



northern
beaches
council

PLANNING PROPOSAL

Amendments to Pittwater Local Environmental Plan 2014

4 Bellara Avenue, North Narrabeen NSW 2101

September 2021

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Part 1 – Objectives or Intended Outcomes

The intended outcome of the Planning Proposal is to amend Pittwater Local Environmental Plan 2014 to allow residential development on 4 Bellara Avenue, North Narrabeen NSW 2101 and apply a minimum lot size of 550sqm to the site.



Site Location - 4 Bellara Ave, North Narrabeen

Part 2 – Explanation of Provisions

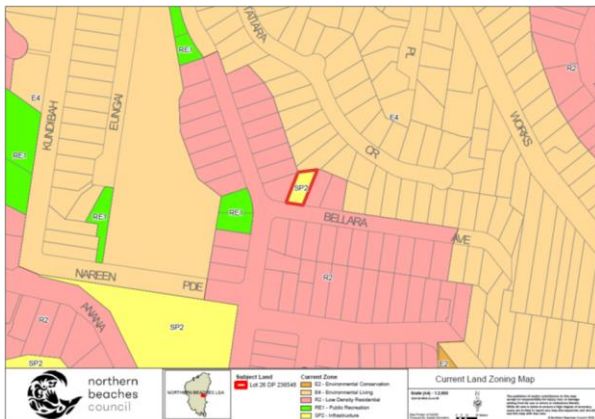
The proposed outcome will be achieved by amending Pittwater Local Environmental Plan 2014 (Pittwater LEP 2014) to:

1. Update Land Zoning Map (Sheet 013) to rezone the site from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential to allow for the future residential development of the site.
 2. Update Minimum Lot Size Map (Sheet 013) to apply a minimum lot size of 550sqm to the site
- **Amending Pittwater Local Environmental Plan 2014 Land Zoning Map from SP2 Infrastructure to R2 Low Density Residential**

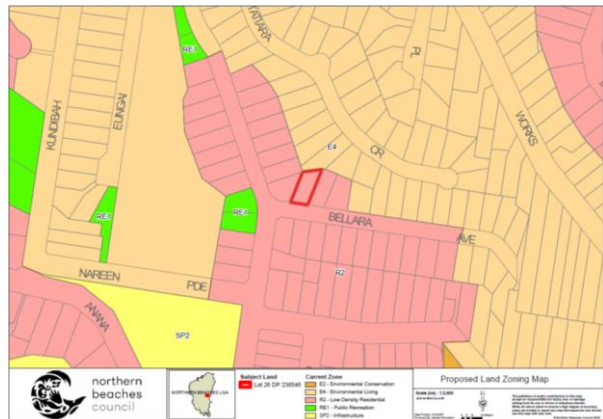
The subject site (Lot 26 DP 236548) has been deemed surplus to Sydney Water’s requirements, making the current SP2 - Infrastructure zoning unnecessary. The site is surrounded by residential development zoned R2 - Low Density Residential to the east, south and west, and E4 - Environmental Living to the north (See Part 4 – Maps). Rezoning the property to R2 - Low Density Residential will allow a residential development that is consistent with the streetscape and character along Bellara Avenue and Tatiara Crescent.

- **Applying a 550sqm minimum lot size to the Pittwater Local Environmental Plan 2014 Lot Size Map; and**

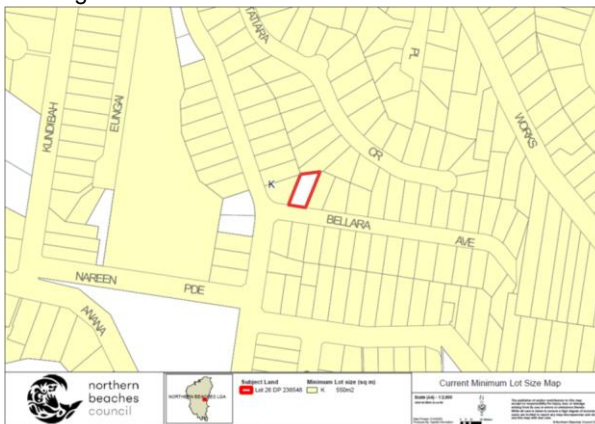
The site has a total site area of approximately 562sqm. Under the current SP2 - Infrastructure zoning the site is not currently included on the Pittwater LEP 2014 Minimum Lot Size Map. It is proposed to apply a 550sqm minimum lot size which is consistent with the surrounding properties.



Existing Land Use Zone



Proposed Land Use Zone



Existing Minimum Lot Size



Proposed Minimum Lot Size

Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

The Planning proposal is not the result of any endorsed Local Strategic Planning Statement, strategic study or report.

