



Conservation Zones Review Information Webinar – Deferred Lands

Thursday 29 September 2022,
5.30-6.30 pm



northern
beaches
council



Meridian
Urban

Acknowledgement of Country

Agenda

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

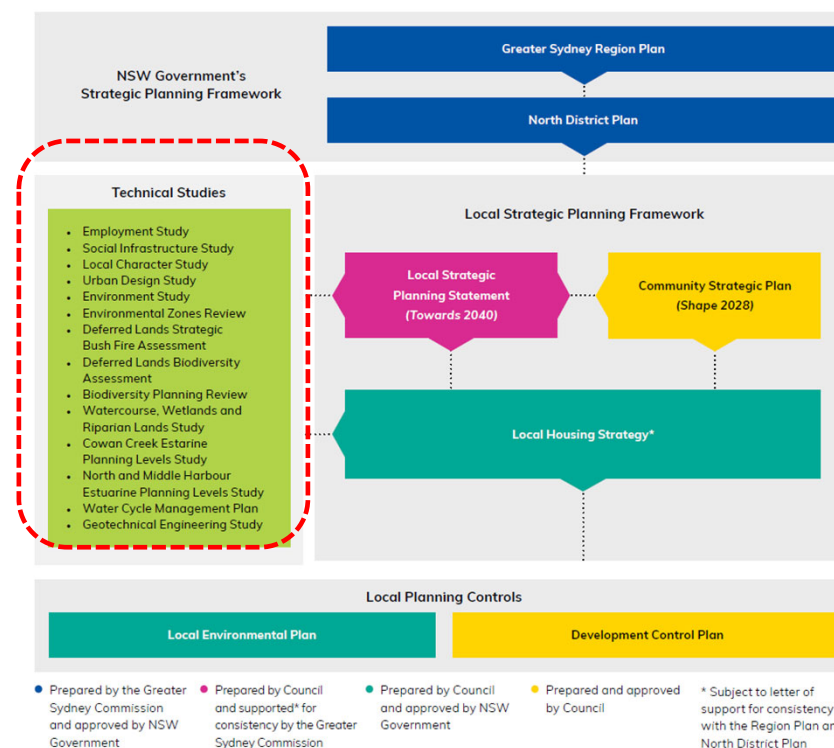
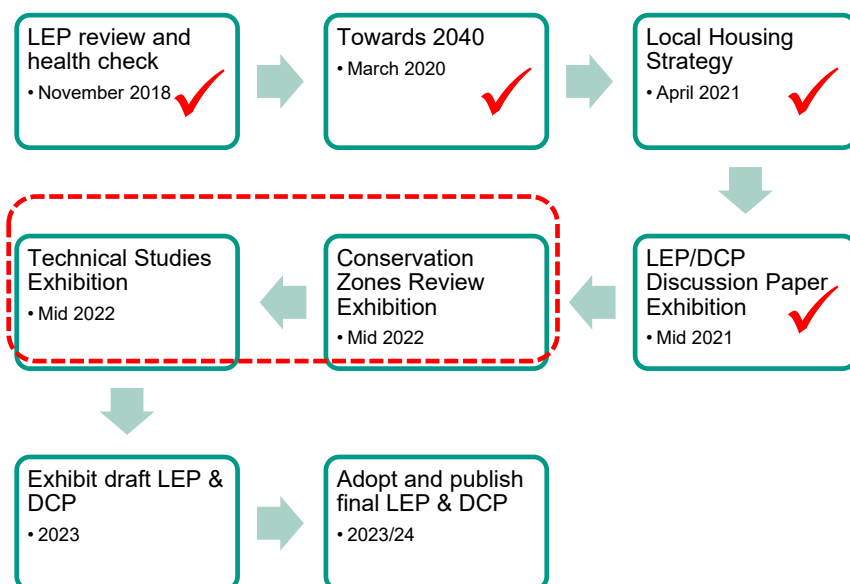
Webinar conventions

