

Conservation Zones Review Information Webinar – Pittwater

Monday 26 September 2022,
6-7pm



northern
beaches
council



Meridian
Urban

Acknowledgement of Country

Agenda

- 1 Background information
- 2 Overview of C zones review
- 3 Draft C zones
Presented by urban and non-urban areas for Pittwater
- 4 Overview of technical studies
- 5 Next Steps

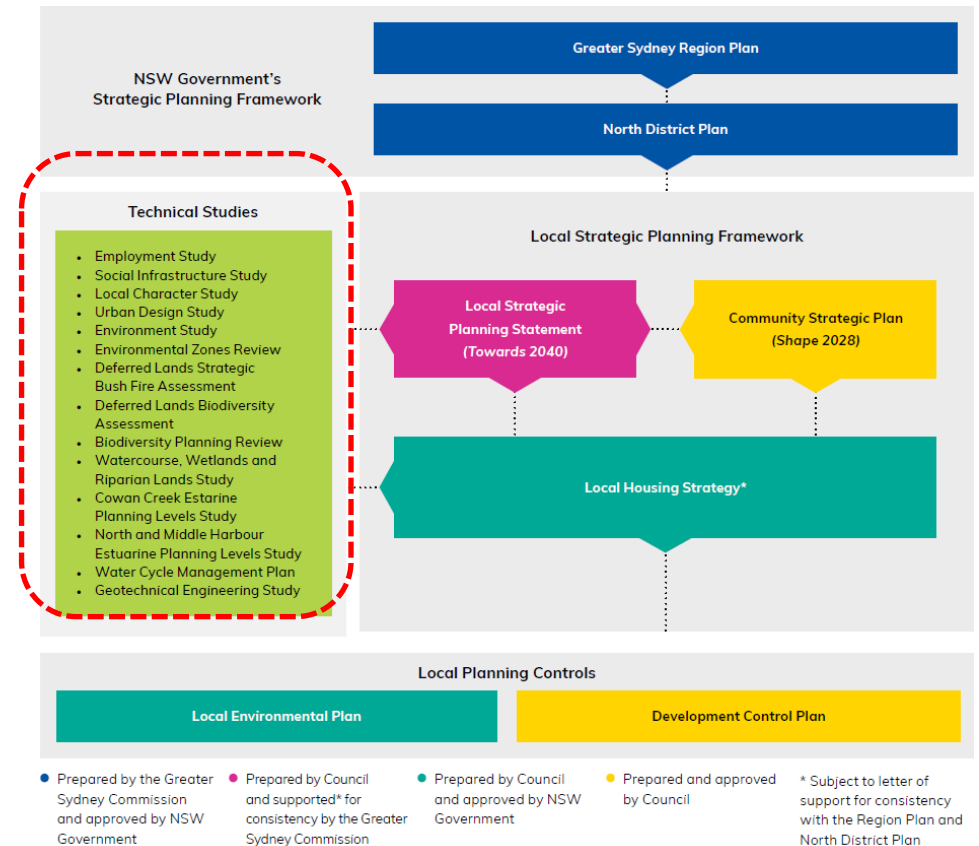
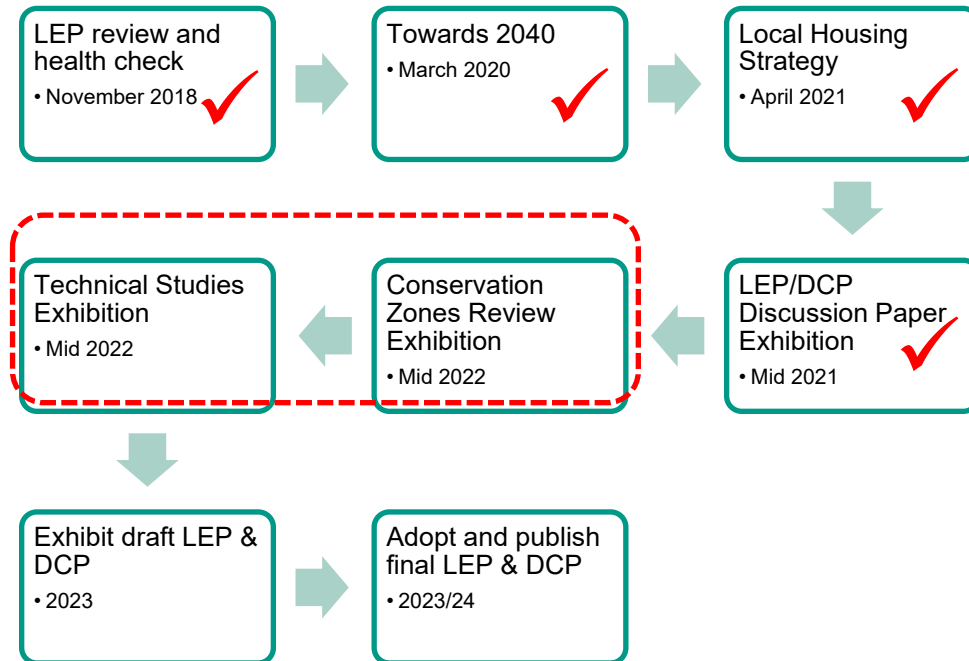
Webinar conventions

- To provide information and an overview of the C Zones Review
- Look at the entire Northern Beaches and not focus at the site level
- Everyone will be muted and cameras turned off
- Questions and comments can be made via the show conversation function as we progress through the information briefing
- These sessions will be recorded