The Planning Proposal responds to a change in circumstances with the property being deemed surplus to demand by Sydney Water. Located within an established residential area, the proposal will give effect to the North District Plan, in particular Planning Priority N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.

Local Strategic Planning Statement

Towards 2040 Local Strategic Planning Statement (LSPS) came into effect on 26 March 2020. The LSPS aligns with the North District Plan and Greater Sydney Region Plan and acts as the link between strategic land use planning at the district level and the local statutory planning for the Northern Beaches LGA.

The proposal is consistent with the LSPS, with specific reference to the following priorities:

- Priority 2 – Protected and enhanced bushland and biodiversity.

The site contains existing vegetation which will remain protected under the existing Pittwater 21 DCP (The DCP). The preliminary arborists assessment confirms that future residential development of the site can be achieved with minimal impact on the existing vegetation or biodiversity. Future development of the site will be consistent with that of the adjoining residential development in terms of amenity and appearance.

- Priority 8 – Greater community resilience to natural hazards and climate change.

The site is partially affected by flooding and geotechnical hazards. The proposal has been accompanied by flood and geotechnical assessments which confirm the site can satisfy all relevant development controls and has sufficient area for the construction of residential development outside the extent of the natural hazards.

- Priority 15 – Housing supply, choice and affordability in the right locations.

The proposal will allow surplus Sydney Water land to be reallocated to infill residential development within an established residential neighbourhood with access to existing infrastructure and community facilities.

- Priority 16 – Access to quality social housing and affordable housing.

Whilst the planning proposal does not directly deliver social or affordable housing stock, it does contribute to the supply of additional residential zoned land which is one factor impacting housing affordability.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Amending Pittwater LEP 2014 and rezoning the land from SP2 – Infrastructure to R2 - Low Density Residential is considered the best means of achieving the objectives and outcome of the planning proposal. This will facilitate a redevelopment of the site for residential purposes.

Section B – Relationship to Strategic Planning Framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The proposal has been reviewed against relevant outcomes of the Greater Sydney Region Plan 'A Metropolis of Three Cities'. The proposal is consistent with the broad Directions of the Plan, specifically the following:

- Objective 11 – Housing is more diverse and affordable.
- Objective 25 – the coast and waterways are protected and healthier.
- Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
- Objective 28 – Scenic and cultural landscapes are protected.
- Objective 30 – Urban tree canopy cover is increased.
- Objective 36 – People and places adapt to climate changes and future shocks and stresses.
- Objective 37 – Exposure to natural and urban hazards is reduced.

North District Plan

The proposal supports the North District Plan and an assessment of the strategic and site specific merit against this plan is outlined below.

- Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

The proposal provides additional housing supply, however will have limited impact on addressing housing affordability given the single lot available for future residential development.

- Planning Priority N17 – protecting and enhancing scenic and cultural landscapes.

The site is surrounded by residential development. Future redevelopment of the site will be guided by the existing character of the area, relevant zone objectives and Pittwater 21 DCP controls in order to protect and enhance the scenic landscape of the area.

- Planning Priority N19 – Increasing urban tree canopy cover and delivering Green Grid Connections.

The proposal will not impact the tree canopy, however future redevelopment of the site for residential purposes will have the potential to impact upon existing trees on site. The applicant has submitted a concept architectural plans and arborist report to demonstrate that the site can be developed with minimal impact on existing trees.

- Planning Priority N22 – Adapting to the impacts of urban natural hazards and climate change.

The site is partially affected by flooding during a 1% AEP event. The applicant has submitted a flood report, prepared by Stellen Civil Engineering that confirms the site has sufficient space available for the construction of residential development outside the 1% AEP flood extent meeting all applicable flood related development controls.

a) Does the proposal have strategic merit?

Yes. The Planning Proposal responds to a change in circumstances with the property being deemed surplus to demand by Sydney Water. The site is located within an established residential area, the proposal will give effect to the *North District Plan*, in particular Planning Priority N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport.

b) Does the proposal have site-specific merit?

Yes. The proposed R2 Low Density Residential is considered appropriate in its context. The site is affected by two sewer lines and a drainage channel with existing mature trees, however the proponent has demonstrated that an appropriate development outcome can be accommodated on the site within the existing constraints outlined above.