- 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



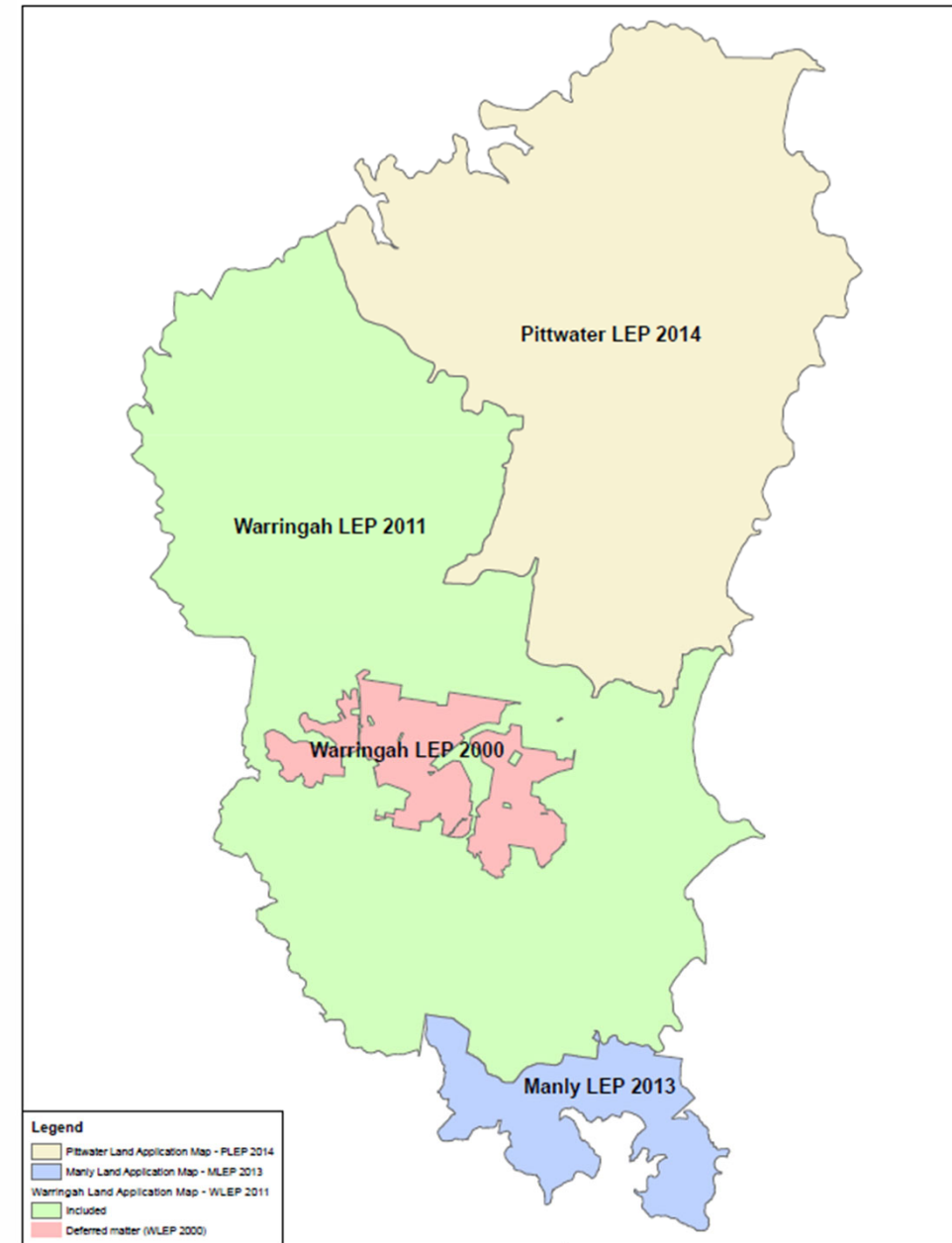
↑
Question and Answer

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

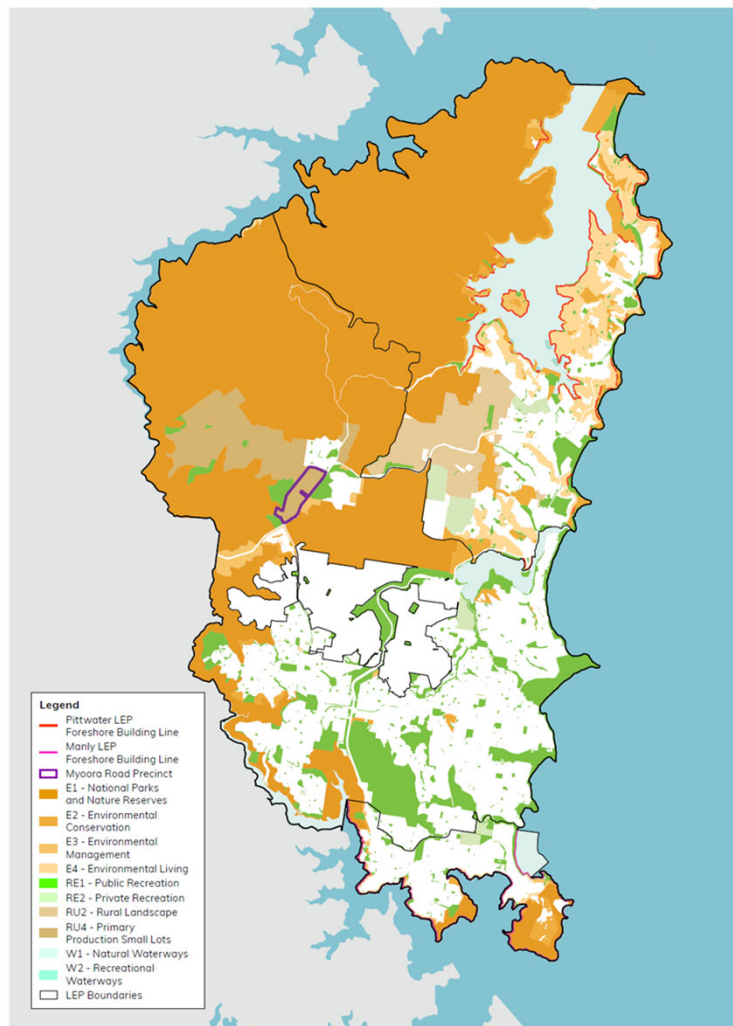