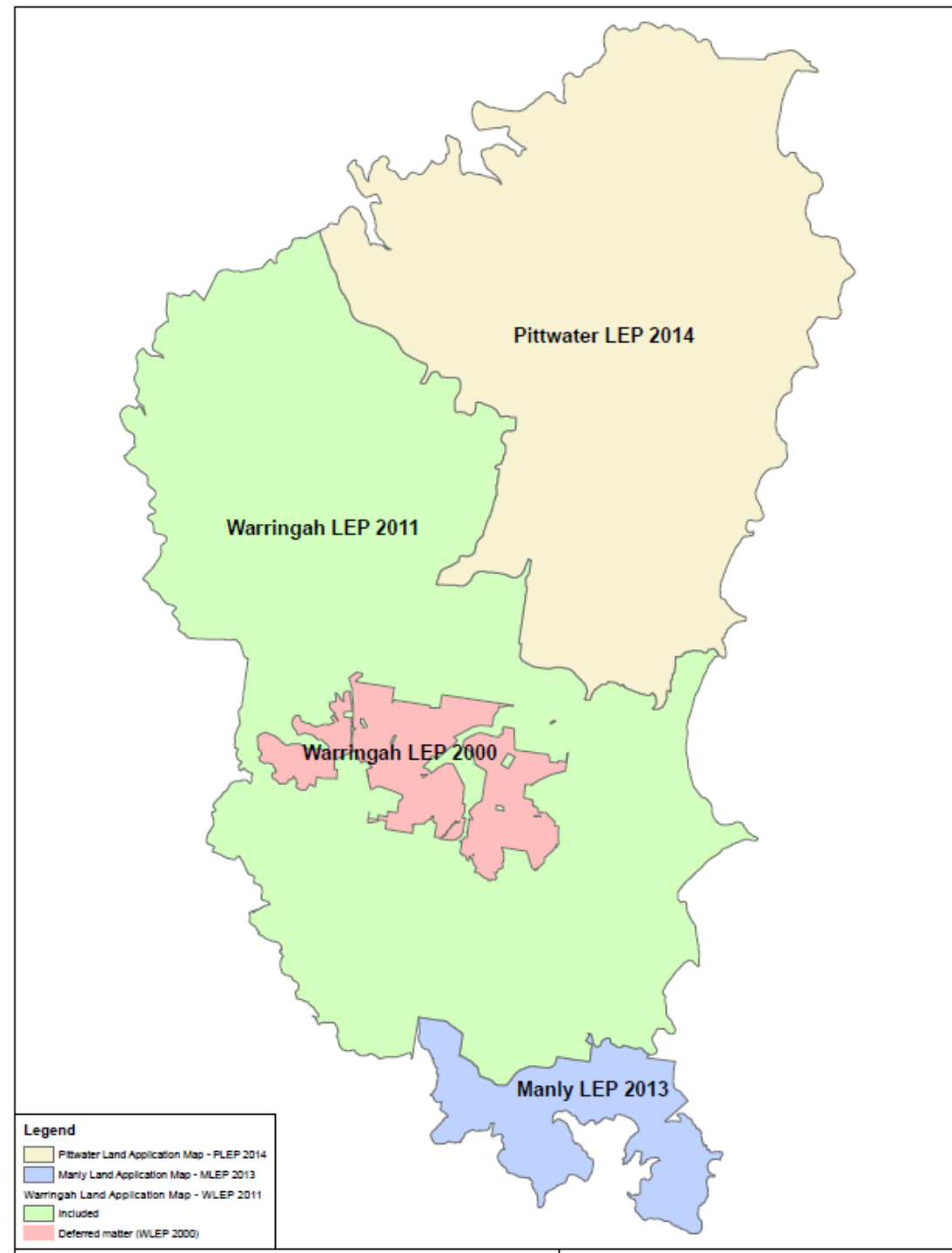
Question and Answer

Planning our Sustainable Future Program Towards one LEP & DCP



What is a local environmental plan (or LEP)?

Legal instrument that establishes land use zones and standards to control development



What are zones?

A standardised framework for the way land can be used set by the State Government

Set out what uses are allowed (or permitted) and what are prohibited

These land uses must relate to the objectives for these zones

What are Conservation zones?

Used to protect and manage land that is of
important environmental value

Identify environmental and hazard values
i.e., biodiversity, waterways and foreshore, hazard
constraints (flood, bushfire, coastal), land capability (slope/
ridgelines/escarpments), urban ecology (tree canopy and
corridors)

Application of the values will vary spatially
across different places i.e., public versus private
land, non urban versus urban areas

Use of application rules to apply the
environmental values i.e., E2 – public land, E3 –
private land, E4 – suburban residential and urban
residential areas

Established under *National Parks and
Wildlife Act 1974*

C1 National Parks and Nature Reserves

High ecological, scientific or cultural values

C2 Environmental Conservation

*Highest level of protection outside national
parks or nature reserves*

Special ecological, scientific, cultural or
environmental hazards

C3 Environmental Management

*Land requiring careful consideration or
management*

Special environmental values

C4 Environmental Living

*Accommodates low impact residential
development*

Why are the C zones being reviewed?

Community Values

- The Northern Beaches community places very high value on environmental conservation matters.

Consistent approach

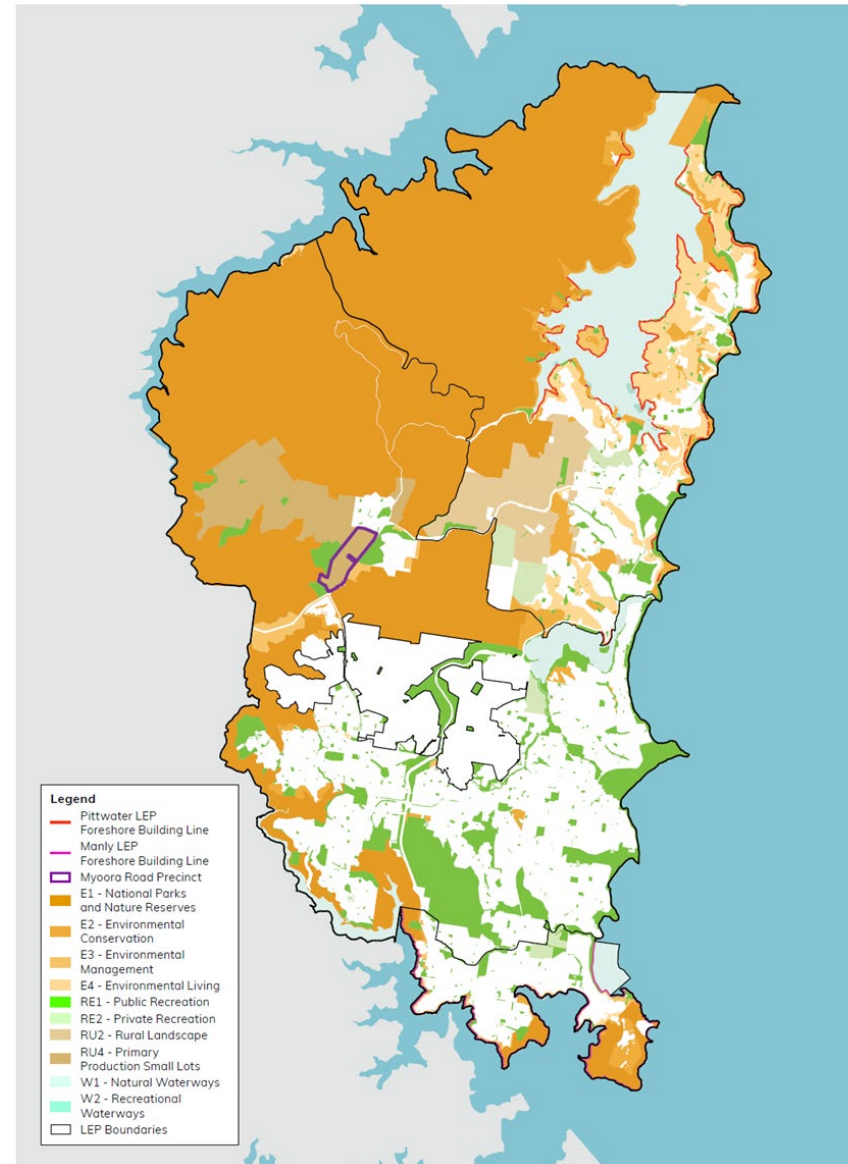
- The current Conservation zones in the four LEPs permit markedly different land uses and were created using different environmental criteria.

