from the Non Urban Lands Study undertaken by Warringah Council. This refers to the Smith & Smith report (referred to also as the P & J Smith ecological consultant's report). Can you please provide us with a copy of the Smith & Smith report referred to in the Non Urban Lands Study?

Kind Regards,

[REDACTED]
President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125,
Belrose, 2085

E: [REDACTED]
W: www.warringahurbanfringeassociation.org.au

2 of 4

3.3 Mapping Environmental Values

Objectives for the long term management of the environmental values of the study area are:

- to maintain the existing biological diversity of Warringah;
- to conserve threatened species and ecosystems of conservation value at a national and State level;
- to conserve areas considered to be significant as habitat corridors, and/or buffer zones;
- to ensure the long term health of Narrabeen Lagoon, and improve water quality draining from the study area to Cowan Creek and Middle Harbour; and
- to maintain the existing natural drainage channels and value of the riparian zone in catchment management.

Figure 3 illustrates the environmental values of the study area including flora and fauna and catchment management issues. Non-urban land has been assessed in classes according to the perceived environmental value, defined and mapped as follows:

Class A - Disturbed land of lower conservation value.

Areas where the existing land is highly disturbed, cleared of native vegetation or where vegetation is degraded to the point that environmental values have been severely degraded. Environmental values are therefore a minor consideration when planning to develop provided that appropriate planning controls have been satisfied. Approximately 41% of the land within the study area were categorised into class A.

Class B - Remnant bush which is common and well preserved within Warringah.

Areas with remnant native vegetation communities which are well represented throughout Warringah and in national parks. These areas include vegetation communities identified by Smith and Smith (1998) as being of third priority for conservation. Provided that appropriate planning controls have been satisfied and an ongoing management plan is adopted to ensure the sustainability of the proposed activity these lands could support a moderate level of development in terms of potential environmental impact. Approximately 49% of the land within the study area was categorised as being in Class B.

Class C - High environmental value within Warringah.

Areas with significant environmental values which are important for maintaining the local biodiversity and catchment values. This class includes vegetation communities categorised by Smith and Smith (1998) as being of second priority for conservation.

3 of 4



8 July 2014


President WUFA
PO Box 125
BELROSE NSW 2085

Our Ref: 2014/207276

Dear 

Oxford Falls Valley and Belrose North Strategic Review

Thank you for your submission dated 30 June 2014 regarding the Oxford Falls Valley and Belrose North Strategic Review.

In regards to the media release from the new Minister for Planning, The Hon. Pru Goward, MP dated 14 May 2014, this post-dates Council's report to the Warringah Development Assessment Panel. Both the media release and the draft report, with the interim recommendations, are in response to how North Coast Council's should use the E3 Environmental zones on the North Coast of NSW. The draft report has not been finalised, nor has any Ministerial direction been issued relating to this.

The outcomes from the independent public hearing conducted by Warringah Development Assessment Panel (WDAP) will be reported to Council, anticipated for the Ordinary Council Meeting on 26 August 2014. Confirmation of the date will be provided separately. Your submission will be addressed in the report to Council. If Council resolves to proceed with a Planning Proposal there will be a further public exhibition period during which you are welcome to make a submission.

When the meeting date has been confirmed you are welcome to register via Council's website to speak at the Council meeting.

Yours faithfully


Group Manager, Strategic Planning

WARRINGAH COUNCIL
City Centre 7/5 Pittwater Road Dee Why NSW 1589
OX 0118 Dee Why NSW ABN 51 565 068 405
T 02 9942 2111 F 02 9971 4522
warringah.nsw.gov.au



17 July 2014

[REDACTED]
President
Warringah Urban Fringe Association Inc. (WUFA)
PO Box 125
BELROSE NSW 2085

Our Ref: # 2014/218575

Dear [REDACTED]

Thankyou for your further email dated 14 July 2014, in relation to the Oxford Falls Valley and Belrose North Strategic Review. Appendix 6, of the draft Strategic Review report was exhibited in 2013 and an attachment to the WDAP report in 2014, references all data sources utilised by the Project Control Group in determining the proposed zonings for the deferred lands.

In regards to the 1997 Smith & Smith Report, you will need to apply under GIPA to obtain a copy.

Details on GIPA can be obtained at <http://www.warringah.nsw.gov.au/your-council/information-access-gipa>

Should you require further clarification on the Strategic Review, please contact Michael Haynes, Sustainable Urban Planning Manager on 9942 2746 or Chris Wilson, Information Management Manager 9942 2352 regarding the GIPA.

Yours faithfully



[REDACTED]
Group Manager, Strategic Planning

WARRINGAH COUNCIL
Civic Centre 725 Pittwater Road Dee Why NSW 2099
DX 9118 Dee Why NSW ABN 31 565 068 406
T 02 9942 2111 F 02 9971 4522
warringah.nsw.gov.au

2014/182267
1 of 2

Robert Pedersen

From: Warringah Council
Sent: Friday, 20 June 2014 3:00 PM
To: Records Duty Officer Mailbox
Subject: Form submission from: Enquiry Form



Thank you for your enquiry.

Your e-mail has been received by Warringah Council and will be responded to within 10 business days, which is Council's standard response time.

Regards,
Warringah Council

This is an automatically generated email, please do not reply to this message.

Submitted on Friday, June 20, 2014 - 3:00pm
Submitted by user: Anonymous
Submitted values are:

YOUR QUERY

Type of query::

Comment

For [REDACTED] Thanks for arranging the WDAP meeting on June 18. Very democratic. However as you probably observed yourself, with inexperienced microphone users either too distant or too close to the microphones, it was difficult for the audience to hear everything that was said. May I suggest that council consider installing an extra loudspeaker in the public gallery? One other thing (not a complaint! but an observation): Chairperson [REDACTED] took a straw vote of the people in the gallery on who supported the statement made by Mr [REDACTED] but only noted the affirmatives. I hope she drew no conclusions from that effort. cheers,
[REDACTED]

Comments:

PERSONAL DETAILS

2 of 2

Are you making a query
for yourself or on behalf of an organisation?: Individual

Title: Mr

Other:

First Name:

Middle Name:

Last Name:

Date Of Birth:

Email Address:

Primary Phone Number:

Primary ph no type:

Secondary Phone

Number:

Secondary ph no type: Home

Business Name:

Australian Business

Number (ABN):

YOUR RESIDENTIAL ADDRESS DETAILS

Unit Number:

Street Number:

Street Name:

Suburb:

State: NSW

Postcode:

Country: Australia

Residential address same
as postal address: No

Postal is the same as

Residential Address:

POSTAL ADDRESS

PO Box:

Unit Number:

Street Number:

Street Name:

2014/184076
1 of 2

From: [REDACTED]
Sent: Monday, 23 June 2014 4:51 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Oxford Falls E3 Zoning Strategic Review Meeting-ATTN: [REDACTED]
Importance: High

I attended the meeting last week but had to leave early. I think however I had heard most of the theme of the meeting.

As a result, I regretted not speaking and saying that as a resident of Oxford Falls, 5 Kelly's Way I do not agree with WUFA or their members.

I had not seen a map of their "Option 3" presented to Council, so could not comment at the meeting until I checked the President's letter (John Holman) dated 4th June, on their website; I found that somewhat ironic bearing in mind the contention and accusation made at the meeting that the whole E3 issue had been instigated by John due to a lack of consultation by Council.

Importantly, please note I do not agree with the RU4 zoning as detailed on the map as Option 3 which includes our property without consultation from WUFA, and I am reasonably certain (without vouching for them) that with the exception of one land owner my neighbours feel the same. Likewise I question the use by WUFA superimposing their ideas onto Council or NSW Infrastructure headed plans as it is misrepresentation suggesting on their website to the uninformed they have NSW Governmental approval which I assume they have not, (I digress).

However, the issue here and which was commented upon by one of the panel members, is namely the area is unique and whilst pockets may not have a massively environmental status, they make up the whole – lose part and you risk losing the lot. There is a wider consideration needed to be adopted by the Council as the area is one utilised on a weekly basis by hundreds of visitors and not all of which are locals. It is a community asset to be kept as such.

