

Appendix G – Justification of Strategic Merit: Strategic alignment and consistency with SEPPs and Ministerial Directions

This appendix provides:

1. Strategic alignment - An overview of how this Planning Proposal (PP) aligns with key strategies, namely the Greater Sydney Region Plan and the North District Plan.
2. State Environmental Planning Policies (SEPPs) – An assessment of consistency of this PP with applicable SEPPs
3. Ministerial Directions – An assessment of consistency of this PP with applicable Ministerial Directions issued under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

1. Strategic alignment

GSRP objectives	North District Plan - priorities	Council strategic response	Giving effect to the strategic direction in the PP
Infrastructure and collaboration strategic directions			
<p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>N1. Planning for a city supported by infrastructure</p> <p>N2. Working through collaboration</p>	<p>LSPS</p> <p>P9. Infrastructure delivered with employment and housing growth</p> <p>LHS</p> <p>Action under Priority 2 (see Liveability below): “Use LHS to inform review of development contributions plans to fund</p>	<p>The PP seeks to support infrastructure in relation to a range of proposed zones, land uses, standards and provisions. In particular new Aims of the Plan recognise LSPS Principle to ‘protect existing waste infrastructure land’ and ‘ensure upgrades to infrastructure address impacts from climate change’. In support of the ‘30 Minute Cite’ concept, the PP supports a hierarchy of centres under proposed local provisions.</p>

GSRP objectives	North District Plan - priorities	Council strategic response	Giving effect to the strategic direction in the PP
O5: Benefits of growth realised by collaboration of governments, community and business		infrastructure upgrades from new development” CSP Outcome 6: Transport, technology and connectivity	
Liveability			
O6. Services and infrastructure meet communities’ changing needs O7. Communities are healthy, resilient and socially connected O8. Greater Sydney’s communities are culturally rich with diverse neighbourhoods O9. Greater Sydney celebrates the arts and supports creative industries and innovation O10. Greater housing supply O11. Housing is more diverse and affordable O12. Great places that bring people together O13. Environmental heritage is identified conserved and enhanced	N3. Providing services and social infrastructure to meet people’s changing needs N4. Fostering healthy, creative, culturally rich and socially connected communities N5. Providing housing supply, choice and affordability, with access to jobs, services and public transport N6. Creating and renewing great places and local centres, and respecting the District’s heritage	LSPS P10. World-class education facilities, including a university P11. Community facilities and services that meet changing community needs P12. An inclusive, healthy, safe and socially connected community P13. Strong engagement and cooperation with Aboriginal communities P14. A community enriched through the arts and connected through creativity P15. Housing supply, choice and affordability in the right locations P16. Access to quality social housing and affordable housing	The PP seeks a range of proposals to give effect to LSPS livability priorities with regard to people (priorities 10-14); housing (priorities 15 & 16); and great places (priorities 17 & 18). In relation to ‘people’ priorities world class education all existing land use opportunities are retained and protected in relation to proposed zones, standards and provisions; Proposed controls for community facilities and services facilitate opportunities for training and education. A range of land uses are to be more broadly permitted that will further support inclusive, healthy, safe and socially connected community. The location of affordable and diverse housing types like boarding houses are priorities with access to transport and facilities nearby local centres. In terms of engagement with Aboriginal communities, the PP has been prepared with consideration of the Connecting with Country Framework.