- The current Conservation zones in the four LEPs permit markedly different land uses and were created using different environmental criteria.

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

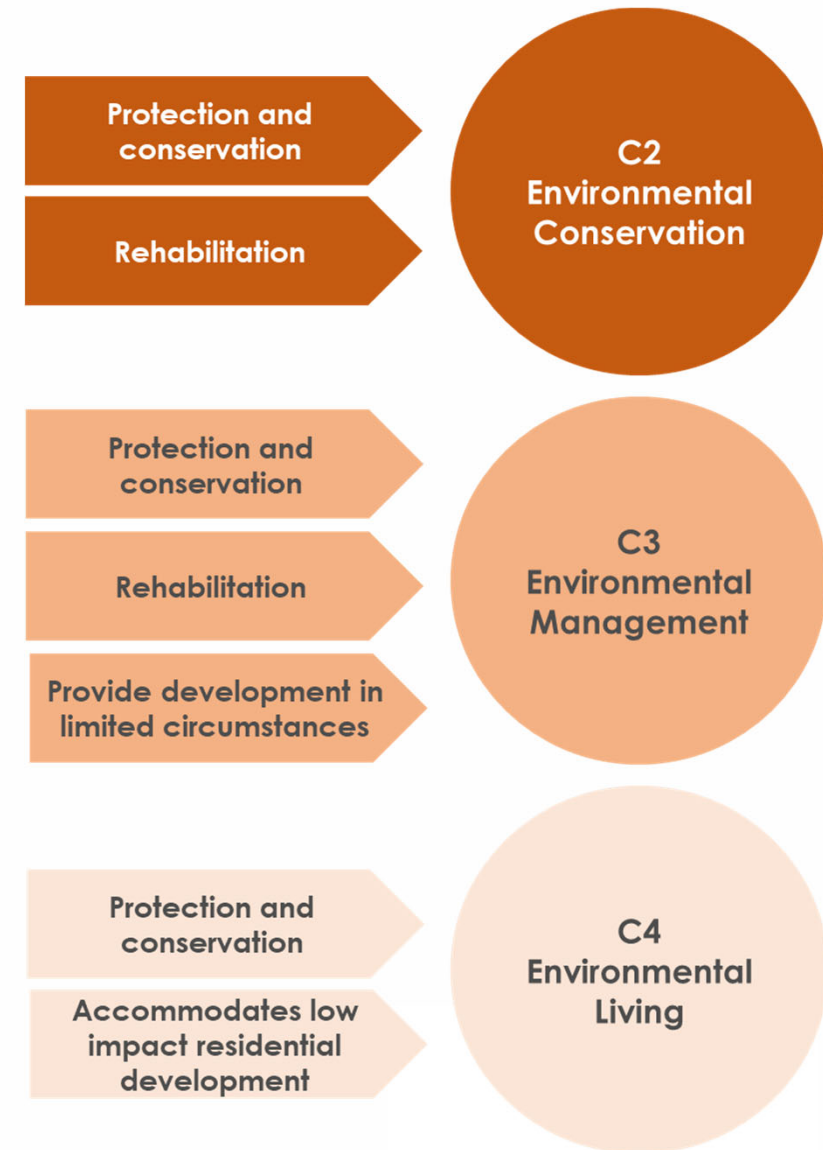
Warringah LEP
2000 deferred
lands no C
zones