Updated information

- Council has undertaken several studies which identify areas with high Conservation values more accurately and consistently

Consultation commitments

- Council committed to consult with residents in the “deferred lands” under Warringah LEP 2000 – Oxford Falls Valley and Belrose North – because of the non-standard nature of that LEP and given concerns about previous Planning Proposals for the area



Pittwater LEP
extensive C4
zones

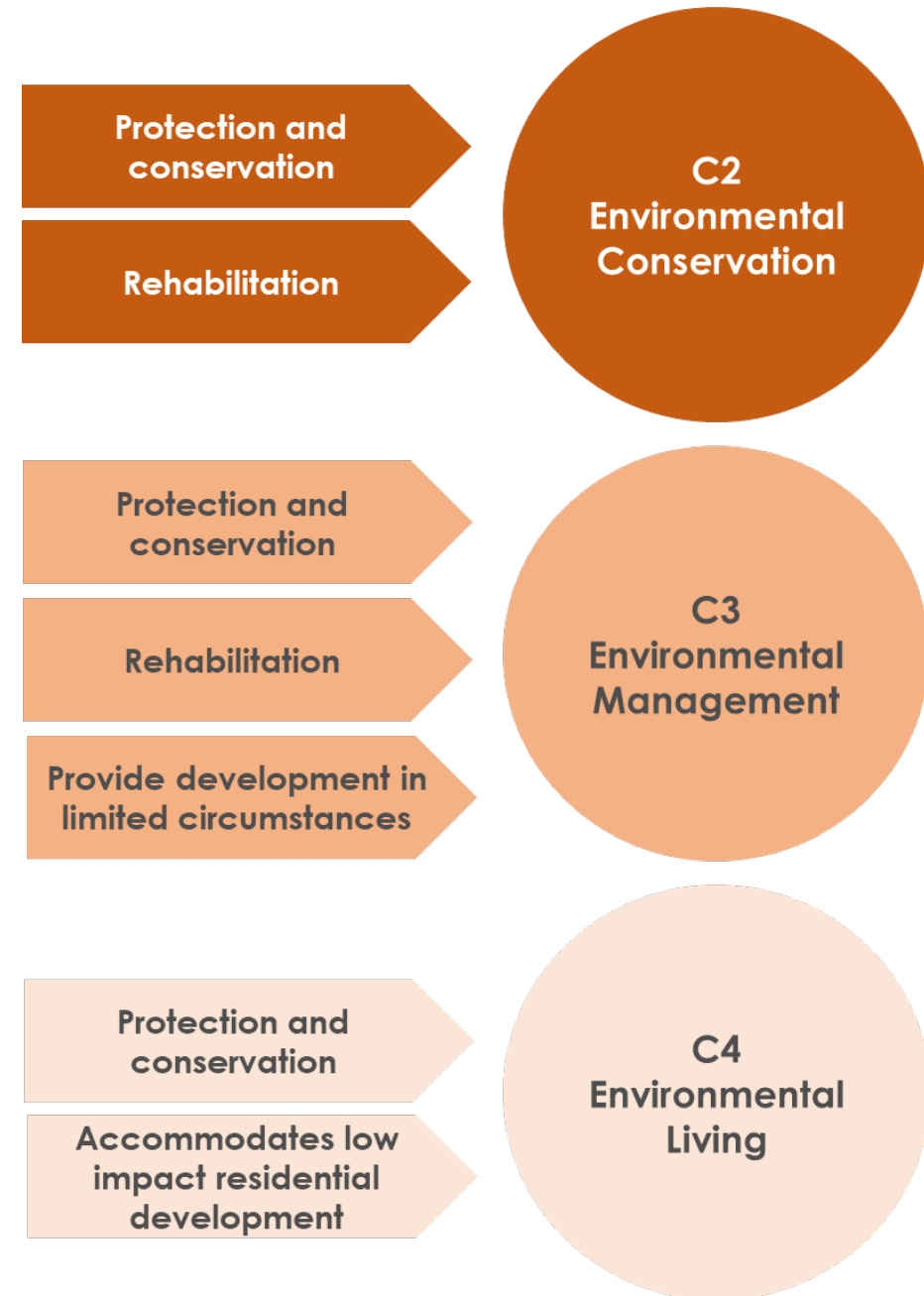
Warringah LEP
2000 deferred
lands no C
zones

Warringah LEP
2011 extensive
RE1 zone

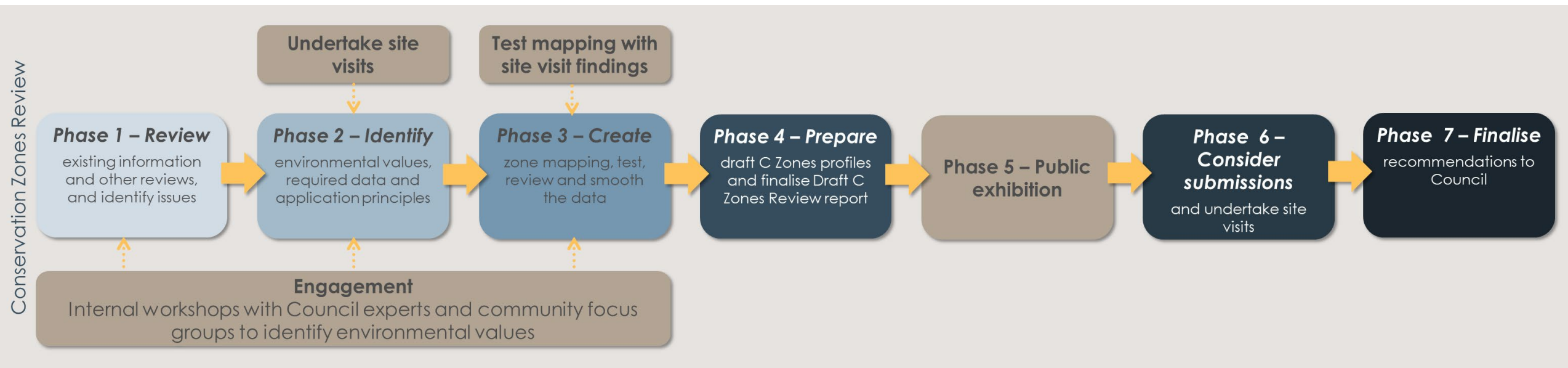
Manly LEP
permits RFBs
in C zones

What is the purpose of the C Zones Review?

Develop proposed criteria (i.e., environmental and natural hazard attributes) for the C zones and the rules for how each will apply



What is the process for reviewing the C zones?



What did the community say?