As a family we count ourselves very lucky to live in this area and feel more as custodians, I often advise walkers, birdwatchers and bike riders, dog walkers etc., where the trails run and how to get access. We are not Greenies and have mountain bikes, a dog and a horse and intend to continue to enjoy the lifestyle the locality brings accordingly under E3 or E2 for that matter. Whilst I have sympathy with the WUFA argument along Forestway, I note Council has gone some way to addressing these issues. Whilst the zoning change from the present E2 to E3 is minimal in effect a change from E2 to RU4 or R5 is a substantial variation to the LEP and will have considerable implications and impact for the Valley as a whole.

The WUFA clearly are trying to manipulate circumstances to attempt to ensure a financial gain by accommodating widespread development of the whole Valley as evidenced by the "Option 3" map at the expense of Ratepayers and other users.

The suggestion made at the meeting by John Holman that E3 will depress house or land values is not necessarily correct either, the uniqueness of the area will mean over time, and with the development of the Hospital the area and land is likely to become more \$ valuable as the opportunity to live in this area is a scarce resource.

2 of 2

In summary therefore, if Council makes the decision for the wider community rather than the vested interests of a minority (I note, also ironically the latter includes me) it will undoubtedly be a very positive long term outcome for the Warringah Ratepayer and the area.

If you wish to discuss further please feel free to call me but in the interim Council should note we are dissenters from the view expressed at the meeting by members of the WUFA and back the Council in its processes as flagged.

Regards,

[REDACTED]

[REDACTED]

5 Kellys Way
Oxford Falls,
NSW 2100

[REDACTED]

Please note: This message contains confidential information and is intended for the individual named. If you are not the named addressee you should not disseminate, copy or distribute this email. Please notify the sender as soon as possible by email and delete this email from your system. The sender and D. J. Wear., does not accept any liability for any errors or omissions which arise as a result of this email nor for any damage caused by any virus transmitted by this email.

2014/184100
1 of 2

Subject: FW: Assessment Panel - E3 Zoning

From:

Sent: Monday, 23 June 2014 3:00 PM

To: [REDACTED]

Subject: RE: Assessment Panel - E3 Zoning

I think you would have to ask your panel, but from my perspective the attendance was pretty one eyed which is why I regret not asking for a few minutes.

The Chair gave WUFA (John Holman) all the time he required, which was quite the correct procedure and therefore WUFA can have no suggestion that, if WUPA do not agree with whatever the outcome is, that Council did not give adequate opportunity. John was very critical of Warringah Council but the panel handled it well and were not confrontational.

There were mainly Owners present and most seemed in favour of John's view or had him represent them. I and a few others were not in agreement but as the meeting was a listen and comment session and somewhat repetitive from the speakers other than one gentlemen, who had a very succinct case that Wyatt Avenue should not be rezoned as John requested, I think he lived close by.

WUFA have used the NSW Government Planning and Infrastructure and Warringah Council logos on their map on the website which is somewhat misleading and incorrect. It also suggest our own property should be RU4 which I disagree with and will advise Matthew Ryan.

Regards,

From: [REDACTED]

Sent: Monday, 23 June 2014 10:49 AM

To:

Subject: RE: Assessment Panel - E3 Zoning

No trouble – how did it go in your view? Chairperson would have been Mary Lynne [REDACTED] is the DA co-ordinator. And Deputy GM Malcolm Ryan is the best contact to write to in regards to this panel. Contact directly through his [REDACTED]

Cheers, M

Mayor of Warringah

Warringah Council | Civic Centre, 725 Pittwater Road Dee Why NSW 2099 |

mayor@warringah.nsw.gov.au | www.warringah.nsw.gov.au

2 of 2

From:
Sent: Monday, 23 June 2014 9:45 AM
To: Cr Michael Regan
Subject: Assessment Panel - E3 Zoning

Michael,

Could you advise to which individual I should direct a letter or email regarding the meeting last week (WDAP Public Hearing).

The Chairperson was a lady whose name I did not get. I could not find it on the website.

Sorry to trouble you.

Thanks

Regards,

148

2014/195091

30 June 2014,

1336 Oxford Falls Road
Oxford Falls, NSW, 2100

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with its primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

[Redacted Signature]

CC All Councillors

2 of 6



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;

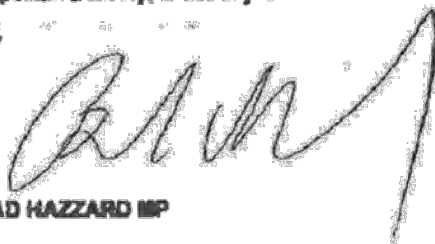
3 of 6

- 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 8162.

Yours sincerely



THE HON BRAD HAZZARD MP
Minister

17 MAR 2014

4 of 6



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.

Minister for Planning Pru Goward released the interim report into the use of environmental zones by councils in local environmental plans along with the Department of Planning and Environment's draft response.

The report was commissioned to consider how North Coast councils should use planning controls to protect the environment while still allowing the growth of the important local farming sector, and was undertaken by independent consultants Parsons Brinckerhoff.

"The NSW Government is working to bring together landowners, communities and councils to strike the right balance between appropriate environmental protections and sustainable farming on the North Coast," Ms Goward said.

"Smart planning needs to be backed by strong evidence – that's the principle behind these draft recommendations.

"Putting more rigour behind the planning decisions of local councils will be better for the environment and provide more certainty to the farming sector."

Ms Goward said the North Coast environment was the region's defining characteristic and supported jobs through tourism, but was not inconsistent with farming which was also vitally important to the local economy.

"The North Coast is unique in our State; it has a thriving farming industry and a spectacular and important natural environment," Ms Goward said.

"That's why we are working with councils to ensure that every decision they make in this regard is backed by strong evidence."

The NSW Government has given in-principle support to some of the report's interim recommendations, including:

- Setting clear criteria for environmental zones known as E2 and E3 to ensure that these zonings are based on strong evidence

- 5 of 6
- Allowing grazing and other kinds of extensive farming activity with consent in some environmental zones and without consent in others
 - Removing aesthetic value as an objective of the environmental management zone known as E3
 - Removing the proposed environmental zones from Kyogle Shire Council's local plan until proper evidence is provided
 - Replacing the proposed environmental living zone in Byron Shire known as E4 with a more appropriate residential zone.

The draft report and interim recommendations were prepared after extensive consultation with councils, landowners and local stakeholders.

"The draft recommendations will now go on exhibition. Feedback from stakeholders will inform the Government's decision, and a Direction will be issued to guide councils on the specific criteria to use when deciding to apply an environmental zone," Ms Goward said.

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.

The interim recommendations will be on exhibition until 5 June 2014. To view a copy of the report and provide feedback, people are encouraged to visit:

www.planning.nsw.gov.au/proposals

Media Contact: Nick Tyrrell 0467 733 876

6 of 6



Frequently Asked Questions

May 2014

WHAT IS THE NORTHERN COUNCILS E ZONE REVIEW?

- The Northern Councils E Zone Review is an independent review, being conducted by consultants Parsons Brinckerhoff, into the way environmental zones and overlays are being applied to land on the Far North Coast.
- The review applies to the zoning of land in the Ballina, Byron, Lismore, Tweed and Kyogle local government areas.
- The environmental zones under review are E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living.

WHAT WILL BE THE PRACTICAL OUTCOMES OF THE CONSULTANT'S RECOMMENDATIONS?

- Only land with high value vegetation, such as recognised littoral rainforests, wetland areas or Endangered Ecological Communities, will be included in environmental zones.
- E zones will only be applied where there is evidence of significant environmental values.
- This means that E zones will be more restrictively applied, while still protecting the most important environmental areas.
- Where land does not have the required environmental significance to be given an E zone, it will be zoned according to its primary use.
- This means that cleared land used for agricultural or rural purposes will be given an appropriate rural zoning.
- Agricultural and rural uses will continue while important environmental values are protected.

HOW WILL THE GOVERNMENT ENSURE COUNCILS IMPLEMENT THE ADOPTED RECOMMENDATIONS?

- The Minister will issue a Ministerial direction to councils about the criteria which must be used when applying an E2 or E3 zone and the circumstances in which an environmental overlay will be used.

1 of 1

TRIM 2014/195124

30 June 2014,

Note. attachments same as other form letters.

168 Hilversum Cres
Belrose NSW 2085

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information. Should you continue with your action to re-zone, I would obviously seek to be re-rated to a Residential Block when it comes to council charges.