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
- Need for integrity in the process and justification for zoning
- Site visits are critical
- Existing use rights need to be protected
- Maintain existing land uses under the Warringah LEP 2000
- Will Council compensate owners for zoning changes
- Support for protecting the environment
- Wildlife corridors should be prioritised and protected
- Areas with high bush fire risk should be a C zone

Environmental criteria

High environmental value attribute	Medium environmental value attribute <i>(only applies to C4 urban areas)</i>
<p>One of the following required:</p> <ul style="list-style-type: none"> • 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 	<p>Two of the following required:</p> <ul style="list-style-type: none"> • 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 High Fireline Intensity covering 50% or more of the site

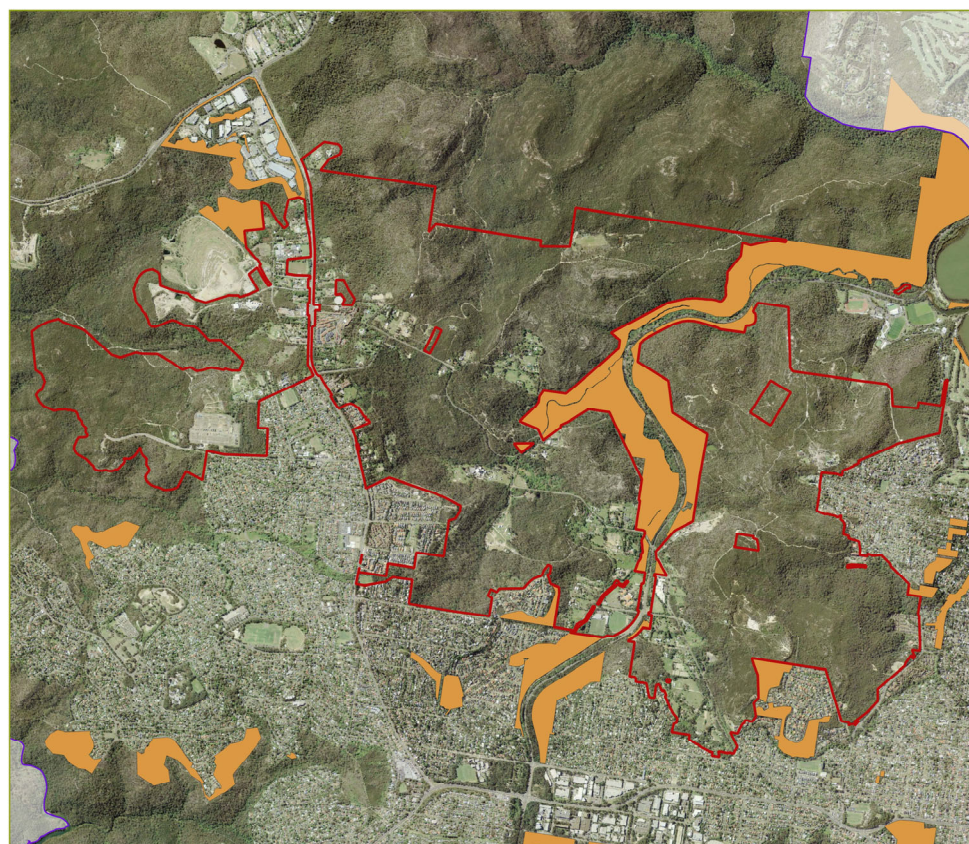
Geotech

- 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 -
DEFERRED LANDS
NORTHERN BEACHES COUNCIL
C ZONES REVIEW

LEGEND
Suburb & LEP Extents
Warringah LEP
Pittwater LEP
Manly LEP
Deferred Lands under
the Warringah LEP 200
Proposed Zones
C2