GSRP objectives	North District Plan - priorities	Council strategic response	Giving effect to the strategic direction in the PP
		<p>P17. Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes</p> <p>P18. Protected, conserved and celebrated heritage</p> <p>LHS</p> <p>Priority 1 – Housing target</p> <p>Priority 2 – Detailed planning for centres</p> <p>Priority 3 – Social and affordable housing</p> <p>Priority 5 – Seniors housing</p> <p>CSP</p> <p>Outcome3: Community and belonging</p> <p>Outcome4: Housing, places and spaces</p>	<p>In relation to ‘housing’ priorities the PP implements housing recommendations both in accordance with the endorsed Local Housing Strategy as well as more recent State reform for Low and Medium Rise Housing by increasing housing supply significantly greater than sought in adopted dwelling targets. Also a range of proposed controls in the PP will ensure the supply and mix of housing responds to community needs and minimised land use conflicts.</p>
Productivity			
<p>O14. <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities</p> <p>O15. The Eastern, GOP and Western Economic Corridors</p>	<p>N7. Growing a stronger and more competitive Harbour CBD</p> <p>N8. Eastern Economic Corridor is better connected and more competitive</p>	<p>LSPS</p> <p>P19. Frequent and efficient regional public transport connections</p> <p>P20. Sustainable local transport networks</p>	<p>The PP delivers an integrated transport and land use planning approach for connection, growth and opportunities, particularly for the Northern Beaches 5 strategic centres.</p> <p>The PP seeks to sequence development with necessary infrastructure and services consistent with the LSPS</p>

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<p>are better connected and more competitive</p> <p>O16. Freight and logistics network is competitive and efficient</p> <p>O17. Regional connectivity is enhanced</p> <p>O18. Harbour CBD is stronger and more competitive</p> <p>O19. Greater Parramatta is stronger and better connected</p> <p>O20. Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</p> <p>O21. Internationally competitive health, education, research and innovation precincts</p> <p>O22. Investment and business activity in centres</p> <p>O23. Industrial and urban services land is planned, retained and managed</p>	<p>N9. Growing and investing in health and education precincts</p> <p>N10. Growing investment, business opportunities and jobs in strategic centres</p> <p>N11. Retaining and managing industrial and urban services land</p> <p>N12. Delivering integrated land use and transport planning and a 30-minute city</p> <p>N13. Supporting growth of targeted industry sectors</p> <p>N14. Leveraging inter-regional transport connections</p>	<p>P21. Redesigned road space and facilities to match changing community needs</p> <p>P22. Jobs that match the skills and needs of the community</p> <p>P23. Frenchs Forest as a sustainable health and education precinct</p> <p>P24. Brookvale as an employment and innovation centre</p> <p>P25. Dee Why as a thriving cosmopolitan centre by the sea</p> <p>P26. Manly as Sydney's premier seaside destination</p> <p>P27. Mona Vale as the contemporary, urban heart of the north</p> <p>P28. Safeguarded employment lands</p> <p>P29. A thriving, sustainable tourism economy</p> <p>P30. A diverse night-time economy</p> <p>LHS</p>	<p>In terms of jobs that match the skills and needs of the community, the PP seeks to further encourage a range of home-based employment, proposed standards that support employment generating development.</p>

GSRP objectives	North District Plan - priorities	Council strategic response	Giving effect to the strategic direction in the PP
O24. Economic sectors are targeted for success		(Overlap with Priority 2 – Detailed Planning for Centres as per Liveability section above). CSP Outcome5: Vibrant local economy	
Sustainability			
<p>O25. The coast and waterways are protected and healthier</p> <p>O26. A cool and green parkland city in the South Creek corridor</p> <p>O27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>O28. Scenic and cultural landscapes are protected</p> <p>O29. Environmental, social and economic values in rural areas are protected and enhanced</p> <p>O30. Urban tree canopy cover is increased</p> <p>O31. Public open space is accessible, protected and enhanced</p>	<p>N15. Protecting and improving the health and enjoyment of Sydney Harbour and the District’s waterways</p> <p>N16. Protecting and enhancing bushland and biodiversity</p> <p>N17. Protecting and enhancing scenic and cultural landscapes</p> <p>N18. Better managing rural areas</p> <p>N19. Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>N20. Delivering high quality open space</p> <p>N21. Reducing carbon emissions and managing energy, water and waste efficiently</p>	<p>LSPS</p> <p>P1. Healthy and valued coast and waterways</p> <p>P2. Protected and enhanced bushland and biodiversity</p> <p>P3. Protected scenic and cultural landscapes</p> <p>P4. Protected Metropolitan Rural Area</p> <p>P5. Greener urban environments</p> <p>P6. High quality open space for recreation</p> <p>P7. A low-carbon community, with high energy, water and waste efficiency</p> <p>P8. Adapted to the impacts of natural and urban hazards and climate change</p>	<p>The PP seeks a range of proposals to give effect to LSPS Sustainability priorities with regard to landscape (priorities 1-6); efficiency (priority 7); and resilience (priority 8).</p> <p>In relation to ‘landscape’ priorities the PP seeks to more broadly apply conservation zones and natural environmental local provisions across the Northern Beaches. Many areas currently zoned RE1 Public Recreation will change to a C2 Environmental Conservation Zone and land in both urban and non-urban areas is proposed to change to either a C3 Environmental Management or C4 Environmental Living zone as a result of Council’s Conservation Zones Review.</p> <p>Local provisions such as for the protection of certain biodiversity lands, riparian land, wetlands and the like, are included.</p> <p>Proposed new clauses for landscaped area requirements in low density residential areas and for the assessment of sustainability</p>