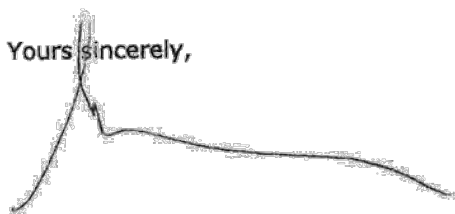
If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

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- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,



CC All Councillors

PS LACK OF COUNCIL DRAINAGE HAS ALREADY KILLED
OFF SEVERAL GUMS, HYPOCRITICAL OF COUNCIL TO SAY
THEY WANT TO PROTECT AN AREA, BUT DO NOTHING TO HELP
WATER RUN OFF.



1 of 1

TRIM 2014/195138

Note: Attachments are the same
as other form letters.

30 June 2014,

5 Kamber rd
Terrey Hills
2084

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

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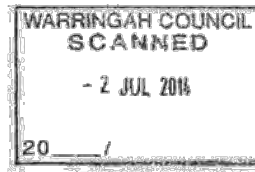
I look forward to your response to this letter.

Yours sincerely,

CC All Councillors

1 of 1

TKM 2014/199254



1113 Oxford Falls Road
Oxford Falls Road NSW 2100

30 June 2014,

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd.,
Dee Why, 2077



Oxford Falls Valley and Belrose North Strategic Review, Warringah

Dear Mr Robinson,

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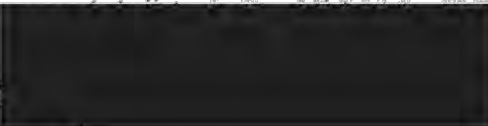
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Yours sincerely,



CC All Councillors



1 of 1

Attachments same as
form letter

PRIM 2014 / 200451

30 June 2014,

72 Willandra Rd Narraweena

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with its primary Rural use in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

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- Media Release by Pru Goward dated 14 May 2014
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I look forward to your response to this letter.

Yours sincerely,



Note: Attachment
Same as other form
12/1/14

lot 1

TRIM 2014/204502

30 June 2014

55A Oxford Falls Rd (Aroona
Rd) Lot 2581 DP752038
Oxford Falls NSW 2100



Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr. Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

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I look forward to your response to this letter.

Yours sincerely,



CC All Councillors

1 of 1

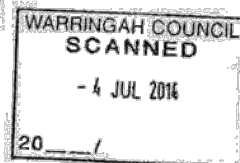
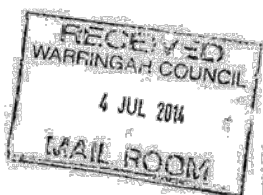
TRIM 2014/204512

Note: Attachments are the same as other from letters.

1110 Oxford Falls Rd
Frenchs Forest, NSW
2086

30 June 2014,

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,



Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

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- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

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Yours sincerely,



CC All Councillors

1 of 1

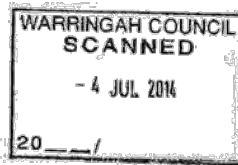
TRIM 2014/204522

Note: Attachments based
on trim letter.

30 June 2014,

55-57 Little Willandra Rd
Cromer NSW 2099

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,



Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

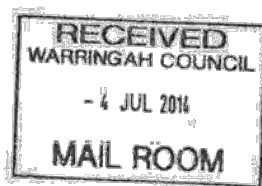


CC All Councillors

1 of 1

92117 2014/2014526

Attn : Peter Robinson
Group Manager
Strategic Planning
Warringah Council
725 Pittwater Road
Dee Why, NSW 2099



11 Morgan Road
Belrose
NSW 2085
Australia

1 July 2014

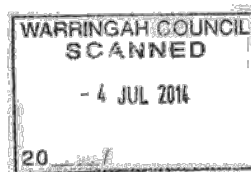
Dear Sir,

Oxford Valley and Belrose North Strategic Review

I understand that my property is being considered for E3 Zoning on the basis that it is of high environmental value. This land has been used for residential purposes for many years and although it is currently zoned rural I do not believe that it is of high environmental value. Indeed with the high demand for housing in Sydney it seems to me that it is only a matter of time before it is zoned residential particularly as I believe that this must be just about the nearest acreage area to the centre of Sydney

I would welcome any comments that you have on the above.

Yours faithfully,



1 of 2

Item 2014/206525

From: [REDACTED]
Sent: Sunday, 6 July 2014 2:12 AM
To: Peter Robinson
Cc: COUNCILLORS
Subject: Oxford Falls Valley and Belrose North Strategic Review, Warringah
Attachments: FGH162.doc; ATT00001.htm

Dear Mr Robinson,

We are writing to you to respectfully request that our land not be zoned E3, as detailed in the attached letter. We are currently overseas hence the need to send this via e-mail. Please note we can also be contacted via this e-mail if required. Thanking you.
Sincerely,

[REDACTED]
Lot 954 Morgan Road
Belrose NSW 2085

2 of 2

30 June 2014,

[REDACTED]
Lot 954 Morgan Road
Belrose NSW 2085

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

We are writing to you to request that **our land not be zoned E3.**

As per the assessment carried out by your officers our land is not of high environmental value and so should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence as to why our land should be considered as having high environmental value, could you please provide it to us.

For your reference we have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

[REDACTED]

CC All Councillors

FGH162

1 of 1

TKIM 2014/208369



Our Ref: 13138

7 July 2014

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council

By email

Dear Sir,

**Re: Draft Oxford Falls Valley and Belrose North Strategic Review –
Review of Submissions and Public Hearing**

We act on behalf of [REDACTED] located at 1078 Oxford Falls Road, Oxford Falls. We have been requested to make a further submission in relation to this matter following the review of the public submissions and the public hearing that has taken place.

We appreciate the positive response that has occurred in relation to the school, with the submissions report now indicating that it is intended to make 'educational establishments' a permissible use within the proposed E3 zone. This is a step forward however this does not alter our view that the underlying E3 zoning is inappropriate. There has been no evidence put forward that, consistent with the DoP practice directions for such zoning, the subject land is of any specific ecological significance.

Given the regional significance of the existing use, we are also of the view that other alternate zones that are being suggested by some residents ie Rural or Residential, are also not reflective of the existing school use. Notwithstanding, either a rural or residential zone that permitted 'educational establishments' would be preferable to the proposed E3 zoning.

We support the position of other residents, that adequate justification needs to be provided for the proposed E3 zoning. Such information should be made available as part of the Planning Proposal process and prior to any draft LEP going on public exhibition.

If there are any further enquiries regarding the above please do not hesitate to contact the undersigned on [REDACTED]

Yours faithfully

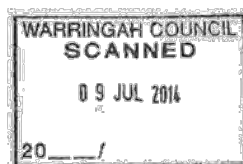


Urban and Regional Planning, Environmental Planning and Statutory Planning
Registered Office: Lyndhurst, Suite 1B, 303 Pacific Highway, Lindfield N.S.W 2070
Telephone: (02) 9416 9111 Facsimile: (02) 9416 9799
email: admin@inghamplanning.com.au
A.C.N. 106 713 768

www.inghamplanning.com.au

1 of 1

TRIM 2014/212.552



8 July 2014,

Lot 2
Hilversum Crescent
BELROSE NSW 2085

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,



Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with its primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

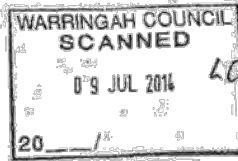
A large black rectangular box redacting the signature of the sender.

CC All Councillors

1 of 1

TRIM 2014 / 212556

30 June 2014,



LOT 1040 OXFORD FALLS RD WEST
OXFORD FALLS
2100

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,



Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)
- RICHARD A. HAZZARD'S LETTER

I look forward to your response to this letter.

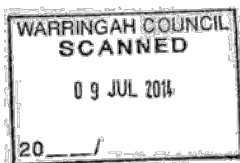
Yours sincerely,



CC All Councillors

1 of 2

TRIM 2014/212563



1 Spicer Road North,
Oxford Falls. NSW. 2100

Peter Robinson,
General Manager, Strategic Planning,
Warringah Council,
725 Pittwater Road,
Dee Why. 2009.



Dear Mr Robinson,

Re: Oxford Falls Valley and Belrose North Strategic Review, Warringah

We are writing to you to request that our land not be zoned E3.

