



# **Consultation Report Snapshot**

## Conservation Zones Review



## Summary of the community engagement approach

Council exhibited the Conservation Zones Review, associated mapping and technical studies for public comment between Friday, 2 September and Friday, 2 December 2022.

We sent letters to the owners of every property affected by the proposed changes outlined in the review, ensuring more than 17,000 landowners who may be affected by the review had the opportunity to review the proposals. This included landowners:

- currently in a conservation zone
- proposed to be within a conservation zone
- proposed for removal from a conservation zone
- in the deferred lands.

We widely promoted the public exhibition through:

- community e-newsletters
- social media
- community liaison services with resident associations
- local media publications.

We distributed hardcopy printouts of the reports and made them available across 11 Council buildings, including customer services centres and libraries.

We also developed a series of project pages on Council's Your Say platform for the Conservation Zones Review and each of the technical studies.

Community and stakeholder engagement material comprised a mix of key facts and more detailed information, providing the community with a range of options to access information tailored to meet their level of interest and knowledge.

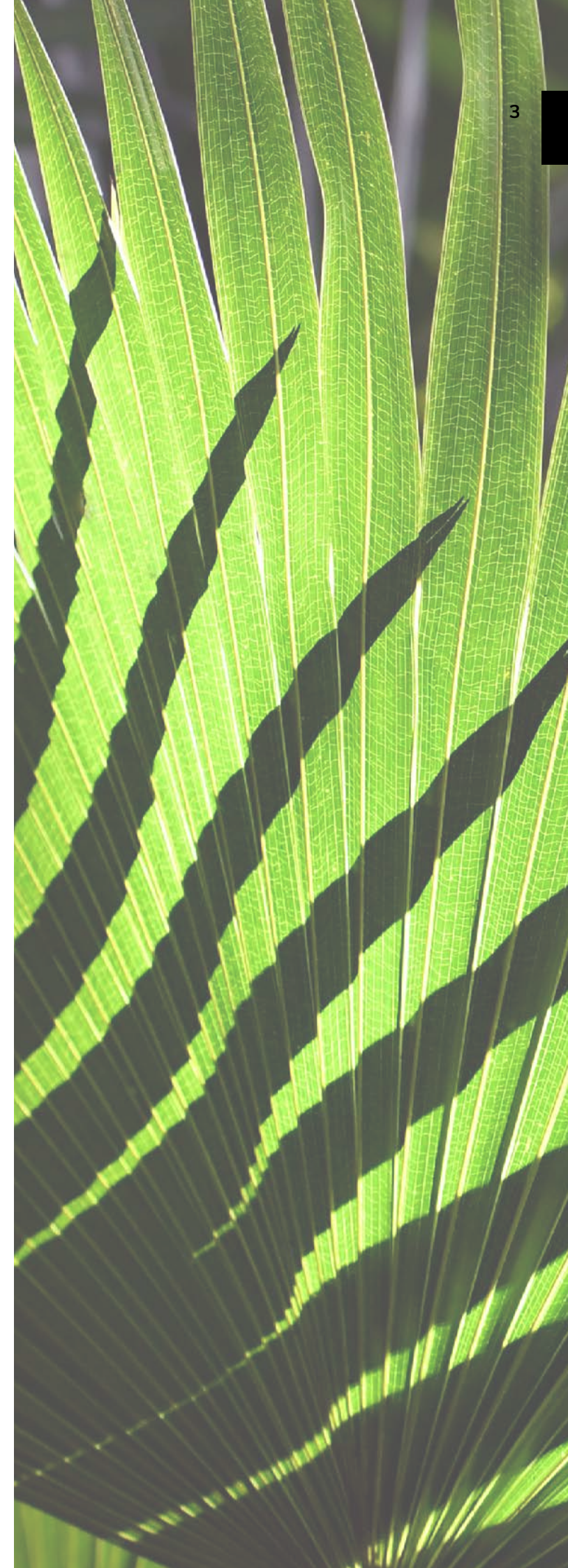
Communication materials included an educational video, an Easy Read document summary, frequently asked questions, and summary information sheets about how to use the online webtool.