<p>The natural environment (including known significant environmental values, resources or hazards).</p>	<p>The site is affected by flooding and geotechnical hazards. The applicant has provided evidence to confirm that future residential development on site can be appropriately sited outside and designed to address these hazards in accordance with relevant development controls.</p> <p>The Contamination Assessment finds that the site's soils do not present an unacceptable risk with respect to impacts on the environment and/or human health and conclude that the site is suitable for the proposed low-density residential land use.</p> <p>The future redevelopment of the site is considered consistent with the adjoining and nearby residential area and all environmental and natural hazards can be satisfactorily addressed.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.</p>	<p>The proposal is consistent with the existing and likely future development of the adjoining and nearby residential area.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>The site is currently vacant and surrounded by existing residential development. All necessary infrastructure and services are existing in the locality.</p>

4. Will the Planning Proposal give effect to a Council's endorsed Local Strategic Planning Statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Northern Beaches Towards 2040 Local Strategic Planning Statement (LSPS), in particular Priorities 2, 8, 15 and 16.

A review of the proposal against relevant Council policies and plans has been undertaken, including:

Dwelling Targets

Under the North District Plan, Council has been assigned a target of 3,400 dwellings to 2021. The proposal will contribute to the overall dwelling target delivery.

Affordable and Appropriate Housing

Council's adopted affordable housing policy commits Council to a 10% affordable housing target for all rezoning's proposing new dwellings. This proposal is for a single residential allotment and is not considered urban renewal or greenfield development as identified in the policy. Given this the 10% affordable housing target is not applicable to the proposal.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is considered consistent with applicable State Environmental Planning Policies (as shown in Table 1), namely:

- **SEPP 55 Remediation of Land**
The Planning Proposal is considered consistent with SEPP 55 Remediation of Land. The Contamination Assessment, prepared by PRM in January 2019 finds that the site's soils do not present an unacceptable risk with respect to impacts on the environment and/or human health and conclude that the site is suitable for low-density residential land use.
- **SEPP No 70 – Affordable Rental Housing (Revised Schemes)**
Northern Beaches Council's Affordable Housing Policy is applicable to all Planning Proposals proposing new residential development. This proposal is for a single residential allotment and is not considered urban renewal or greenfield development as identified in the policy. Given this the 10% affordable housing target is not applicable to the proposal.
- **SEPP (Affordable Rental Housing) 2009**
The SEPP (Affordable Rental Housing) 2009 applies to all land across the state, however the Planning Proposal does not seek to develop affordable rental housing.
- **SEPP (Building Sustainability Index: BASIX) 2004**
The requirements of SEPP (Building Sustainability Index: BASIX) 2004 do not affect this Planning Proposal, however will be applied during any future development application process.
- **SEPP (Concurrences and Consents) 2018**
The SEPP (Concurrences and Consents) 2018 applies to all land across the state, however does not affect this Planning Proposal.
- **SEPP (Exempt and Complying Development Codes) 2008**
The SEPP (Exempt and Complying Development Codes) 2008 will apply to the R2 Low Density Residential zone and specify which development is either exempt or complying.
- **SEPP (Housing for Seniors or People with a Disability) 2004**
The SEPP (Housing for Seniors or People with a Disability) 2004 will apply to the R2 Low Density Residential zone, however does not affect this Planning Proposal.
- **SEPP (Infrastructure) 2007**
The SEPP (Infrastructure) 2007 applies to land across the state, however does not affect this Planning Proposal.
- **SEPP (Vegetation in Non-Rural Areas) 2017**
The subject site is not currently mapped as part of any wildlife corridor or native vegetation type and is not mapped on the Pittwater Local Environment Plan 2014 biodiversity map. The concept building footprint seeks to minimise impact on existing trees on the site. Future development of this site should seek to retain significant trees on the site, as noted in the arborist report submitted with the Planning Proposal.

Table 1: Compliance with State Environmental Planning Policies (SEPPs)