0 0.5 1 km

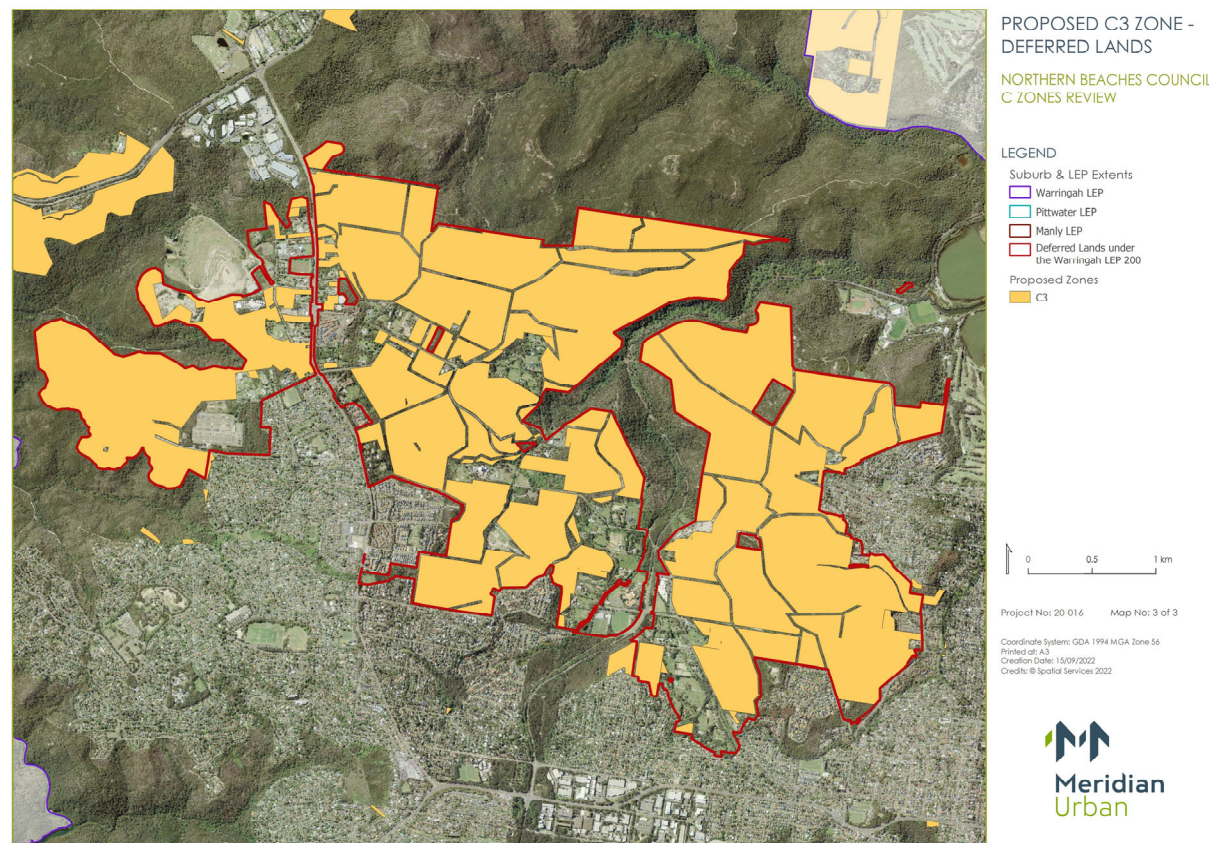
Project No: 20-016 Map No: 2 of 3

Coordinate System: GDA 1994 MGA Zone 56
Printed at: A3
Creation Date: 15/09/2022
Credits: © Spatial Services 2022

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 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

