Residents and landowners were today invited to comment on a draft strategic review which has examined how to include the Oxford Falls Valley and Belrose North area in new Warringah Council planning controls.

Sam Haddad, Director-General of the Department of Planning and Infrastructure, said the draft review was the result of almost 12 months of work between the department and Warringah Council.

Minister for Planning and Infrastructure Brad Hazzard deferred the incorporation of the Oxford Falls Valley and Belrose North area from Warringah’s local environmental plan (LEP) when it was published in 2011, following concerns raised by residents.

Mr Haddad said the strategic review has found that the majority of the area should be zoned E3 environmental management – because of its environmental values and relatively limited infrastructure.

“There are, however, some smaller areas of land that have been identified for alternative zonings or uses, including low density and large lot residential, small lot rural production and for special infrastructure purposes,” Mr Haddad said.

“Now community members have the opportunity to comment on the findings.

“Furthermore, it should be noted that this review has predominantly looked at how best to translate planning controls for the area between Warringah’s old and new LEP.

“Once this process is finalised, a second phase of work will commence.

“This includes undertaking studies to inform the potential of future urban releases in the Oxford Falls Valley catchment, as recommended by the Planning Assessment Commission report in 2009.”

Mr Haddad said the department and council have been actively consulting with the local community over the past six months.

This has included holding a public information session in October 2012, conducting 176 individual site visits, briefing local councillors and considering public submissions.

Malcolm Ryan, Warringah Council deputy general manager, said submissions received during the exhibition period will be forwarded in a submissions report to the Warringah
Development Assessment Panel, which will conduct an Independent Public Hearing before delivering its own report.

“The department and Warringah Council will then compile a final strategic review report, addressing the independent report and submissions made during the exhibition period,” Mr Ryan said.

"It is intended that the findings of the strategic review will lead to a planning proposal by Warringah Council to bring Oxford Falls Valley and Belrose North into the Warringah LEP 2011."

The Draft Oxford Falls Valley and Belrose North Strategic Review Report, along with information on how to lodge a submission, can be found at


It is on exhibition until 7 August 2013.

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