We have obtained an environmental report which finds that our land is not of high environmental value and therefore it should be zoned in accordance with it's primary uses (Rural and Residential).

If you have any evidence of our land being of high environmental value, could you please provide it to us.

You will be familiar with the view expressed to the Warringah Council by the Honorable Brad Hazzard MP, in his then position as Minister for Planning and Infrastructure, concerning the Oxford Falls Valley and Belrose North Draft Strategic Review, dated 17 March 2014; and the Media Release dated 14 May 2014 from the current Minister Pru Goward, MP, regarding the use of environmental zonings. Warringah Council's original justification for seeking to apply the E3 zoning in this area was that it was the closest approximation to the zone B2 Oxford Falls Valley under LEP 2000. However, under LEP2000, an adjoining property owner was granted approval to construct a 60 place childcare centre. Additional relaxations associated with that approval included waiving of a 10 metre side boundary setback. The building is now 4.3 metres from our boundary. The approval was also given without any plans for human waste disposal being in place. How can that in any way approximate the restrictive controls which apply under the E3 zone?

Further we wish to point out that when the original draft LEP was released, the additional restrictions the then Council was pushing for included prohibitions on any agricultural pursuit whatsoever. While the Warringah Council appears to resile from

2 of 2

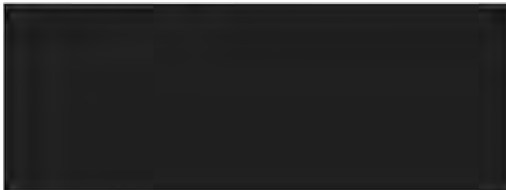
this position at present, we continue to be very mindful of the views which drove the original draft LEP.

We believe that Mr Hazzard's proposal is the best and correct procedure, that is, deferment of any decision until the necessary reviews have been fully and properly conducted.

If the Warringah Council does not wish to follow the approach proposed by Mr Hazzard MP, then we feel that the logical zone for this whole area should be R5. However, given that Warringah Council has already applied the RU4 zone to Terrey Hills and Duffys Forest, which have basically identical usage patterns to the areas subject to this Strategic Review, then we think the other alternative would be to apply the RU4 zone.

We look forward to your response to this letter.

Yours sincerely,



6 July 2014

1 of 1

KIM 2014/217765

[REDACTED]

LOT 1101 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100
14 JULY, 2014

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,



Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

[REDACTED]

[REDACTED]

1 of 1

TRIM 2014/217770

30 June 2014,

1083 Oxford Falls Rd

Oxford Falls 2100



Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of my land being of high environmental value, could you please provide it to me as I understand that no detailed study has been completed.

For your reference I have attached the following documents:

- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

[Redacted Signature]

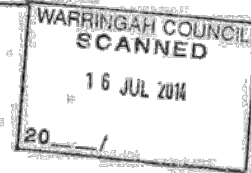
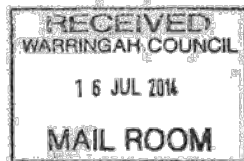
CC All Councillors

1 of 1

TRIM 2014/21771

30 June 2014,

5 Kimbriki Rd
Ingleside NSW 2101



Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that my land is not zoned E3. My land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

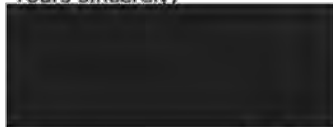
If you have any evidence of my land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

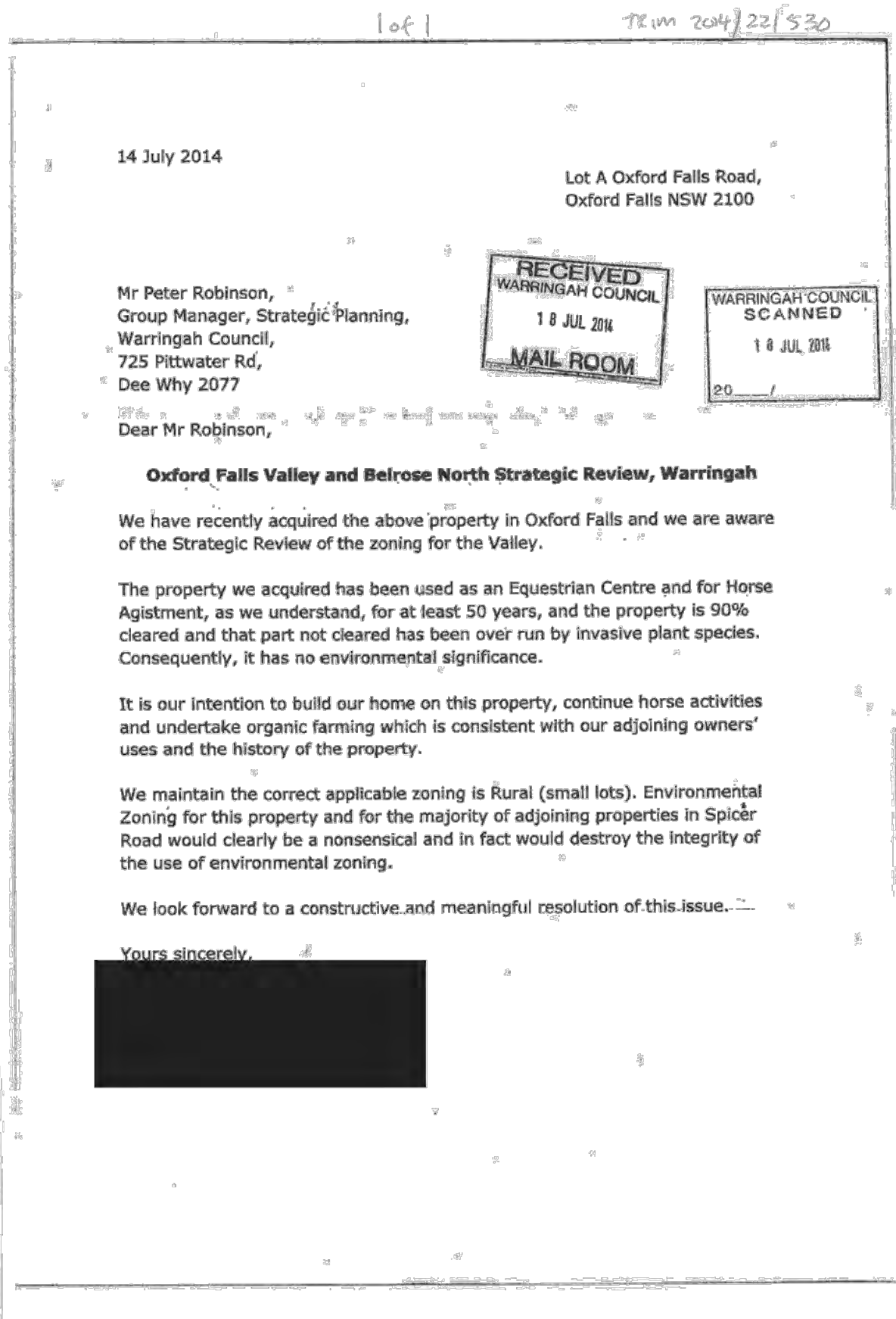
- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,



CC All Councillors



1 of 1

9KM 2014/223477
21st July 2014,
[REDACTED]
Lot 1 Wearden Road,
Oxford Falls NSW. 2100

Peter Robinson,
Group Manager, Strategic Planning,
Warringah Council,
725 Pittwater Rd,
Dee Why, 2077,

Dear Mr Robinson,

Oxford Falls Valley and Belrose North Strategic Review, Warringah

I am writing to you to request that our land is not zoned E3. Our land is not of high environmental value and should be zoned in accordance with it's primary use (Rural or Residential) in accordance with the attached information.

If you have any evidence of our land being of high environmental value, could you please provide it to me.