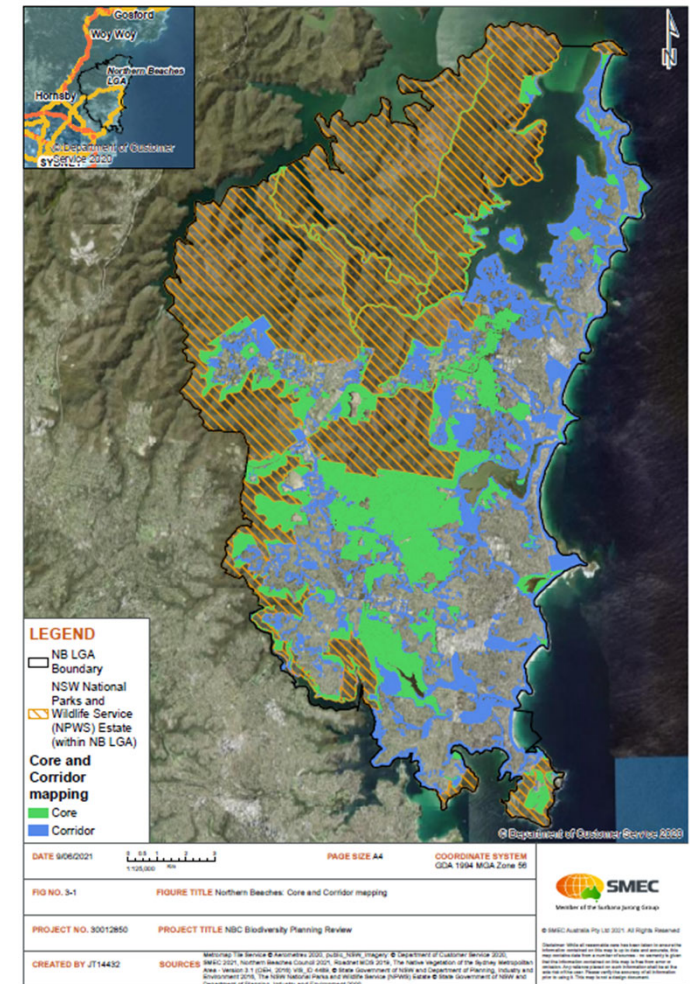
Bush Fire Prone Land Map

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 - Deferred Lands Biodiversity Assessment

The draft Biodiversity Assessment of the Deferred Lands was undertaken in two stages.

- The Stage 1 report includes a detailed review and report on existing information regarding biodiversity of the deferred lands
- The Stage 2 report involved on ground survey, mapping and reporting of biodiversity conservation significance based on:
 - Threatened species (flora and fauna) habitat (extent and quality)
 - Threatened ecological communities (extent and quality)
 - Proximity to protected bushland
 - Wildlife corridors or connectivity
 - Riparian land/water sustainability

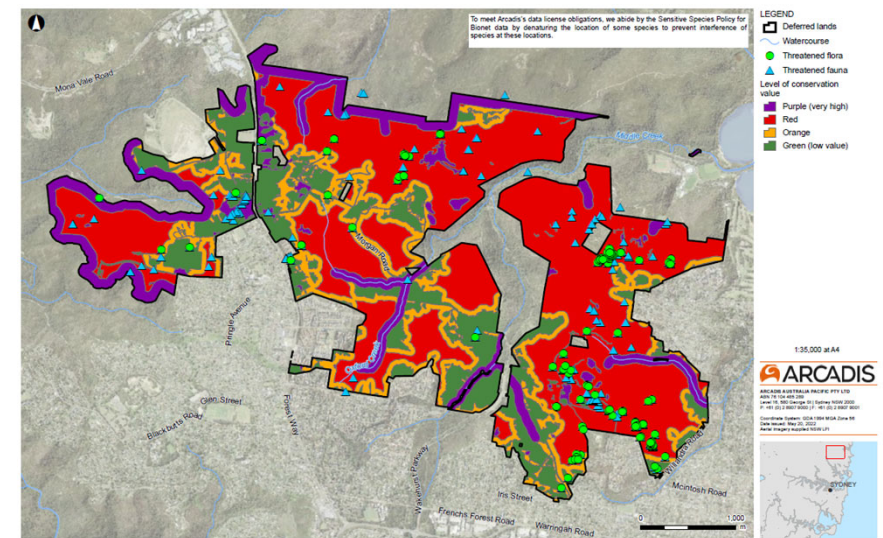
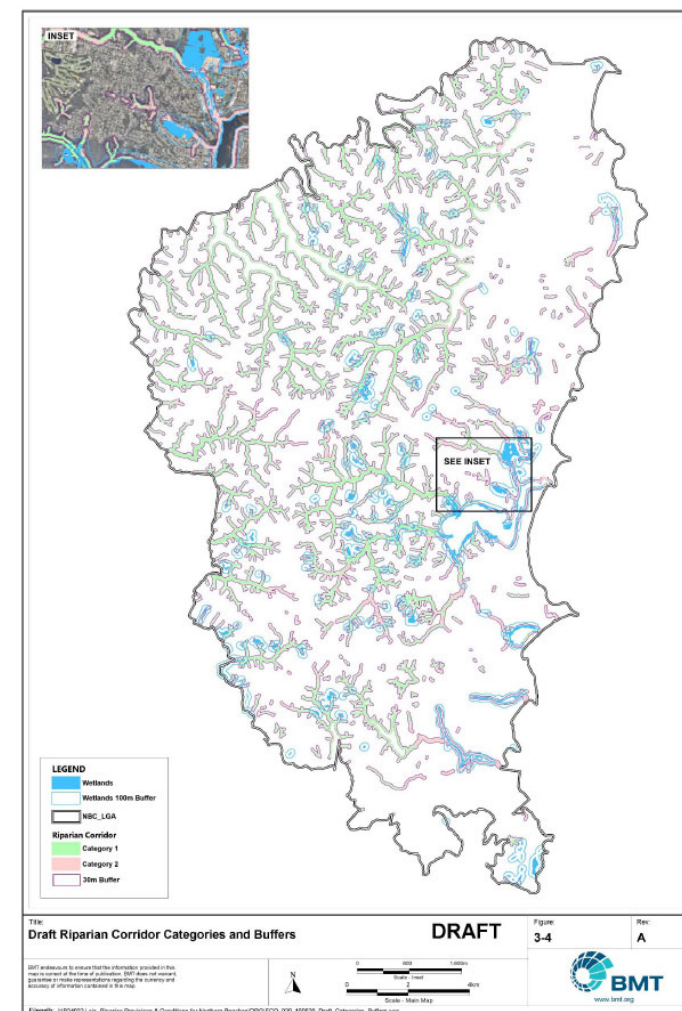


