

Below is an extract from “Fact Sheet – Deferred Lands (Oxford Falls Valley and Belrose North)” published on Northern Beaches Council website:

Box 2: Key considerations for the deferred lands

- Dwelling houses - Existing rights to build a dwelling are intended to be retained, with current housing density provisions carried into the new LEP for C3 and RU4 zoned land.
- Seniors housing - Will be prohibited in C3, RU4 and R5 zones. Existing approved developments will typically be zoned R2 to reflect their ongoing use.
- Boarding houses - Will only be permitted within the R2 zone near identified local centres, reflecting the strategic intent to limit urban intensification within the Deferred Lands.
- Secondary dwellings (granny flats) - Will be permitted in R2 and R5 zones only, but not in RU4 or C3 zones, for consistency with other areas of the LGA.
- Education establishments - Will not be permitted under the LEP in RU4, R5 and C3 zones, but is permitted in the RU4 and R5 zones via state planning policies.
- Places of public worship - Will be prohibited in C3, RU4 and R5 zones, with some site-specific Additional Permitted Uses (APUs) applied to retain this use. These uses remain permissible with consent in R2 zones.
- Agricultural uses (e.g. grazing, horse agistment, beekeeping) - Will be directed to RU4 zones and generally not permitted in C3 zones, ensuring a clearer separation between rural use and environmentally sensitive land.
- Additional permitted uses (APUs) - Will apply to specific areas to retain currently permitted land uses that would otherwise not be permitted under the new zoning.
- Existing lawful uses - Will benefit from existing land use provisions of the state planning legislation, allowing legally established uses to continue.
- Minimum lot size – Minimum lot sizes will apply based on zoning: 600m² in zone R2, 2 hectares in zone R5, and 20 hectares in RU4 and C3 zones, maintaining low-density development in rural and environmental areas.

The red highlighted section is misleading. The “specific areas” referred to here are very limited (less than 1% of the deferred area) with the majority of the deferred area losing the majority of its current permitted land uses. We ask that Council apply an Additional permitted land uses area over the whole deferred lands that allows currently permitted land uses that would otherwise not be permitted under the new zoning.