For your reference I have attached the following documents:

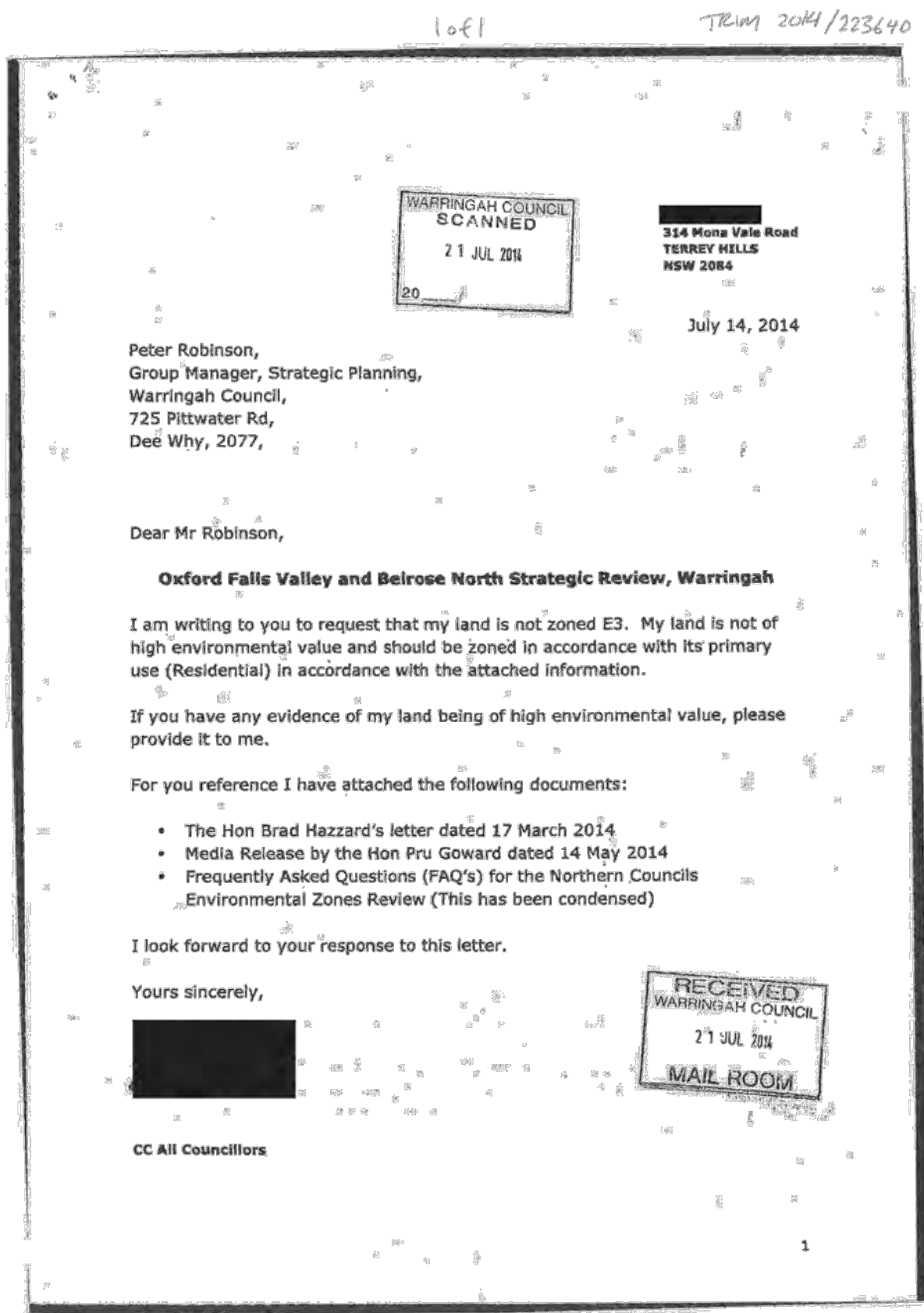
- Brad Hazzard's letter dated 17 March 2014
- Media Release by Pru Goward dated 14 May 2014
- Frequently Asked Questions (FAQ's) for the Northern Councils Environmental Zones Review (This has been condensed)

I look forward to your response to this letter.

Yours sincerely,

[REDACTED]

Please CC to All Councillors
Michael Regan, Wayne Gobert, Vanessa Moskal, Vincent De Luca, Sue Heins, Bob Giltinan, Pat Daley, Rosly Harrison, Duncan Kerr, Joe Menano-Pires



1 of 1.

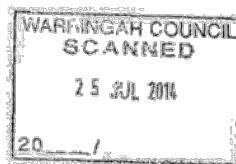
TRIM 2014/229698



Lot 1101, Oxford Falls Road
Oxford Falls NSW 2100
Phone 02 9451-6125

23 July 2014

Mr. Peter Robinson
Group Manager, Strategic Planning
Warringah Council,
725 Pittwater Road,
Dee Why NSW 2077



Dear Mr. Robinson,

Oxford Falls Valley and Belrose North Strategic Review

Thank you for your letter dated 16 July 2014 responding to my letter dated 14 July 2014.

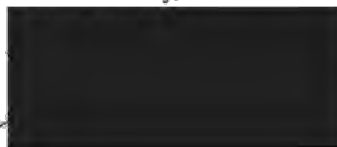
My letter of 14 July 2014 enclosed a formal application seeking *"Any information that supports the classification of my land at Lot 1101 Oxford Falls Road, Oxford Falls NSW as being of high environmental value"*, together with a cheque for \$30 being the application fee.

My letter requested that my land is not zoned E3 and also stated my claim that it (my land) is not of high environmental value. On 15 July, 2014 Council very kindly returned my cheque with a note indicating that your *"records department have advised that payment is not necessary"*. Carol, in a telephone conversation, advised that my enquiry would be dealt with by correspondence and she has forwarded to me information on the Draft Strategic Review. Your letter of 16 July 2014, acknowledged above, refers very generally to outcomes from the Independent Public Hearing and Procedures that might follow with regard to a planning proposal. I appreciate very much, and thank you for, your prompt responses and return of cheque.

However, so far I do not seem to have received anything to answer the main enquiry set out in my formal application. It is my understanding that properties in Oxford Falls, including mine, have been visited by Officers of Council. So I wish to ask if you can supply me with any information that supports the classification that my land, (Lot 1101 Oxford Falls Road), has high environmental value, I would appreciate receiving it.

I thank you in anticipation of your response to this letter.

Yours sincerely,



Option 1 : Land Use Zoning Map

Oxford Falls Valley and Belrose North Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