- Consultation with the community is required
- Support for protecting the environment
- Wildlife corridors should be prioritised and protected
- Corridors, tree cover, waterways, bush fire important environmental values in Pittwater
- Maintain existing C4 zoning in Pittwater
- Protect existing C2 zoned land
- Apply transition areas and buffers to further protect high value biodiversity areas
- C zones are important for water quality
- C-zones are critical in the coastal communities
- Coastal areas are subject to coastal subsidence and flooding
- Development should not add to the coastal risk that is already there
- Areas with high bush fire risk should also be a C zone

Environmental criteria

High environmental value attribute	Medium environmental value attribute <i>(only applies to C4 urban areas)</i>
One of the following required: • Bushland reserves and parks <i>(natural open space)</i> • Land protected by a conservation mechanism • Existing C2 Environment Conservation zone • Native vegetation <i>(i.e., Biodiversity Core Habitat and land with high and very high conservation significance)</i> • Threatened Ecological Communities (TECs) • Threatened Species Habitat • Wetlands • Riparian Corridors • Transition between National Parks, Waterways, Beaches and Headlands <i>(only applies to C4 urban areas)</i> • Selected land in a heritage conservation area	Two of the following required: • Biodiversity Corridor / urban tree canopy • Escarpment lands and major ridgelines • Land with steep slopes

Hazard criteria

High value attribute

One of the following required:

Coastal and Estuarine Hazards

- Mapped Coastal and Estuarine Hazards

Flooding

- Land exposed to high flood risk:
 - High Flood Risk Precinct
 - High and Medium Flood Risk Precinct covering the entire site
 - Lots in a Low Flood Island

Bush Fire

- Land exposed to high bush fire risk:
 - Bush Fire Prone Land Map – Vegetation Category 1 covering 50% or more of the site
 - Deferred Lands Bush Fire Intensity covering 50% or more of the site

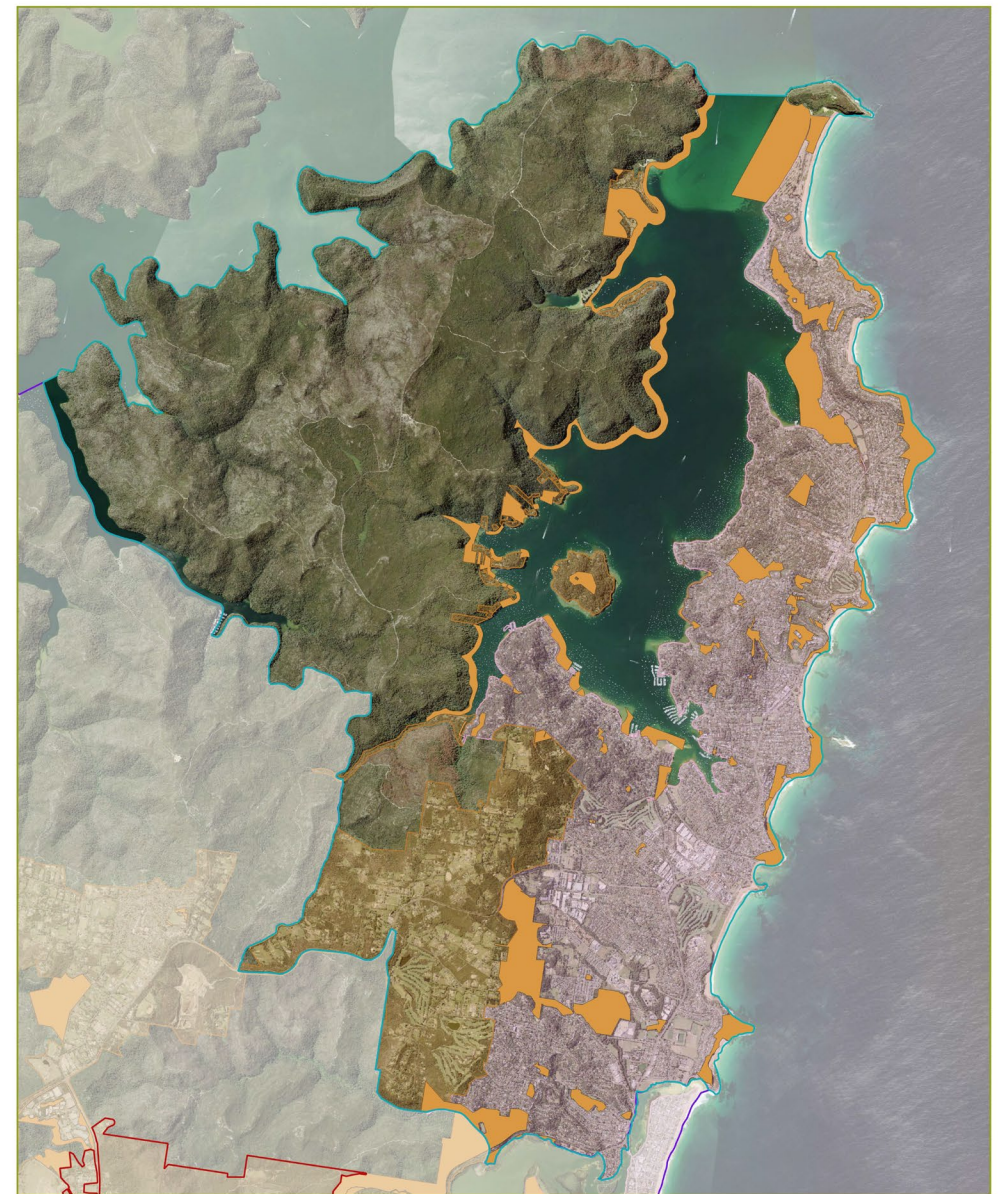
Geotech

- Land in close proximity to coastal cliff zones which are susceptible to instability

C2 zone – urban and non- urban areas

Proposed approach used where land has conservation significance in urban and non-urban areas

- Land with the highest level of protection outside national parks and nature reserves where strict controls on development apply
- Public open space and bushland areas managed for conservation purposes
- Land with an existing C2 zone
- Land with a conservation mechanism