▪ Title of State Environmental Planning Policy (SEPP)	▪ Applicable	▪ Consistent
▪ SEPP No. 19- Bushland in Urban Areas	▪ N/A	▪ N/A
▪ SEPP No. 21 - Caravan Parks	▪ N/A	▪ N/A
▪ SEPP No. 33 - Hazardous and Offensive Development	▪ N/A	▪ N/A
▪ SEPP No. 36 - Manufactured Home Estates	▪ N/A	▪ N/A
▪ SEPP No. 44 - (Koala Habitat Protection) 2019	▪ N/A	▪ N/A
▪ SEPP No. 47 - Moore Park Showground	▪ N/A	▪ N/A
▪ SEPP No. 50 - Canal Estate Development	▪ N/A	▪ N/A
▪ SEPP No. 55 - Remediation of Land	▪ Yes	▪ Yes
▪ SEPP No.64 - Advertising and Signage	▪ N/A	▪ N/A
▪ SEPP No.65 - Design Quality of Residential Apartment Development	▪ N/A	▪ N/A
▪ SEPP No.70 - Affordable Housing (Revised Schemes)	▪ Yes	▪ Yes
▪ SEPP (Aboriginal Land) 2019	▪ N/A	▪ N/A
▪ SEPP (Activation Precincts) 2020	▪ N/A	▪ N/A
▪ SEPP (Affordable Rental Housing) 2009	▪ Yes	▪ Yes
▪ SEPP (Building Sustainability Index: BASIX) 2004	▪ Yes	▪ Yes
▪ SEPP (Coastal Management) 2018	▪ N/A	▪ N/A
▪ SEPP (Concurrences and Consents) 2018	▪ Yes	▪ Yes
▪ SEPP (Education Establishments and Child Care Facilities) 2017	▪ N/A	▪ N/A
▪ SEPP (Exempt and Complying Development Codes) 2008	▪ Yes	▪ Yes
▪ SEPP (Gosford City Centre) 2018	▪ N/A	▪ N/A
▪ SEPP (Housing for Seniors or People with a Disability) 2004	▪ Yes	▪ Yes
▪ SEPP (Infrastructure) 2007	▪ Yes	▪ Yes
▪ SEPP (Kosciuszko National Park – Alpine Resorts) 2007	▪ N/A	▪ N/A
▪ SEPP (Kurnell Peninsula) 1989	▪ N/A	▪ N/A
▪ SEPP (Major Infrastructure Corridors) 2020	▪	▪
▪ SEPP (Mining, Petroleum Production and Extractive Industries) 2007	▪ N/A	▪ N/A
▪ SEPP (Miscellaneous Consent Provisions) 2007	▪ N/A	▪ N/A
▪ SEPP (Penrith Lakes Scheme) 1989	▪ N/A	▪ N/A
▪ SEPP (Primary Production and Rural Development) 2019	▪ N/A	▪ N/A
▪ SEPP (State and Regional Development) 2011	▪ N/A	▪ N/A
▪ SEPP (State Significant Precincts) 2005	▪ N/A	▪ N/A
▪ SEPP (Sydney Drinking Water Catchment) 2011	▪ N/A	▪ N/A
▪ SEPP (Sydney Region Growth Centres) 2006	▪ N/A	▪ N/A
▪ SEPP (Three Ports) 2013	▪ N/A	▪ N/A
▪ SEPP (Urban Renewal) 2010	▪ N/A	▪ N/A

▪ Title of State Environmental Planning Policy (SEPP)	▪ Applicable	▪ Consistent
▪ SEPP (Vegetation in Non-Rural Areas) 2017	▪ Yes	▪ Yes
▪ SEPP (Western Sydney Employment Area) 2009	▪ N/A	▪ N/A
▪ SEPP (Western Sydney Parklands) 2009	▪ N/A	▪ N/A
▪ SEPP (Western Sydney Aerotropolis) 2020	▪ N/A	▪ N/A

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The Planning Proposal is consistent with applicable Ministerial Directions (as shown in Table 2) including:

- **Direction 2.6 Remediation of Contaminated Land**

This direction applies as the Planning Proposal is on land that is currently zoned for infrastructure purposes and is seeking to amend to a residential land use.

Under clause 2.6 (1) of the Direction, the objective is:

- (1) to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

The Planning Proposal is considered consistent with Direction 2.6 Remediation of Contaminated Land. A preliminary Site Contamination Assessment (SCA) was prepared by Progressive Risk Management for the applicant. Council has reviewed the SCA and concur with the conclusion that the site's soils do not present an unacceptable risk with respect to impacts on the environment and/or human health and conclude that the site is suitable for the proposed residential land use.

- **Direction 3.1 Residential Zones**

This Direction applies to the Planning Proposal as the proposal seeks to amend the current zoning to a residential zone.

Under Clause 3.1 (1) of the Direction, the objectives of this direction are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services
- (c) to minimise the impact of residential development on the environment and resource lands.

The proposal is consistent with the objectives of Ministerial Direction 3.1 Residential Zones as it will make efficient use of existing infrastructure and services and minimise the impact of residential development on the environment and resource lands.

- **Direction 3.4 Integrating Land Use and Transport**

This direction applies as the Planning Proposal seeks to amend a zone relating to urban land.

Under Clause 3.4 (1) of the Direction, the objectives of this direction are:

- (1) to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:
 - (a) improving access to housing, jobs and services by walking, cycling and public transport

- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car
- (d) supporting the efficient and viable operation of public transport services
- (e) providing for the efficient movement of freight.

The site's location within an established residential area with access to public transport and existing infrastructure achieves the objectives of this Direction.

- **Direction 4.3 Flood Prone Land**

This direction applies as the Planning Proposal seeks to amend a zone that affects flood prone land.