Cadastral

Cadastral 28/07/2014 © Warringah Council

Major Roads

Draft Land Zones

E3 - Environmental Management

R2 - Low Density Residential

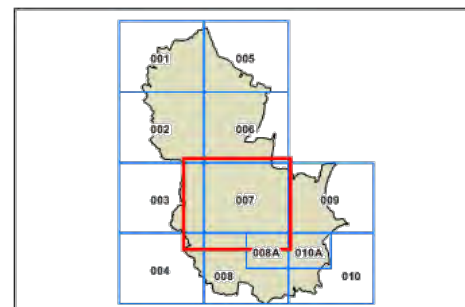
R5 - Large Lot Residential

RU4 - Primary Production Small Lots

SP1 - Special Activities

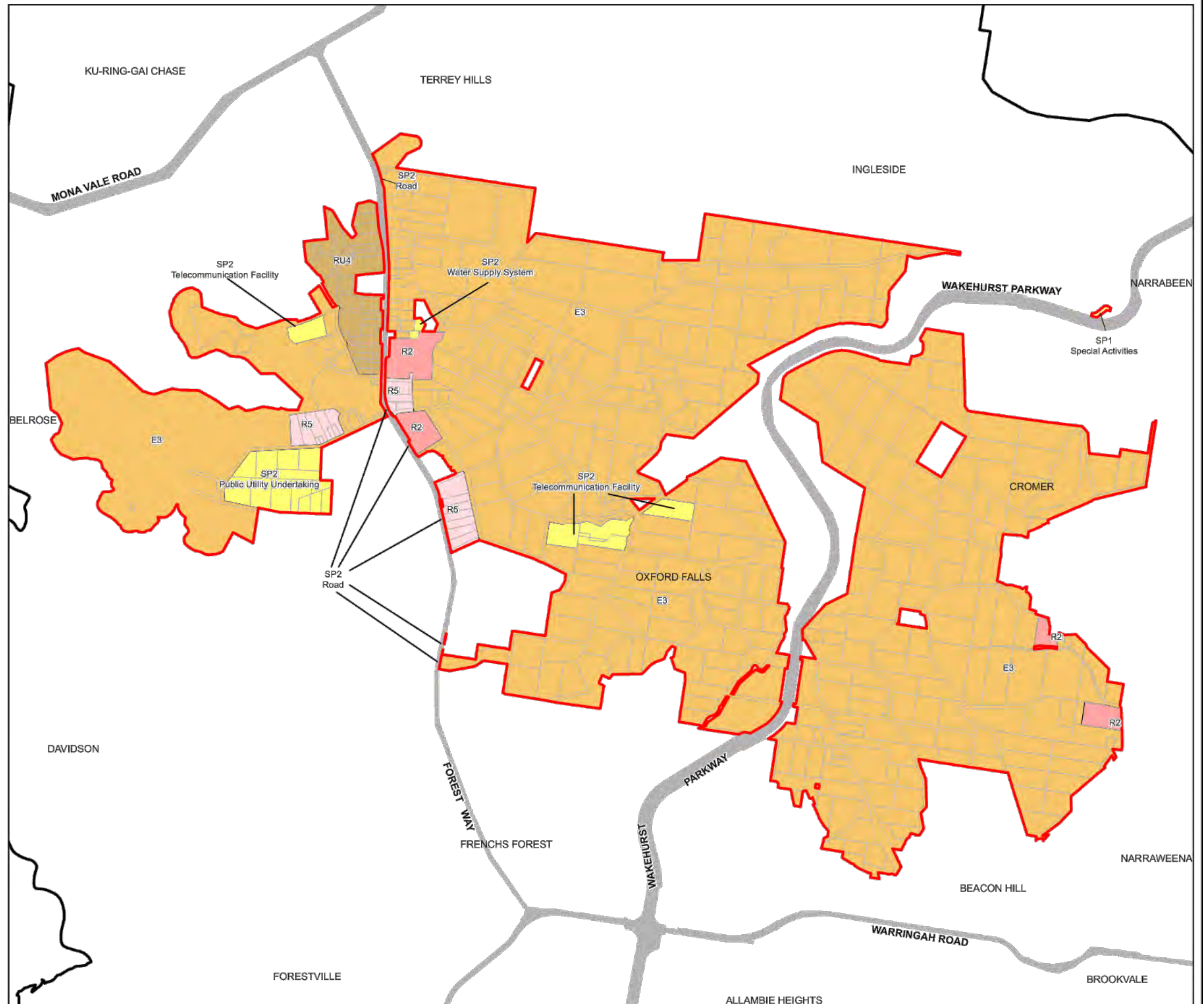
SP2 - Infrastructure

DM - Deferred matter



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Option 2 : Land Use Zoning Map

Oxford Falls Valley and Belrose North Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

Cadastral

Cadastral 28/07/2014 © Warringah Council

Major Roads

Draft Land Zones

E3 - Environmental Management

R2 - Low Density Residential

R5 - Large Lot Residential

RU4 - Primary Production Small Lots

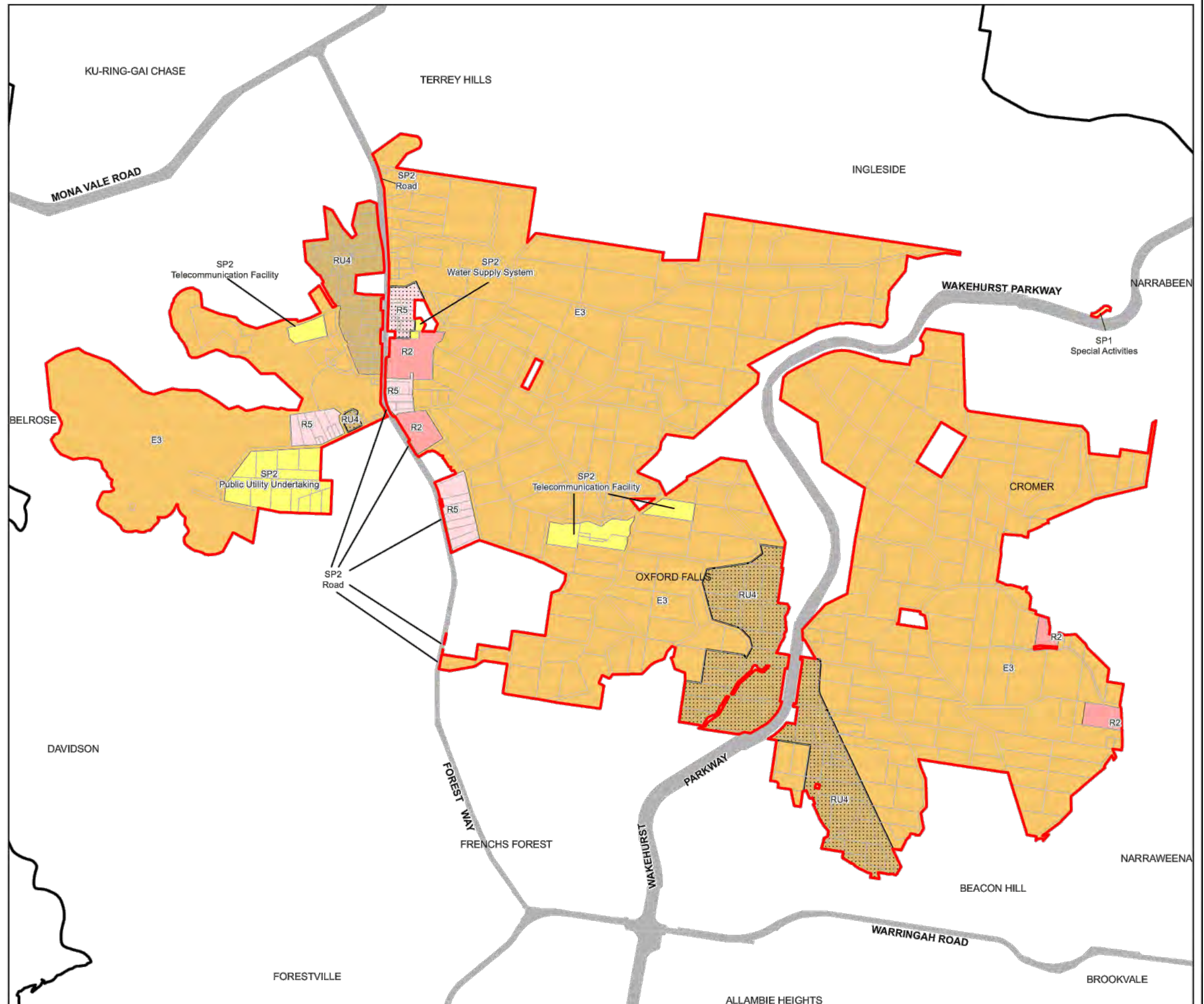
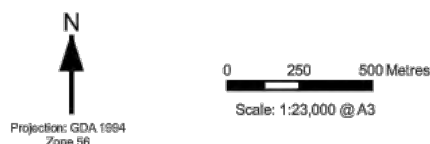
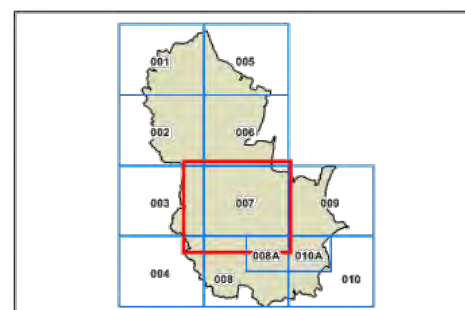
SP1 - Special Activities

SP2 - Infrastructure

Alternatives to E3 Zone

R5 Alternative to E3

RU4 Alternative to E3



Option 3 : Ministers Opinion -
Land Use Zoning Map

Oxford Falls Valley and Belrose North
Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