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<p>O32. The Green Grid links parks, open spaces, bushland and walking and cycling paths</p> <p>O33. A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>O34. Energy and water flows are captured, used and re-used</p> <p>O35. More waste is re-used and recycled to support the development of a circular economy</p> <p>O36. People and places adapt to climate change and future shocks and stresses</p> <p>O37. Exposure to natural and urban hazards is reduced</p> <p>O38. Heatwaves and extreme heat are managed</p>	<p>N22. Adapting to the impacts of urban and natural hazards and climate change</p>	<p>LHS</p> <p>Priority 4 – Precinct sustainability and housing</p> <p>CSP</p> <p>Outcome1: Protection of the environment</p> <p>Outcome2: Environmental sustainability</p>	<p>measures in certain buildings also align with strategic policy directions.</p>
Implementation			
<p>O39. A collaborative approach to city planning</p> <p>O40. Plans refined by monitoring and reporting?</p>	<p>N23. Preparing local strategic planning statements informed by local strategic planning</p> <p>N24. Monitoring and reporting on the delivery of the Plan</p>	<p>LSPS</p> <p>n/a</p> <p>LHS</p> <p>n/a</p>	<p>The PP will give effect to the LSPS, which will be monitored and reported against on a regular basis, as part of Council’s Integrated Planning and Reporting Framework.</p>

GSRP objectives	North District Plan - priorities	Council strategic response	Giving effect to the strategic direction in the PP
		<p>CSP</p> <p>Outcome7: Good governance</p> <p>Outcome8: Partnership and participation</p>	

2. State Environmental Planning Policies (SEPPs)

SEPP	Consistency	Summary	Comment
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent	This policy provides for streamlined assessment processes for development that complies with specified development standards as Exempt and Complying Development. A range of Codes are contained in the policy providing for difference development types and categories.	<p>Nothing in the PP is inconsistent with the provisions of the SEPP. In some cases, proposals to rezone land to a Conservation zone will exclude these lands from the application of the SEPP. Similarly, areas identified as subject to landslide risk will also be excluded from the application of the SEPP. The PP proposes a limited range of exempt development and no complying development, acknowledging the operation of the SEPP.</p> <p>Council's Conservation Zones Review justifies changes of zoning and relevant geotechnical studies have been used to identify landslide risk. These studies are appendices to the PP.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent	This policy is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas	The PP supports the objectives of the SEPP including increased land zoned for conservation and local provisions to consider mapped Biodiversity Lands, and Landscaped Area standards.

