

Addendum to minutes

Warringah Development Assessment Panel - 18 June 2014

It has been brought to Council's attention that there is a concern raised in the recommendation from WDAP on item 4.1 - STRATEGIC REVIEW OF DEFERRED LANDS IN OXFORD FALLS VALLEY AND BELROSE NORTH, from the meeting of 18 June 2014. The minutes refer to the Draft Metropolitan Strategy 2031 acknowledging Oxford Falls Valley and Belrose North as an area of rich environmental significance and requires protection. An extract from the minutes is below.

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.*

It is noted that no direct reference exists within the Draft Metropolitan Strategy 2031 to Oxford Falls Valley and Belrose North. The Panel sourced this statement from the draft Strategic Review report which was Attachment 1 of the report presented to the Panel on this item. The draft Strategic review report was written by the Department of Planning and placed on exhibition in June 2013 by the Department as part of this review. The statement within the draft Strategic Review report is the author's interpretation of how the Draft Metropolitan Strategy 2031 relates to this area. See extract below.

Extract from Draft Strategic Review report – Attachment 1 to Council's report to WDAP

2.2 Draft Metropolitan Strategy 2031

The Draft Metropolitan Strategy is the latest strategy released by the Department of Planning and Infrastructure to set the framework for Sydney's growth to 2031 and beyond.

The draft Strategy lays a strong and ambitious strategic planning foundation for the metropolitan region that will put Sydney on course to cement its position as Australia's pre-eminent city. To achieve this, the focus of the Strategy is on boosting housing and job growth across Sydney.

Under the Draft Metropolitan Strategy, the Oxford Falls Valley and Belrose North area is identified as an area of rich environmental significance and an asset that Sydney must retain and protect.

The Draft Metropolitan Strategy for Sydney is available for comment until 31 May 2013. For more information, visit <http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney.aspx>

Comment:

This has been acknowledged by the Panel and the source of this statement is confirmed as being the draft Strategic Review report (Attachment 1 of the Agenda item).

In reviewing the above the panel have confirmed that the final recommendation of the panel does not change.