Cadastral

Cadastral 28/07/2014 © Warringah Council

Major Roads

Draft Land Zones

E3 - Environmental Management

R2 - Low Density Residential

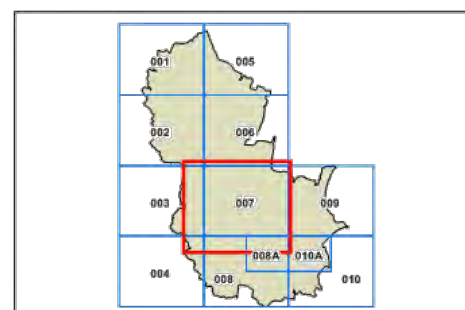
R5 - Large Lot Residential

RU4 - Primary Production Small Lots

SP1 - Special Activities

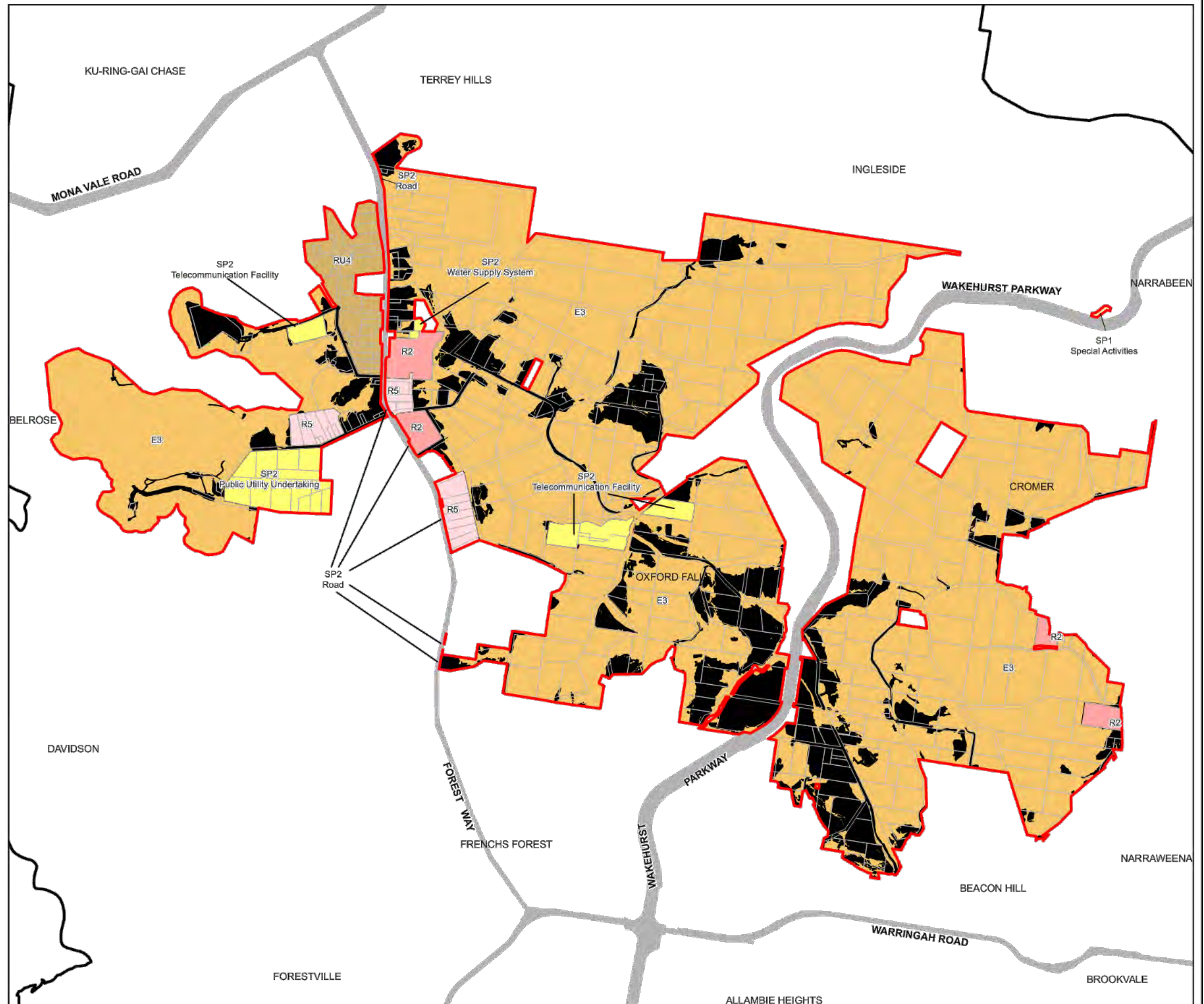
SP2 - Infrastructure

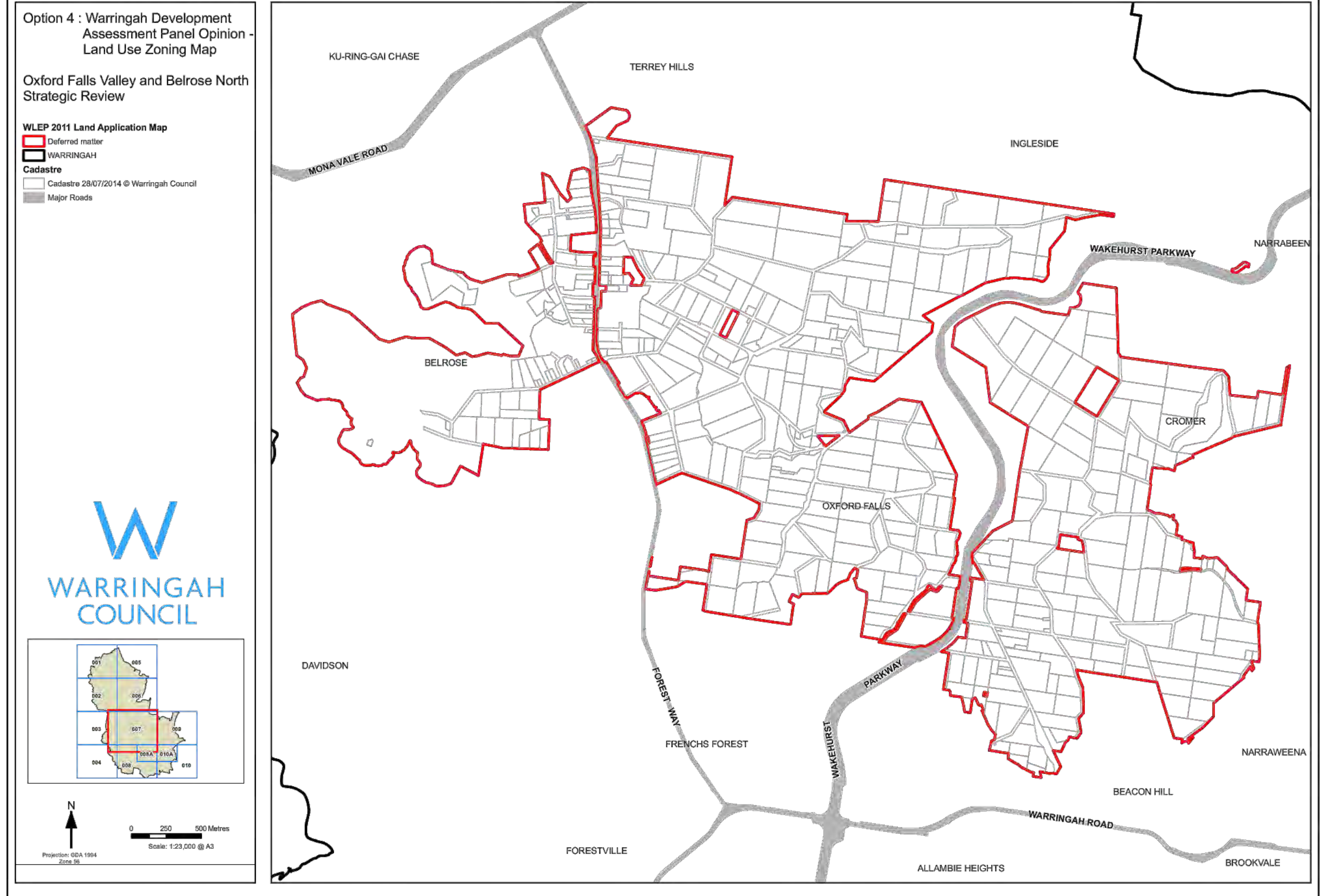
DM - Proposed Deferred matter

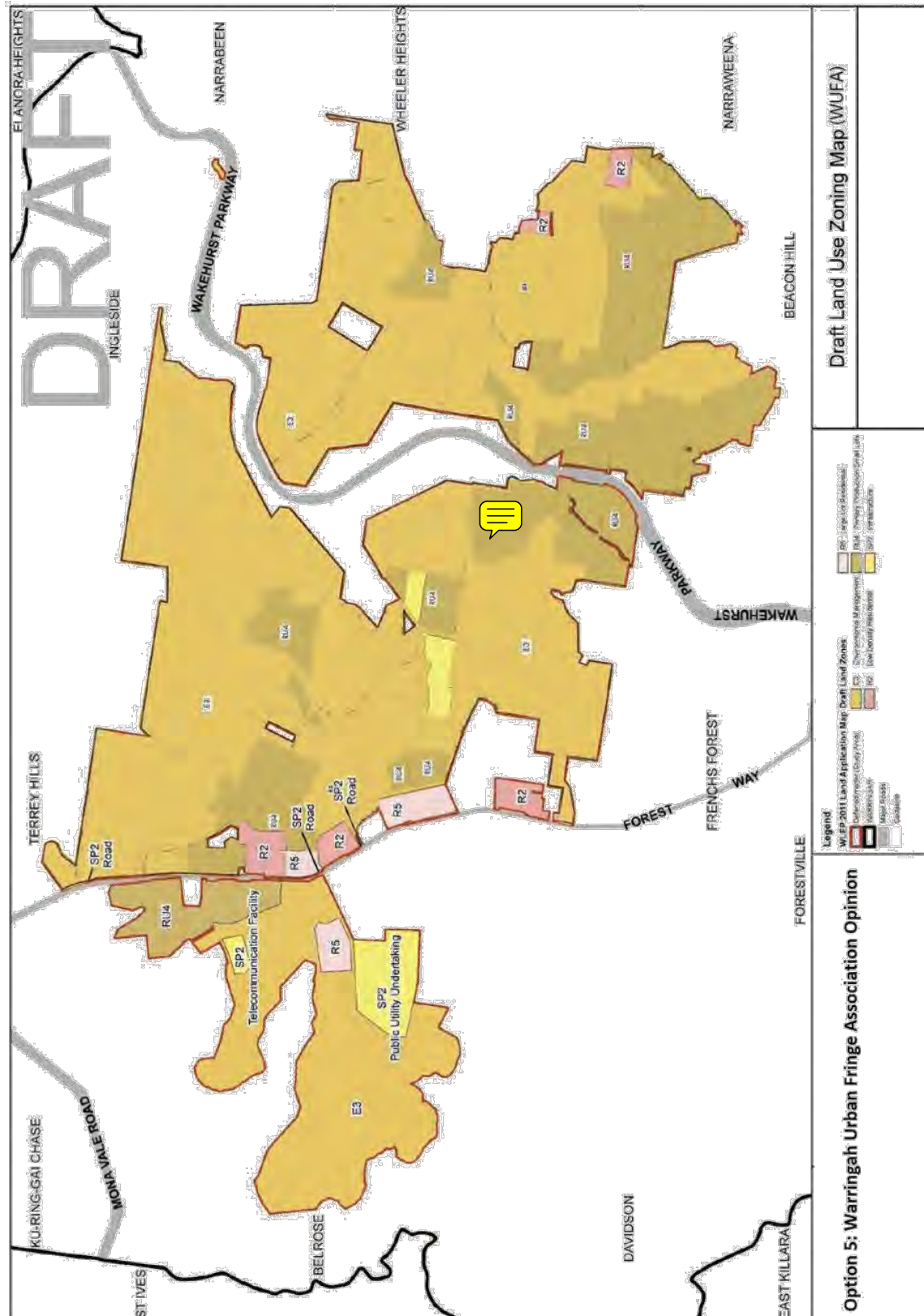


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Additional Permitted Uses Map (Option 1)