SEPP	Consistency	Summary	Comment
		of the State through the preservation of trees and other vegetation	
State Environmental Planning Policy (Housing) 2021	Consistent	This policy enables diverse housing types and encourages housing for more vulnerable members of the community. New housing under the policy provides reasonable amenity, promotes use of existing and planned infrastructure and services; minimises adverse climate and environmental impacts; and reinforces good design. Short-term rental accommodation is recognised as a home-sharing activity and a contributor to local economies, and the policy seeks to mitigate the loss of existing affordable rental housing.	Nothing in the PP is inconsistent with the provisions of the SEPP. The PP seeks to provide for housing in accordance with the Northern Beaches Local Housing Strategy, and consistently permitting dual occupancy development in the R2 low density zone throughout the LGA, and boarding houses and hostels in R2 zones within 400 metres of identified local centres ('housing diversity areas'). The PP also applies the affordable housing contributions clause in WLEP2011 to the entire Council area.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent	This policy contains planning provisions for advertising and signage in NSW and employment land in Western Sydney.	The PP is consistent with the aims of this Policy, ensuring that advertising is compatible with the desired amenity and visual character of an area. It is noted that the PP proposes that advertising structures are prohibited generally except for certain advertising on Council bus shelters and the like.
State Environmental Planning Policy (Planning Systems) 2021	Consistent	This policy applies to state significant development, aboriginal land and concurrences and consents	The PP does not provide for any state significant development, development that is state significant infrastructure and critical state significant infrastructure, or development that is regionally significant development this is identified under this Policy.

SEPP	Consistency	Summary	Comment
			<p>The PP applies to land owned by an Aboriginal Land Council referred to in this policy including land subject to a development delivery plan (DDP). Under the SEPP, the DDP is not a matter for consideration for PPs.</p> <p>The PP does not seek to provide for any Concurrences in the determination of consents from which any inconsistencies with this Policy may arise.</p>
State Environmental Planning Policy (Precincts - Central River City) 2021	Not applicable	This SEPP contains provisions for precinct planning, a form of strategic planning applied to a specified geographic area. The precincts are located in the Central River City. This city is based on the strategic planning vision of the 'three cities' regions identified in the Greater Sydney Region Plan – A Metropolis of Three Cities.	This SEPP does not apply to the Northern Beaches
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	Consistent	This SEPP contains provisions for precinct planning, a form of strategic planning applied to precincts located in the Eastern Harbour City	The PP does not propose any change to any State significant precinct identified in the policy. North Head Federal Police Training site is a State significant precinct under Appendix 4 of the policy. The PP does not seek to change or affect requirements for this precinct.
State Environmental Planning Policy (Precincts – Regional) 2021	Not applicable	This SEPP contains provisions for precinct planning, a form of strategic planning applied to a specified geographic area. The precincts are located in regional NSW outside the Greater Sydney Region Plan	This SEPP does not apply to the Northern Beaches

SEPP	Consistency	Summary	Comment
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Not applicable	This SEPP contains provisions for precinct planning, a form of strategic planning applied to a specified geographic area. The precincts are located in the Western parklands City. This city is based on the strategic planning vision of the ‘three cities’ regions identified in the Greater Sydney Region Plan – A Metropolis of Three Cities.	This SEPP does not apply to the Northern Beaches
State Environmental Planning Policy (Primary Production) 2021	Consistent	This SEPP contains planning provisions: to manage primary production and rural development including supporting sustainable agriculture for the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.	Nothing in the PP is inconsistent with the provisions of the SEPP. The PP does not apply to any land that is for the purpose of any rural industry (agricultural produce industries, livestock processing industries, composting facilities and works, sawmill or log processing works, stock and sale yards, the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise), state significant agricultural land or irrigation areas.
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent	This SEPP contains planning provisions: <ul style="list-style-type: none"> • for land use planning within the coastal zone, consistent with the Coastal Management Act 2016 • to manage hazardous and offensive development • which provide a state-wide planning framework for the remediation of contaminated 	The PP is consistent with the aim of this Policy to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016 and the four coastal management areas that comprise the NSW coastal zone. In this regard the PP proposed local provisions for coastal planning. There are no measures proposed under this PP for determining whether a development is a hazardous or offensive industry, and the PP does not propose