PROPOSED C2 ZONE - PITTWATER LEP
NORTHERN BEACHES COUNCIL C ZONES REVIEW

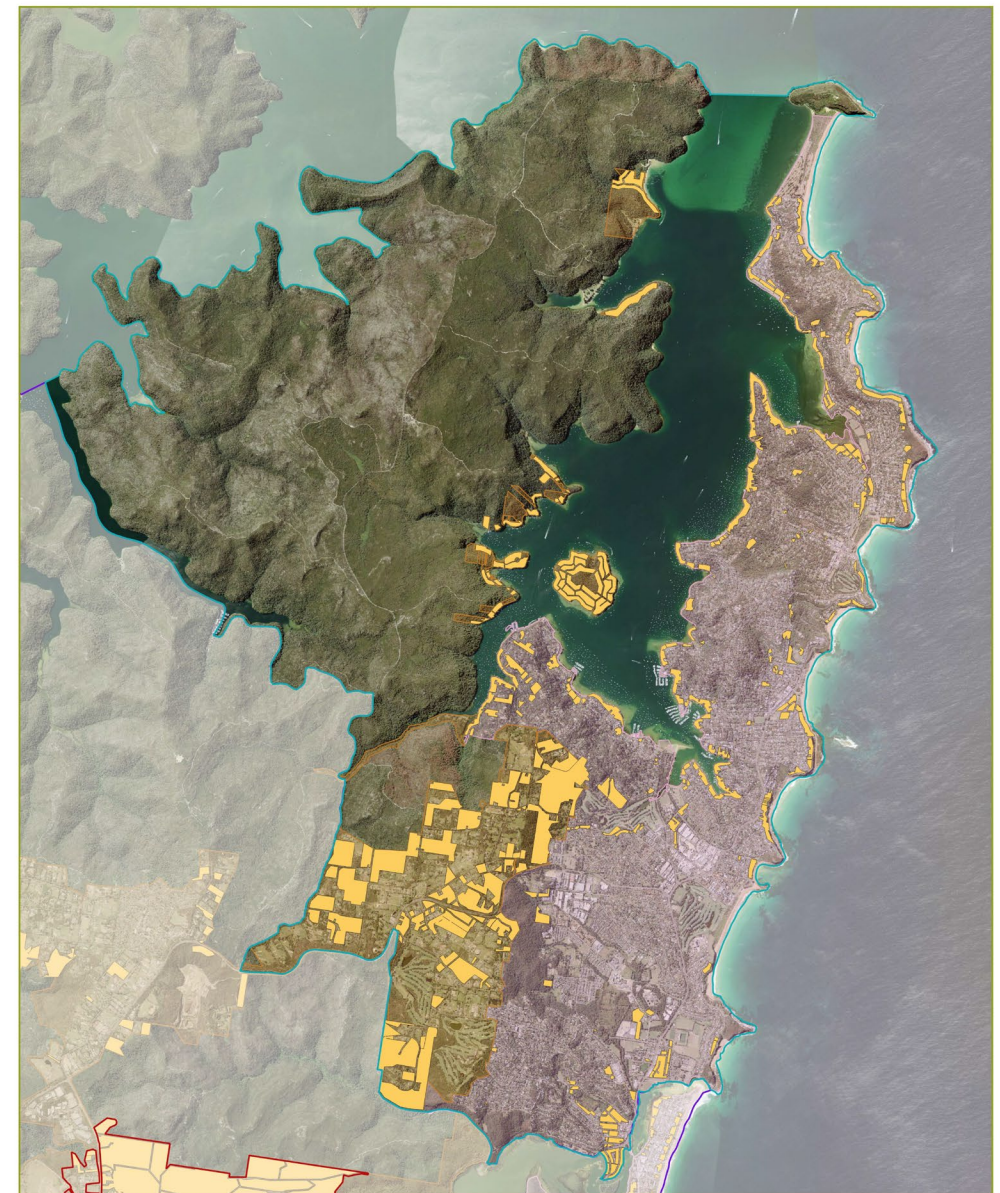
LEGEND

LEP	Proposed Zones	Area
Warringah LEP	C2	Non-Urban Area
Pittwater LEP		Urban Area
Manly LEP		
Deferred Lands under the Warringah LEP 2000		

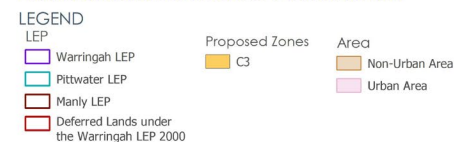
C3 zone – non-urban areas

Proposed approach used in non-urban areas

- Non-urban land
- Land with high ecological values:
 - For properties <5000m²
 - >50% apply a C3 zone (no split zones)
 - For properties >5000m²
 - < 30% apply another zone
 - 30-70% apply a split zone
 - > 70% apply C3 zone to the entire site
- Land affected by high risk natural hazard processes that require careful management i.e. bush fire



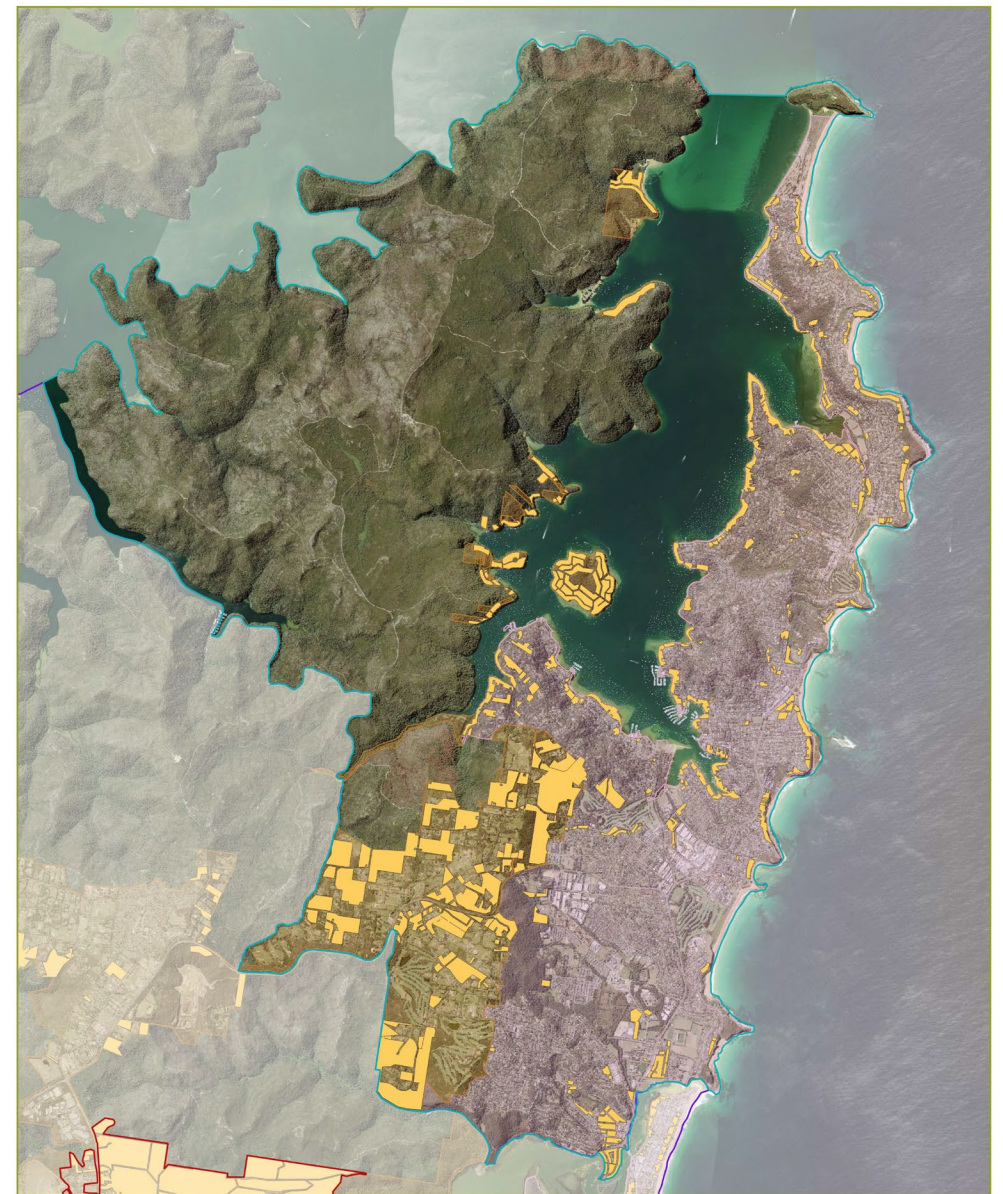
PROPOSED C3 ZONE - PITTPATER LEP
NORTHERN BEACHES COUNCIL C ZONES REVIEW



C3 zone – urban areas

Proposed approach used where land is affected by a high risk hazard constraint in urban areas