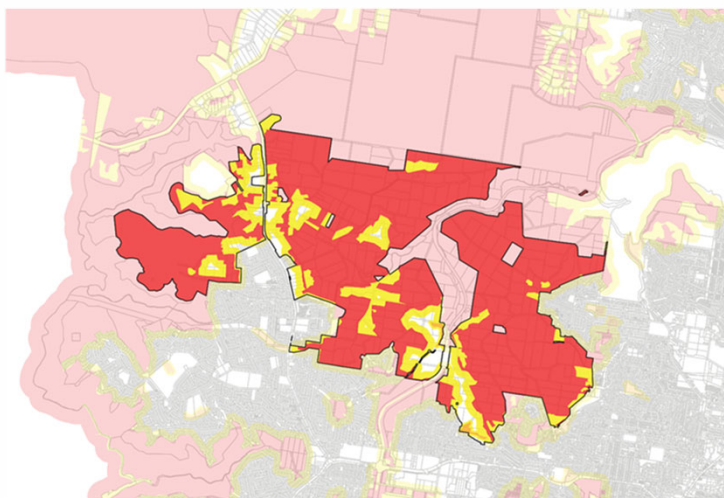
Figure 6-1: Conservation value of the deferred lands

- 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

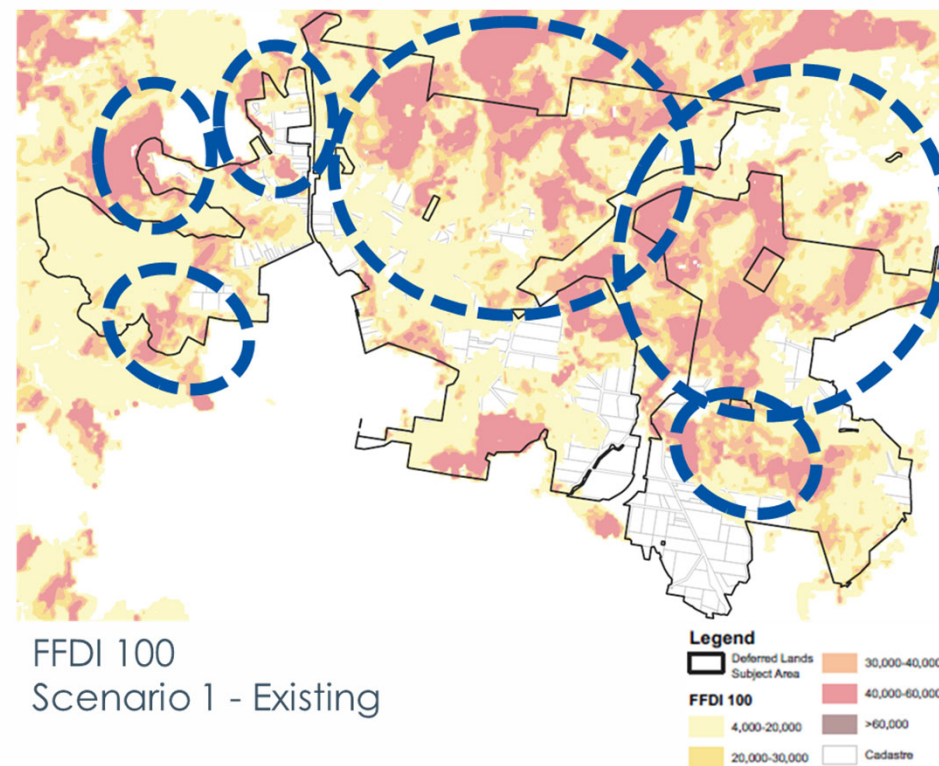


Deferred lands Strategic Bushfire Risk Assessment

- Higher fireline intensity areas should ideally be considered as part of the application of zoning to avoid land uses that would result in a high risk to life and risk to property outcomes

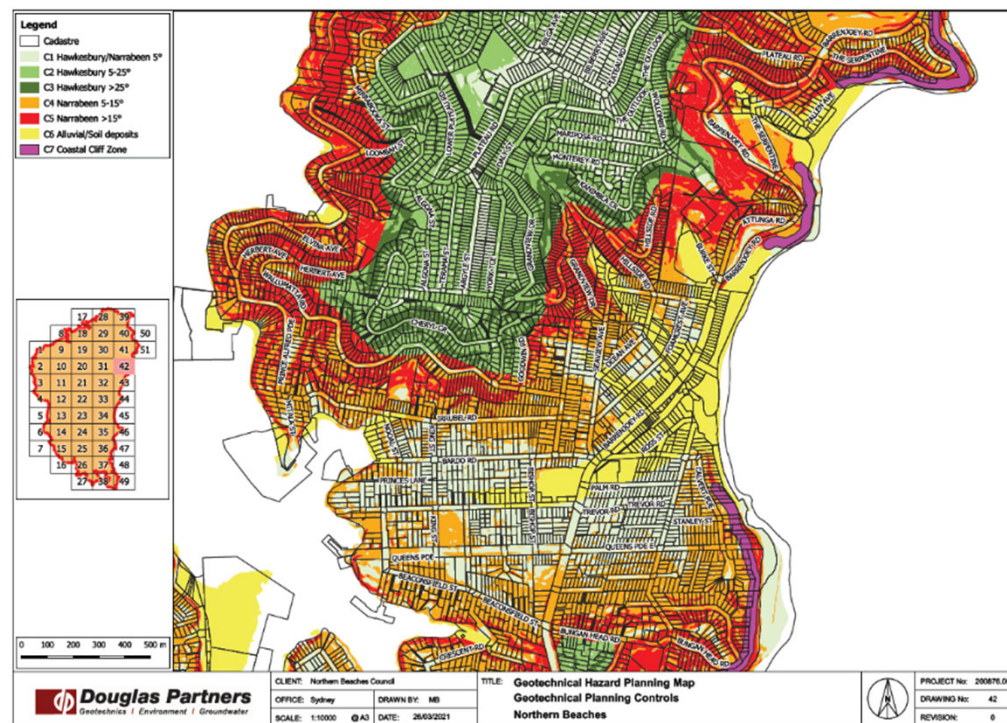


Bush fire prone lands



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 rural zone will be used in the deferred lands and what will be permitted?
- How is a C3 zone different to a rural zone?
- 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?
- Who will be undertaking the site inspections?
- Will landowners be compensated for loss of permissible land uses from rezoning?
- Is there an opportunity for further community consultation?
- How does the recent approval under the Aboriginal Lands SEPP affect the C Zones Review?



Thank you

If you have any further questions please –
email: **council@northernbeaches.nsw.gov.au**

or call: **1300 434 434**

Have Your say:
<https://yoursay.northernbeaches.nsw.gov.au/planning-ezones>

Agenda

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