Oxford Falls Valley and Belrose North Strategic Review

WLEP 2011 Land Application Map

Deferred matter (Study Area)

WARRINGAH

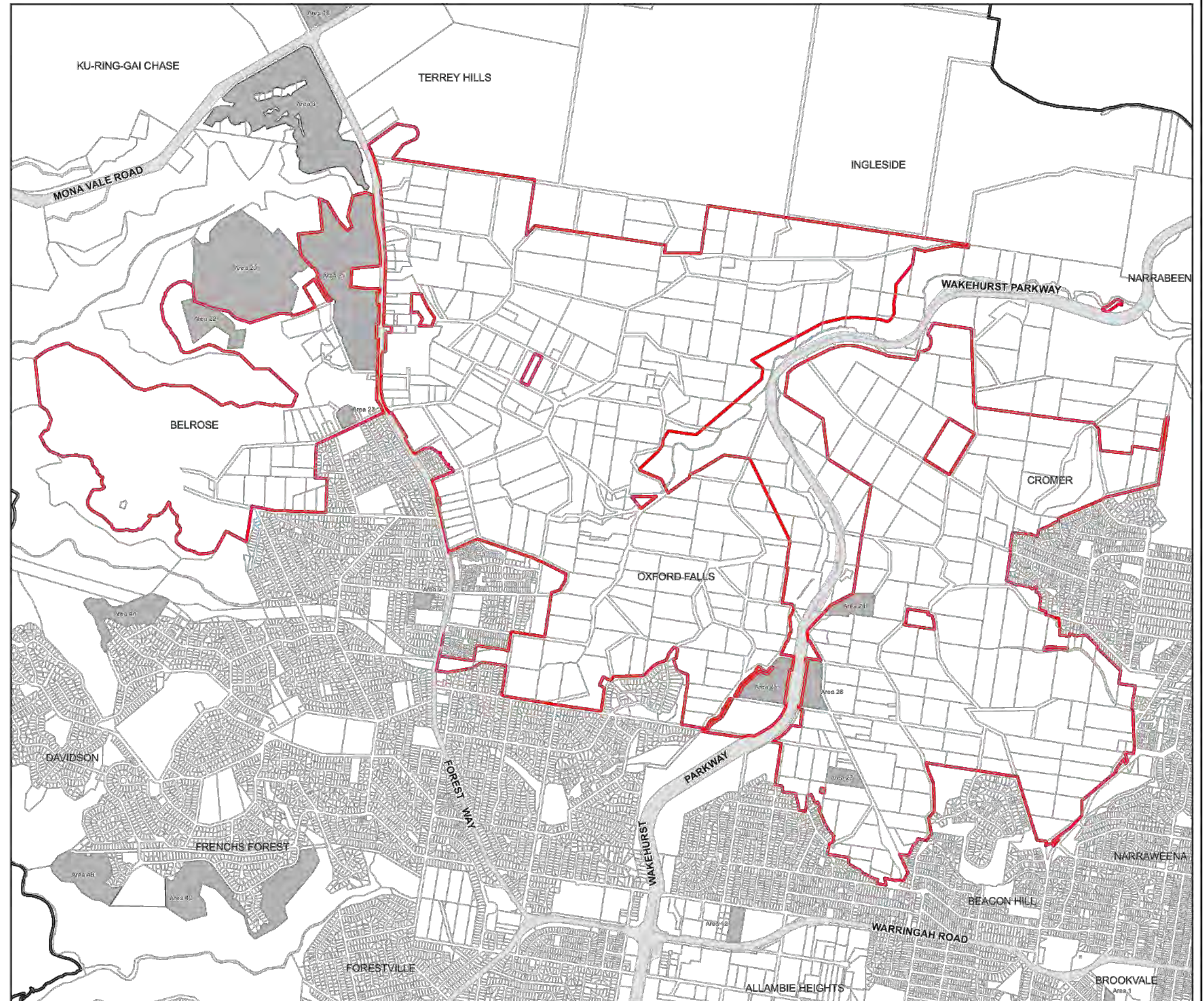
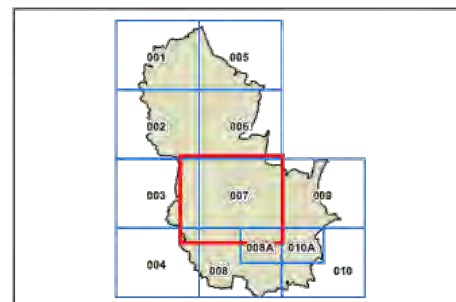
Cadastral

Cadastral 28/07/2014 © Warringah Council

Major Roads

Draft Additional Permitted Uses

Additional Permitted Uses



Document Path: G:\GIS\ArcMap\Docs\Planning\Comprehensive_LEP\LEP2011 Amendments\Deferred matter\Strategic Review\Council Report\Additional Permitted Uses Map.mxd