SEPP	Consistency	Summary	Comment
		land and to minimise the risk of harm.	any provisions that would limit the considerations of any application to carry out potentially hazardous or offensive development.
State Environmental Planning Policy (Resources and Energy) 2021	Consistent	This policy provides for the assessment and development of mining, petroleum production and extractive material resource proposals in NSW.	The PP does not contain provisions that are inconsistent with the SEPP.
State Environmental Planning Policy (Sustainable Buildings) 2022	Consistent	This policy will help to: <ul style="list-style-type: none"> • minimise the consumption of energy and potable water • reduce greenhouse gas emissions • monitor, measure and report on embodied emissions of building • deliver buildings that are comfortable in summer and winter • provide household bill savings 	The PP supports the policy in implementing a range of sustainability measures as sought under Actions of Council's LSPS. The PP does not seek to amend the specific requirements of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent	This policy provides for: <ul style="list-style-type: none"> • infrastructure, e.g. hospitals, roads, railways, emergency services, water supply and electricity delivery • for child-care centres, schools, TAFEs and universities • for the protection of certain transport corridors and certain 	The PP is consistent with SEPP (Infrastructure) 2007 on the basis that the proposed LEP provisions will continue to facilitate the effective delivery of infrastructure and the provision of services. The PP will facilitate the delivery of these land uses, consistent with the aims of the SEPP and recognises the importance of retaining existing educational uses. To ensure the retention of land for educational establishments, it is proposed to retain the existing

SEPP	Consistency	Summary	Comment
		Ports (Kembla, Botany & Newcastle).	SP2 Educational Establishment zone where it applies. The PP also proposes to permit several landuses permitted in the SEPP which are currently prohibited in Council's LEPs.

3. Ministerial Directions

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
1: Planning Systems	1.1 Implementation of Regional Plans	consistent	This direction requires PPs to be consistent with a Regional Plan released by the Minister for Planning.	The PP is consistent with the Greater Sydney Region Plan and North District Plan as outlined in Part 3 of the PP.
	1.2 Development of Aboriginal Land Council land	consistent	This direction requires Council to take into account any applicable development delivery plan made under the chapter 3 (DDP) of the State Environmental Planning Policy (Planning Systems) 2021.	The PP applies to land shown on the Land Application Map of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021. This PP takes into account the Northern Beaches DDP as discussed under separate heading at the end of this Appendix.
	1.3 Approval and Referral Requirements	consistent	This direction restricts PPs from containing consultation, referral and concurrence requirements for development applications or make development "designated development" without the approval of the relevant Minister, Public Authority and Secretary of the Department of Planning.	The PP does not contain any provisions requiring consultation, referral or concurrence for development applications and does not propose to make any development designated development.

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
	1.4 Site Specific Provisions	consistent	This direction restricts PPs from containing unnecessarily restrictive site-specific planning controls.	The PP does not propose site specific planning controls in addition to controls which currently apply to sites because of Precinct Planning undertaken in centres such as Dee Why and Frenchs Forest. Some Additional Permitted Land uses (Schedule 1) in current LEPs may also contain site-specific controls
	1.4A Exclusion of Development Standards for variation	consistent	This direction restricts PPs from containing provisions which unreasonably exclude the operation of Clause 4.6 of an LEP (exceptions to development standards) to development standards	The PP proposes to retain most of the current LEP exclusions to the variation of development standards for certain key sites in Frenchs Forest and Dee Why centre precincts under WLEP2011. However, the clause 4.6 (8A) exclusion for height of buildings in the entire Dee Why Town Centre is intended to be amended to apply only to identified key sites, to provide greater flexibility in the design of buildings in the centre. "Standard" exclusions under all other current LEPs will also be retained. No new exclusions from the application of LEP clause 4.6 are proposed.
	Planning Systems Place-based Directions 1.5 - 1.21	not applicable	These directions apply to specific development precincts in the Greater Sydney region and provides directions for the preparation of PPs in these areas. None apply to the Northern Beaches.	not applicable
Focus area 2: Design and Place	nil	not applicable	not applicable	not applicable
Focus area 3: Biodiversity	3.1 Conservation Zones	consistent	The direction requires that PPs must include provisions to facilitate the protection and conservation of environmentally sensitive areas and not	The PP does not remove the conservation zoning of any land currently in a conservation zone. Additional land will be subject to a conservation zone because of Council's Conservation Zones Review. Council land