Under Clause 4.3 (1) of the Direction, the objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard

The site is in the Low Risk Flood precinct. As the Planning Proposal seeks to achieve residential land use, which is not categorised as 'vulnerable development', the proposal is consistent with this Direction.

- **Direction 6.2 Reserving Land for Public Purposes**

This direction applies to all relevant planning authorities.

Under Clause 6.2 (1) of the Direction, the objectives of this direction are:

- (a) to facilitate the provision of public services and facilities by reserving land for public purposes
- (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

In accordance with Pittwater Local Environmental Plan 2014 the land is not identified for acquisition and the property has been deemed surplus to demand by Sydney Water, therefore the Planning Proposal is consistent with this Direction.

- **Direction 6.3 Site Specific Provisions**

This direction applies to Planning Proposals that will allow a particular development to be carried out.

Under Clause 6.3 (1) of the Direction, the objective of this direction is:

- (1) to discourage unnecessarily restrictive site specific planning controls.

The Planning Proposal does not include any unnecessarily restrictive site specific planning controls and is therefore consistent with this Direction.

Table 2: Compliance with Ministerial Directions

Directions (as at October 2020)		Applicable	Consistent
1	Employment and Resources		
1.1	Business and Industrial Zones	N/A	N/A

Directions (as at October 2020)		Applicable	Consistent
1.2	Rural Zones	N/A	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4	Oyster Aquaculture	N/A	N/A
1.5	Rural Lands	N/A	N/A
2	Environment and Heritage		
2.1	Environment Protection Zones	N/A	N/A
2.2	Coastal Protection	N/A	N/A
2.3	Heritage Conservation	N/A	N/A
2.4	Recreation Vehicle Areas	N/A	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	N/A	N/A
2.6	Remediation of Contaminated Land	Yes	Yes
3	Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	N/A	N/A
3.4	Integrating Land Use and Transport	Yes	Yes
3.5	Development Near Licensed Aerodromes	N/A	N/A
3.6	Shooting Ranges	N/A	N/A
3.7	Reduction in non-hosted short term rental accommodation period	N/A	N/A
4	Hazard and Risk		
4.1	Acid Sulfate Soils	N/A	N/A
4.2	Mine Subsidence and Unstable Land	N/A	N/A
4.3	Flood Prone Land	Yes	Yes
4.4	Planning for Bushfire Protection	N/A	N/A
5	Regional Planning		
5.1	Implementation of Regional Strategies	N/A	N/A
5.2	Sydney Drinking Water Catchments	N/A	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	N/A	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008 See amended Direction 5.1)	N/A	N/A
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A	N/A
5.8	Second Sydney Airport: Badgerys Creek (Revoked 20 August 2018)	N/A	N/A
5.9	North West Rail Link Corridor Strategy	N/A	N/A
5.10	Implementation of Regional Plans	N/A	N/A
5.11	Development of Aboriginal Land Council land	N/A	N/A
6	Local Plan Making		
6.1	Approval and Referral Requirements	N/A	N/A
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	Yes	Yes
7	Metropolitan Planning		
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A	N/A

Directions (as at October 2020)		Applicable	Consistent
7.3	Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N/A	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The subject site is not part of any wildlife corridor and is not mapped on the Pittwater Local Environment Plan 2014 biodiversity map.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. The concept building footprint seeks to minimise impact on existing trees on the site. Future development of this site should seek to retain significant trees on the site, as noted in the arborist report submitted with the Planning Proposal.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The scale of the proposed residential development, located within an already established residential area, is not considered to have adverse social or economic effects.

No Aboriginal or European heritage sites are recorded in the vicinity of the site and the area has been subject to previous disturbance, reducing the likelihood of surviving, unrecorded Aboriginal sites.