- Low density suburban residential land affected by natural hazard processes that require careful management i.e. coastal and estuarine hazards, high risk flooding, high risk bush fire, land in proximity to coastal cliffs susceptible to instability
- Limit incompatible land uses which are sensitive to natural hazards and/or difficult to evacuate



PROPOSED C3 ZONE - PITTPATER LEP
NORTHERN BEACHES COUNCIL C ZONES REVIEW

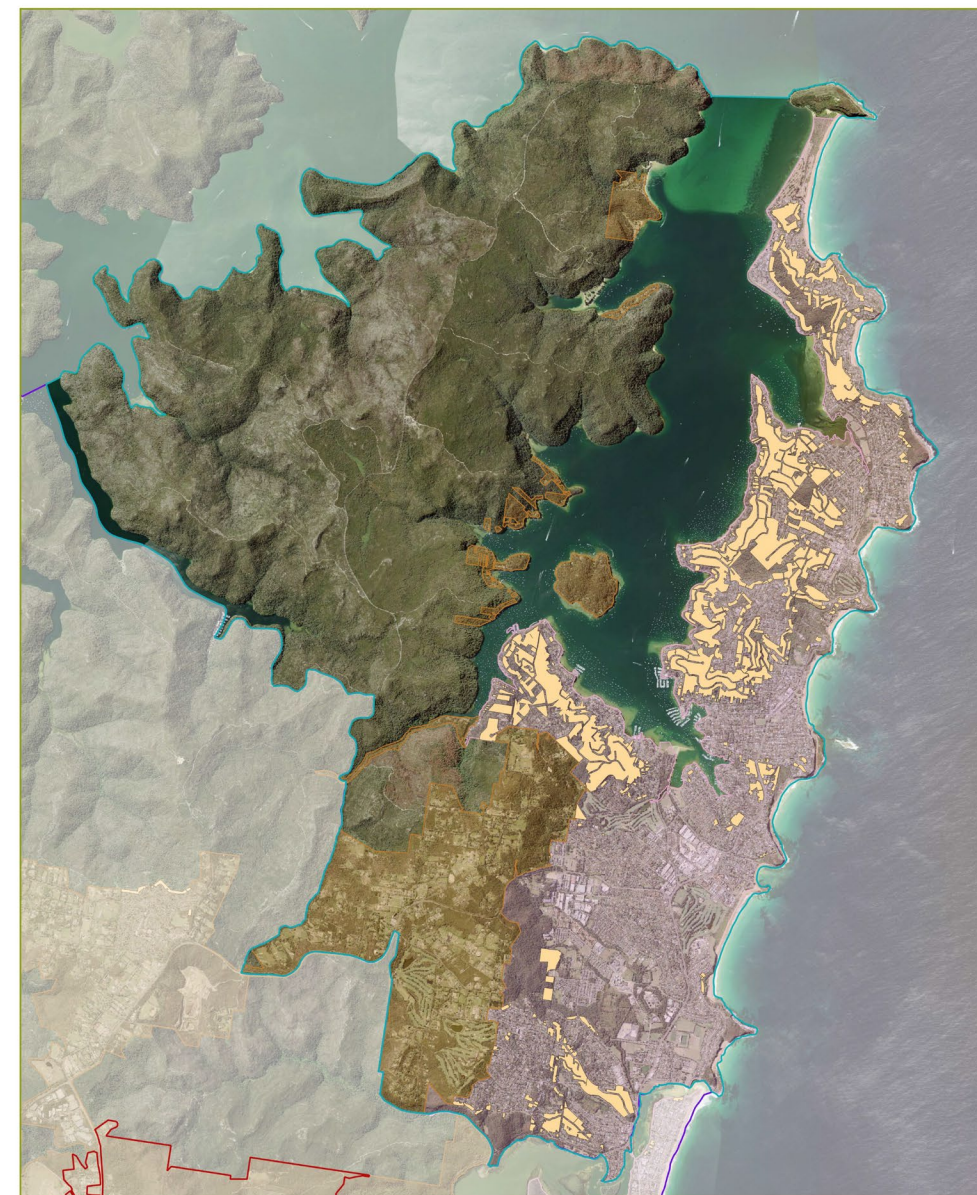
LEGEND

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Manly LEP		
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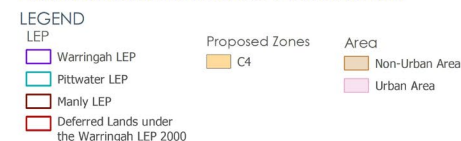
C4 zone – urban areas

Proposed approach used where land has an environmental attribute in urban areas

- Low density suburban residential land with environmental living values
- Land with high environmental criteria i.e. native vegetation, TECs, threatened species habitat, riparian corridors, wetlands, selected land in a heritage conservation area, transitional areas
- Land that has two or more medium environmental criteria i.e. biodiversity corridors/ urban tree canopy, escarpments / ridgelines, steep slopes
- 50% or more of the site is affected
- Recognises and protects urban ecology in residential areas



PROPOSED C4 ZONE - PITTWATER LEP
NORTHERN BEACHES COUNCIL C ZONES REVIEW



Proposed permitted land uses

Land uses	C2 zone	C3 zone	C4 zone
Commercial			
Bed and breakfast accommodation			
Building identification signs			
Business identification signs			
Home businesses		without consent	without consent
Home industries		without consent	without consent
Home occupations		without consent	without consent
Community			
Centre-based child care facilities			
Community facilities			
Educational establishments			
Health consulting rooms			
Home-based child care			without consent
Places of public worship			
Recreation areas			
Respite day care centres			
School-based child care			
Housing			
Dwelling houses			
Group home (permanent and transitional)			
Secondary dwellings			
Infrastructure and works			
Emergency services facilities			
Environmental facilities			
Environmental protection works			
Flood mitigation works			
Roads			
Water reticulation systems			
Oyster aquaculture			
Pond-based aquaculture			
Tank-based aquaculture			

Permitted

Note: SEPPs may still apply

Technical studies and inputs

Conservation Zones Review

Technical studies and inputs

Deferred Lands

Deferred Lands Strategic
Bush Fire Assessment

Deferred Lands Biodiversity
Assessment

Biodiversity

Biodiversity Planning Review

Tree Canopy survey and
analysis

Waterway

Watercourse, Wetlands and
Riparian Lands Study

Cowan Creek Point Estuary
Planning Level Study
(coastal inundation)