We held several webinars, including five community webinars and three community group presentations, where participants could ask questions.

More detailed information included the individual studies, with the outcomes presented in an online mapping tool that enabled users to browse and view results at a property level. Those using the tool could compare existing and proposed zones and view the map layers that informed the review.

Community members were invited to submit feedback via a submission form on all the associated Your Say website pages.

A team of planners were available on the phone, via email and in person at the Dee Why office throughout the exhibition period to assist with enquiries, and to help explain the methodology and the mapping tool.



## Overview of issues raised in submissions

This snapshot outlines key issues from submissions and Council's response. For more details, read the full Consultation Report.

### Concern with the changes from C zones to Residential zones (primarily in Pittwater)

Council is reviewing its C4 zones methodology having regard to submissions received. This is likely to result in an increase in the number of properties zoned C4 Environmental Living in urban areas, subject to support from the Department of Planning for proposed variations to the criteria used.

### Disagree with the use of C zones in the deferred lands and other parts of the LGA. Some submissions expressing a desire to be compensated.

Council is reviewing its C3 zone methodology having regard to submissions received and will be meeting with the Department to discuss in more detail the use of "hazards" criteria e.g., flooding and bushfire in the methodology.

The use of standardised conservation zones will, in some cases, reduce the range of permissible land uses in some areas.

Compensation is generally not required unless land is rezoned for a public purpose e.g., a park or road.

### Comments on the approach for C2 zoning.

Unfortunately, a mapping error resulted in number of sites identified as "natural areas" not being zoned as C2 in the exhibited map.

Council is undertaking a review to fix any known errors and will also update its mapping in response to submissions.

### Disagree with the methodology for C zones review

The methodology is not final, and the purpose of the exhibition was to seek feedback on this draft methodology and approach.

Council is investigating several changes to the methodology in response to submissions, and in consultation with the Department of Planning.

### Concerns with the accuracy of the mapping

The Conservation Zones Review is based on a comprehensive evidence base that has included a biodiversity planning review, biodiversity assessment of deferred lands, flood studies, bushfire prone land map, deferred lands strategic bushfire assessment, geotechnical review and planning controls, watercourse wetlands and riparian study and tree canopy data.

All the above studies were based on the best information available.

The biodiversity studies included consideration of NSW Government vegetation mapping and detailed mapping and studies developed by the former Pittwater, Warringah, and Manly Councils. These studies included on ground verification of biodiversity values and current studies also used remote sensing based on recent high resolution aerial photography and airborne laser imaging, detection, and ranging (LIDAR).

Council will review submissions which raised specific issues with mapping following the review of its C zones methodology. Where matters remain in dispute following that review, Council will undertake further detailed site assessment, including where relevant individual expert site inspections, to validate its mapping.

### Concerns with the proposed land uses in new zones

Zoning of land specifies the types of uses and development that can occur on that land. Changing of zones and permissible land uses is a process facilitated via the NSW Planning System and is not an uncommon occurrence.

Zoning can change over time to reflect a change in preferred future character of an area e.g., the zoning of land to create the new Frenchs Forest town centre. It can also change because of studies which provide more detailed information about an area e.g., a biodiversity study or a bushfire study.

Formal proposals to re-zone will be subject to a separate public exhibition process and must be approved by the NSW Department of Planning and Environment. This is unlikely to occur until 2024. Opportunities exist to apply for development consent under the current planning rules until the new Local Environmental Plan commences.

It is important to note that changes to zones do not invalidate existing development consents and existing buildings and land uses can remain, provided they were lawfully established.