Section D – State and Commonwealth Interests

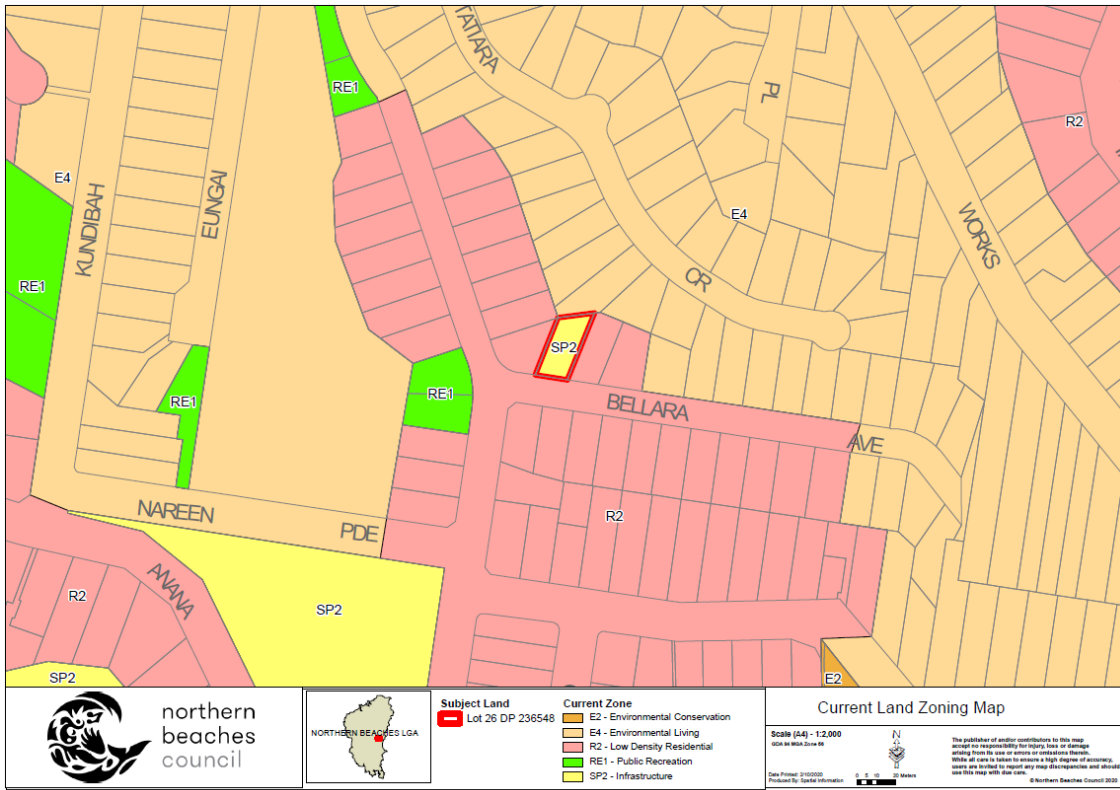
10. Is there adequate public infrastructure for the planning proposal?

Yes. The site is located within an established residential area with access to existing public infrastructure and services. Standard residential requirements will be conditioned as part of any future development application process.

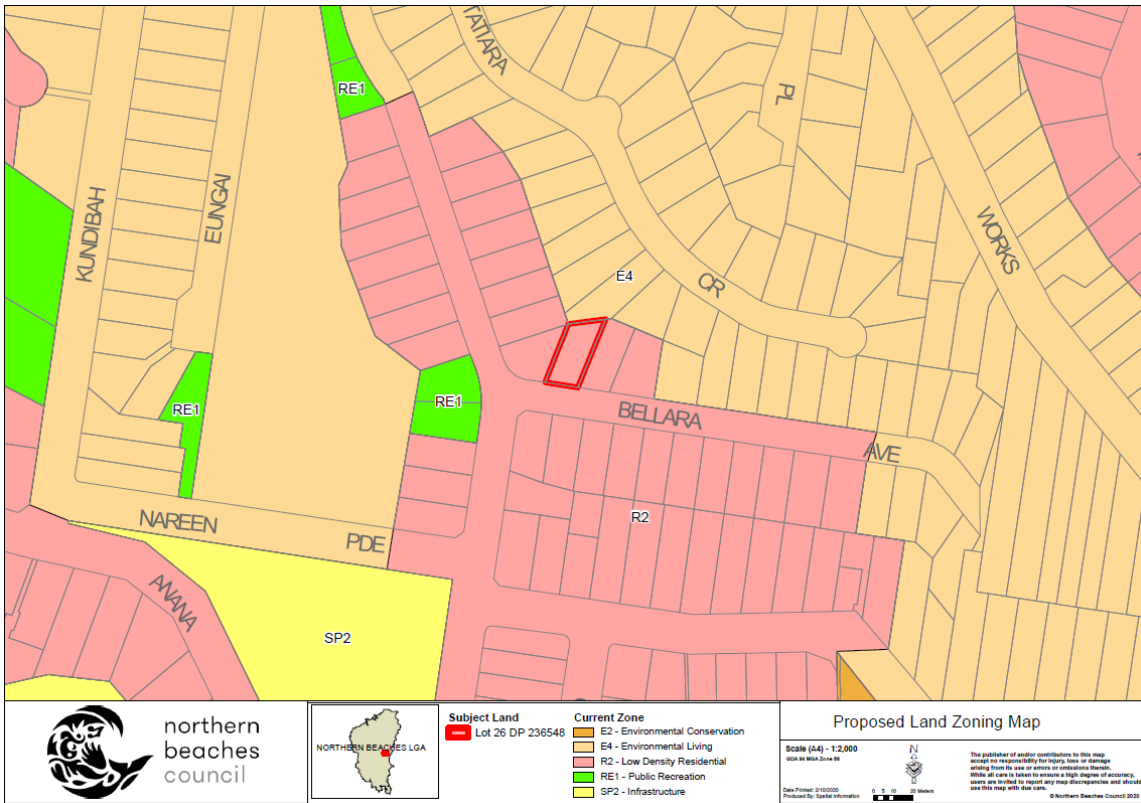
11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The Planning Proposal is being prepared in accordance with consultation guidelines and provisions prepared by the Department of Planning, Industry and Environment and all statutory consultation will occur in accordance with the requirements of any future Gateway Determination, including any State or Commonwealth authorities.