North and Middle Harbour
Estuary Planning Level Study
(coastal inundation)

Natural Hazards

Flood Studies

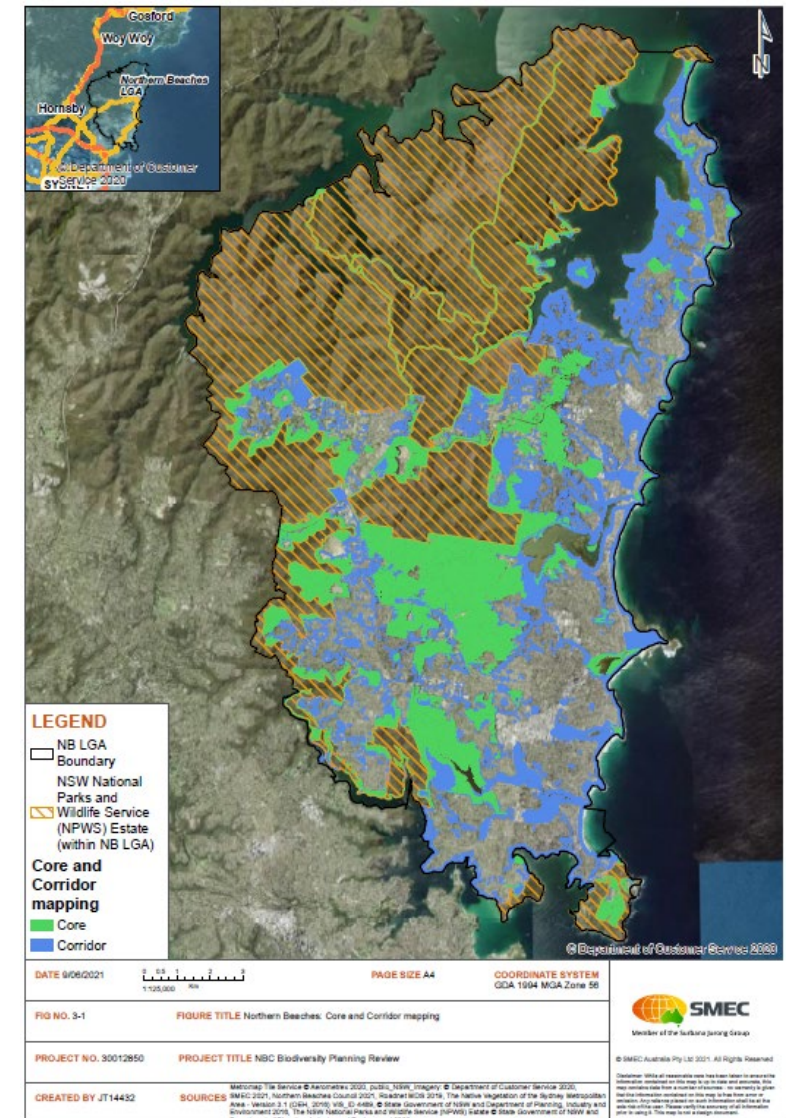
Bush Fire Prone Land Map

Geotechnical Review -
Geotechnical Planning
Controls

Draft Biodiversity Planning Review

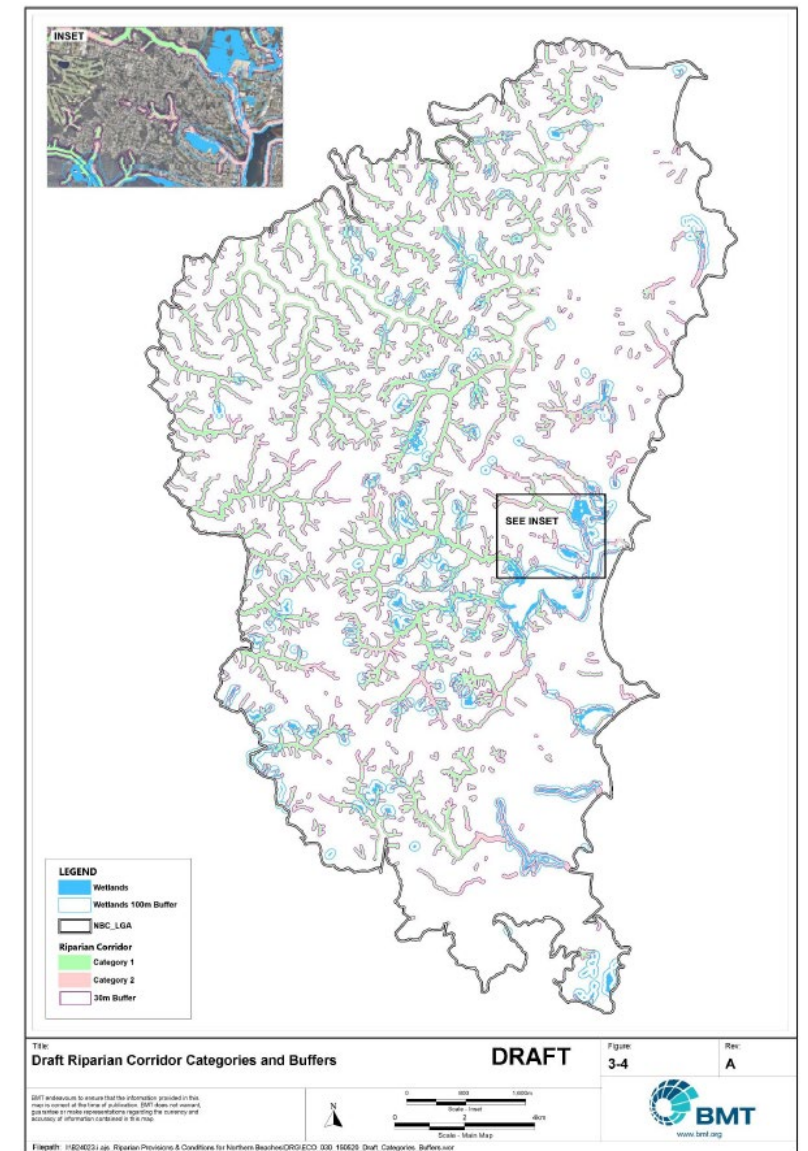
Project deliverables included:

- Detailed technical report including literature review, methodologies, results and mapping
- Description and mapping of key wildlife habitat (identified as 'Core Habitat') and wildlife corridors (identified as 'Biodiversity Corridors')
- Mapping of Threatened Ecological Communities (TECs)
- Mapping of Threatened Species records and habitat