## Next Steps

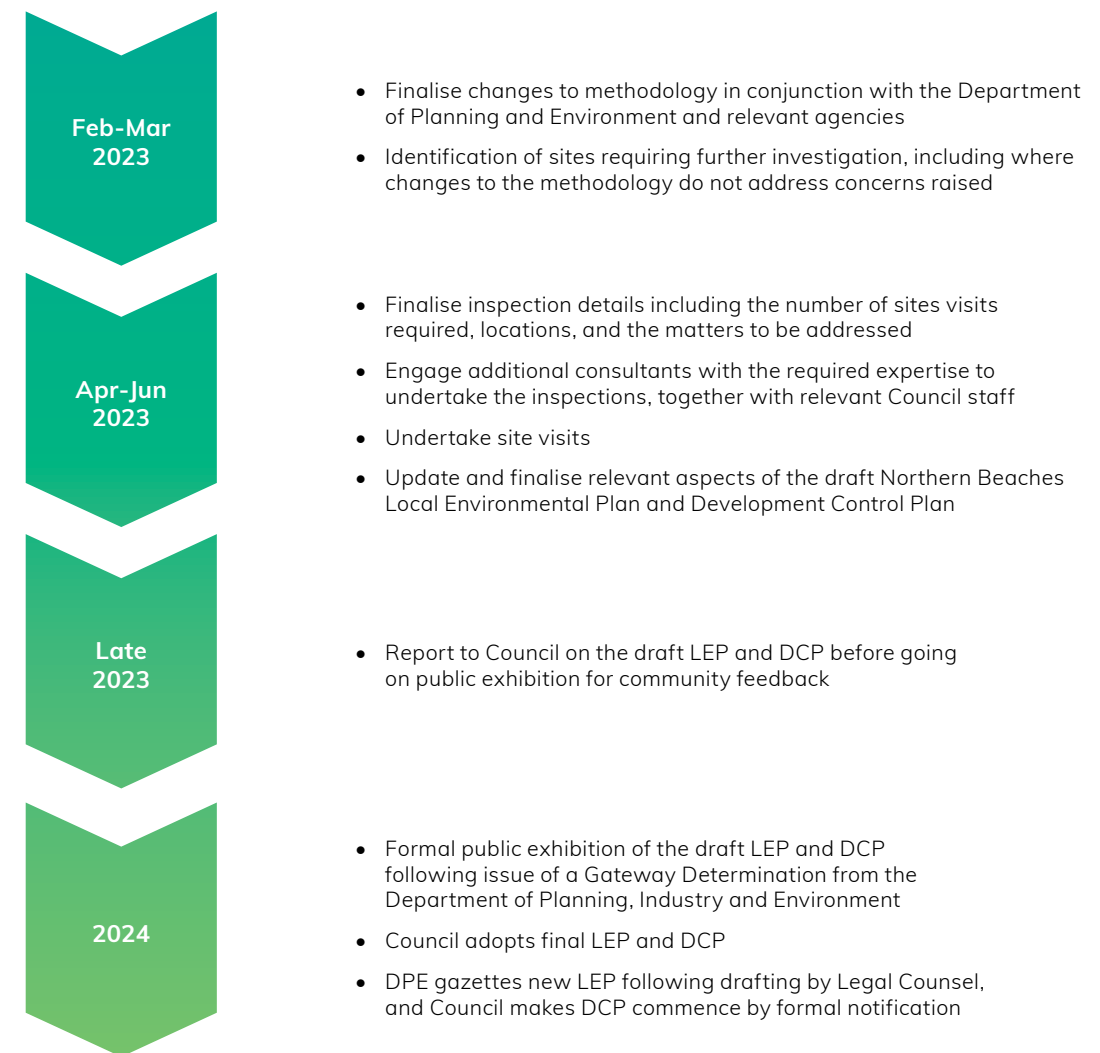
We anticipate many of the issues raised can be resolved by changes to the draft Conservation Zones Review methodology which Council is currently investigating.

Where areas of dispute remain regarding the accuracy of Council's mapping of criteria following any changes to the methodology, we will engage relevant consultants to undertake site inspections to resolve the matter. We are expecting to undertake these inspections between April and June 2023.

The outcomes from the Conservation Zone Review will help us in discussions with the Department of Planning and Environment in developing the draft Northern Beaches Local Environmental Plan and Development Control Plan, which will be presented to Council and exhibited for community feedback in 2024.

### Conservation Zones Review and Technical Studies

The below figure shows a general outline of the next steps in the Conservation Zones Review and Technical Studies.





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