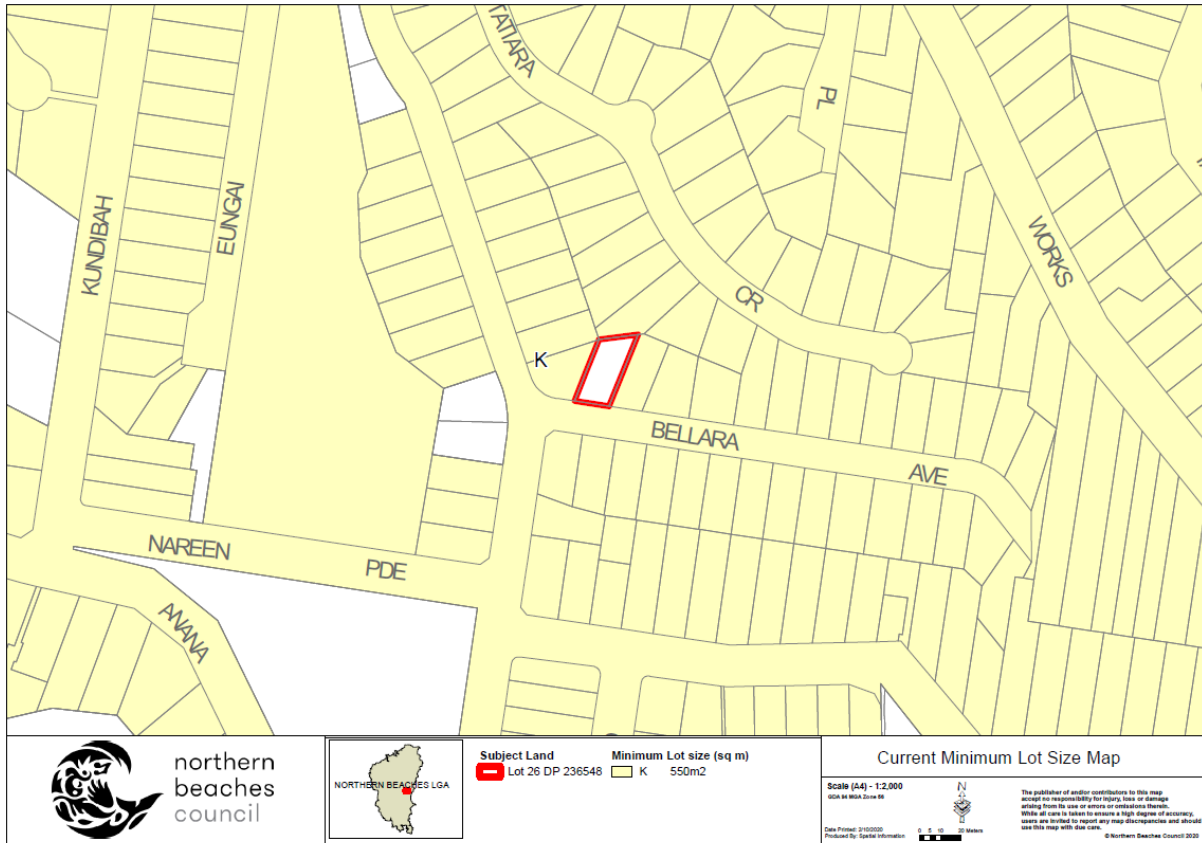
Part 4 – Maps



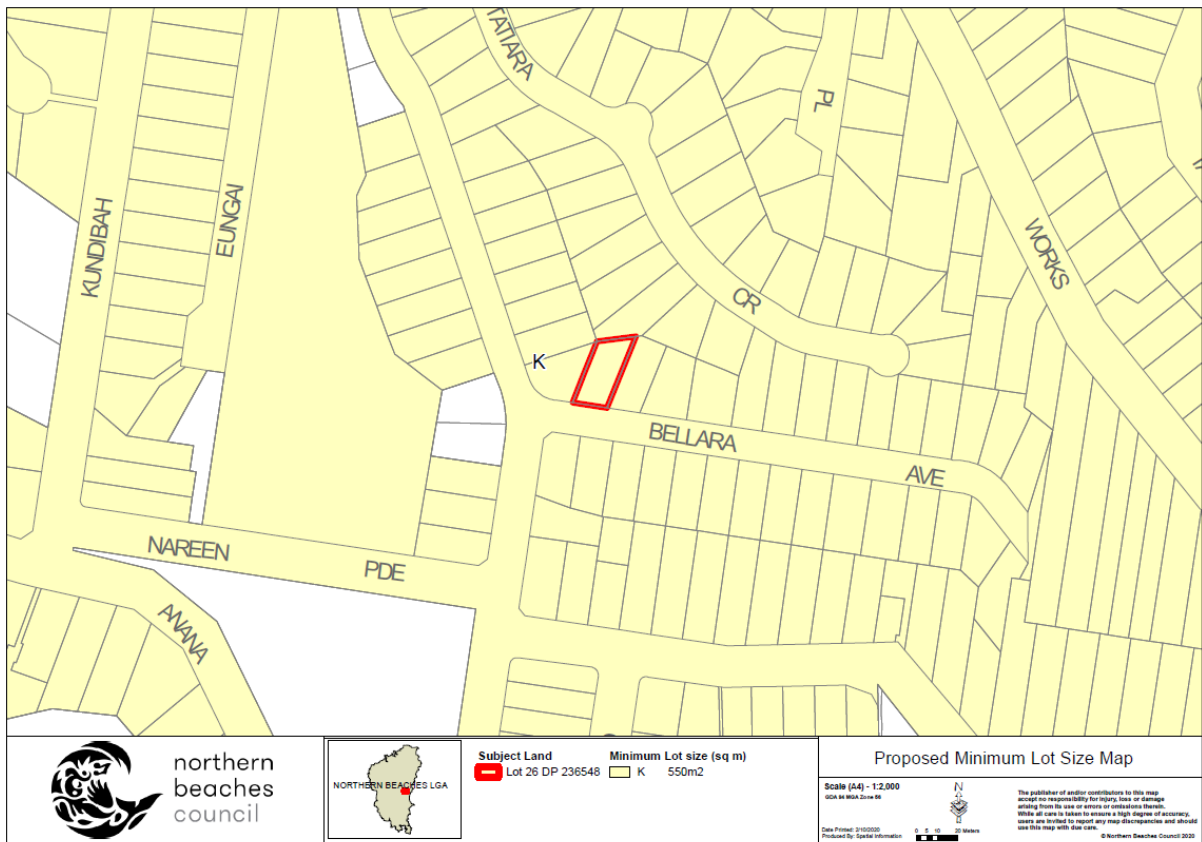
Existing Pittwater LEP 2014 Mapping – Land Zoning Map (sheet 013)



Proposed Pittwater LEP 2014 Mapping – Land Zoning Map (sheet 013)



Existing Pittwater LEP 2014 Mapping –Minimum Lot Size Map (sheet 013)



Pittwater LEP 2014 Mapping –Minimum Lot Size Map (sheet 013)

Part 5 – Community Consultation

Council placed the applicant's Planning Proposal on non-statutory public exhibition in accordance with the Northern Beaches Community Participation Plan from 2 September 2020 – 16 September 2020 (2 weeks). Notification included:

- Letters to land owners and occupiers adjoining the subject site;
- Electronic copies of the exhibition material on Council's website; and
- Emails to registered community members who have listed their interest on Council's Community Engagement Register.

One submission was received in response to the public exhibition period. Council's response to the submission is contained within the attached Council report of 24 November 2020. The submission raised only one issue relating to access arrangements to a neighbouring property which contains Sydney Water infrastructure.

There have been no matters raised of such significance that should prevent the proposal proceeding to Gateway Determination.

The Gateway Determination will confirm the public consultation that must be undertaken.

Part 6 – Project Timeline

Task	Anticipated timeframe
Anticipated commencement date (Gateway Determination)	February 2021
Anticipated timeframe for the completion of required technical information	March 2021
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	April 2021
Commencement and completion dates for public exhibition period	May 2021
Dates for public hearing (if required)	May 2021
Timeframe for consideration of submissions	June 2021
Timeframe for the consideration of a proposal post exhibition	July 2021
Date of submission to the Department to finalise the LEP	July 2021
Anticipated date the local plan-making authority will make the plan (if authorised)	September 2021
Anticipated date the local plan-making authority will forward to the PCO for publication	October 2021