Draft Watercourse, Wetland and Riparian Lands Study

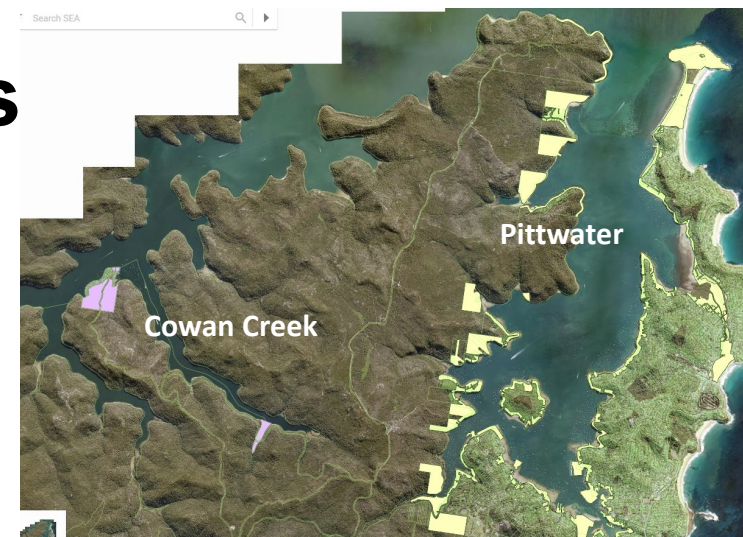
- Detailed technical report including mapping methodologies, definitions and a riparian and wetland map
- Streamlines mapping for whole LGA
- Includes recommendations:
 - Category 1 and Category 2 riparian corridors and a 30 metre buffer zone
 - wetland areas and a 100 metre buffer zone
- Informs C zones by identifying properties within riparian corridors and wetlands



Draft Estuarine Planning Levels Studies

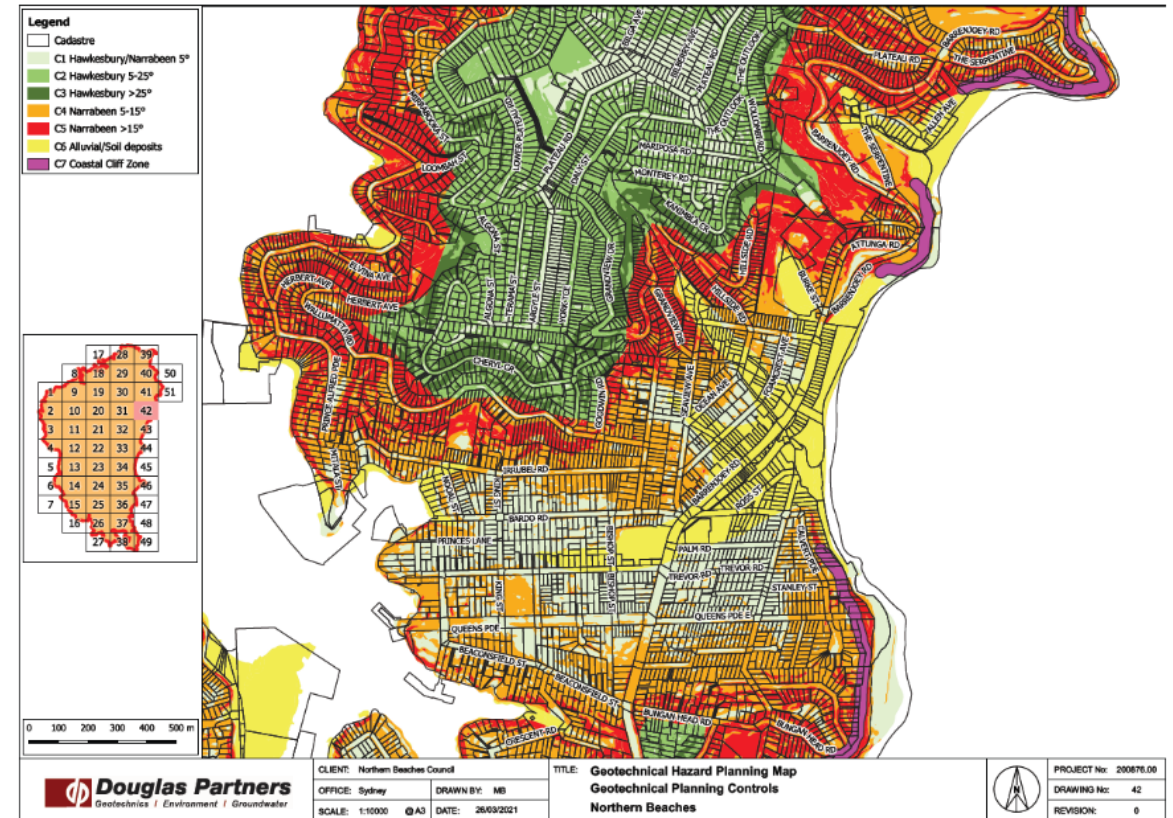
North Harbour, Middle Harbour and Cowan Creek

- Studies
 - Investigate coastal inundation hazard in the estuaries
 - Map the extent of coastal inundation and identify foreshore properties that are affected
- Estuarine planning levels (EPL) are estimated for each estuarine inundation affected property to manage and minimise risk of damage to new development during future extreme coastal inundation events
- Studies use same approach and methodology as Pittwater EPL Study, including two sea level rise (SLR) scenarios with SLR allowances of 0.4m and 0.9m



Geotechnical Planning Review – Geotechnical Controls

- Review of existing Geotechnical Planning Controls across 3 former Councils
- Includes recommendations for a new harmonised planning controls for the LEP and DCP
- All land assigned a Geotechnical Planning Class C1-C7
- Class depends on slope, underlying geology and proximity to coastal cliff.
- 3 highest risk geotechnical classes inform or trigger the C Zones:
 - Informs Zone C4 Environmental Living
 - Geotech Class C3 Hawkesbury Sandstone, Slope > 25°
 - Geotech Class C5 Narrabeen Group, Slope > 15°
 - Triggers C3 Environmental Management Zone
 - C7 Coastal Cliff Zone



Recap

The NSW Government requires all councils to review and develop a single planning framework for their LGA.

Our proposal, based on comprehensive studies, will help create a sustainable future for the Northern Beaches.

We've identified and proposed Conservation zones to best fit the attributes of the land.

The proposed change may affect what you can and can't do on your property.

We're still at the early stage and want to hear your views.

Next steps

Milestone	Timing
Conservation Zones Review Report to Council	August 2022
Conservation Zones Review Public Exhibition	September / October 2022
Submissions closing date	Sunday 30 October 2022
Community Consultation Outcomes Report	Early 2023
Draft LEP / DCP report to Council	Mid / late 2023
Public exhibition draft LEP / DCP including finalised Conservation Zones Review Report	Late 2023 / early 2024

Questions

- What is a residential zone and what will be permitted?
- Will the residential zone mean more density?
- How is the new C4 different to the current C4?
- Why are we prohibiting secondary dwellings in the C3 zone?
- Will we still be able to do Airbnb?
- Why are properties that have been cleared not identified for a conservation zone?
- How will this affect Development Applications?
- Has the Department of Planning approved the methodology used?
- Will landowners be compensated for loss of permissible land uses from rezoning?

Q&A

Thank you!

Agenda

- 1 Background
- 2 Approach overview
- 3 Draft C zones – Pittwater
- 4 Technical studies
- 5 Next Steps