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
and Conservation			reduce the conservation standards that apply to that land.	currently zoned RE1 public recreation with environmental values will be rezoned to C2 Environmental Conservation, several non-urban areas in Oxford Falls Valley and Belrose North, and some sites in Ingleside, will be zoned C3 Environmental Management, and some urban sites in the WLEP 2011 and PLEP2014 areas will be zoned C4 Environment Living. Details of these changes are provided in Part 2 and the appendices to this PP. In addition, existing provisions relating to protection of bushland biodiversity, earthworks, stormwater management and water sensitive design, waterways wetlands and riparian land have been updated or supplemented by additional mapping whilst new provisions, including provisions for landscaping have been added to the LEP. Details of these provisions are provided in Part 2 of the PP and in the appendices.
	3.2 Heritage Conservation	consistent	This direction requires PPs to contain provisions to facilitate the conservation items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The PP is consistent with the objective and terms of this direction to conserve items, retaining all listed items and adding some additional items. Detailed justification for the new items is provided under separate heading and appendices.
	3.3 Sydney Drinking Water Catchments	Not applicable	This direction requires Council's in certain Sydney Water Catchments to consider water quality matters and consult with appropriate authorities when preparing PPs in these areas.	This direction does not apply to Northern Beaches Council.
	3.4 Application of C2 and C3 Zones and	Not applicable	This direction requires Councils on the north coast of NSW to comply with the	This direction does not apply to Northern Beaches Council

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
	Environmental Overlays in Far North Coast LEPs		Northern Councils E Zone Review Final Recommendations when preparing PPs to rezone land to C2 or C3.	
	3.5 Recreation Vehicle Areas	consistent	This direction requires Councils not to permit areas for recreational vehicle use in conservation zones, beach dune areas, and other areas with significant conservation values when preparing a PP.	The PP does not provide for any land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983) in any circumstances, including land within an environmental protection zone, a beach or a dune adjacent to or adjoining a beach.
	3.6 Strategic Conservation Planning	consistent	This direction requires that PPs for “avoided land” and “strategic conservation area” under State Environmental Planning Policy (Biodiversity and Conservation) 2021 to protect, conserve or enhance areas with high biodiversity value and not rezone these areas to permit a broader range of land uses.	The PP does not apply to ‘avoided land’ or a ‘strategic conservation area’ under the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
	3.7 Public Bushland	consistent	This direction requires Councils in urban areas to give priority to retaining public bushland when preparing PPs.	The PP is consistent with the objective and terms of this applicable direction. A review of Council-owned land as part of the Conservation Zones Review has resulted in many areas being rezoned from RE1 – Public Recreation to C2 – Environmental Conservation. No areas of public bushland are proposed to be rezoned to permit a broader range of land uses.
	3.8 Willandra Lakes Region	Not applicable	This direction sets out requirements when preparing a PP for the Willandra Lakes Region World Heritage Property	Not applicable

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
	3.9 Sydney Harbour Foreshores and Waterways Area	Consistent	This direction applies when a PP authority prepares a PP for land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and requires consideration of the environmental, historical, cultural and social value of Sydney Harbour and its foreshores to the public.	The PP is consistent with the principles outlined in this direction. It retains existing foreshores zoning of land and includes specific provisions to restrict development in foreshore areas (foreshore building lines), retain bushland and biodiversity, and address coastal management issues based on new and updated mapping.
	3.10 Water Catchment Protection	Not applicable	This direction sets out requirements that must be met when preparing PPs within a regulated water catchment outside of the Sydney Water Catchment.	The PP will not affect land within a regulated catchment outside the Sydney Drinking Water Catchment, within the meaning of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
Focus area 4: Resilience and Hazards	4.1 Flooding	Consistent	This direction applies when preparing a PP involving flood prone land that creates, removes or alters a zone or a provision that affects flood prone land 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. The direction requires provisions commensurate with flood behaviour, including consideration of the potential flood impacts.	<p>In accordance with Direction 4.1(2) the PP does not seek to rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zone.</p> <p>The PP does not create or remove a zone or a provision that affects flood prone land. Parts of the Council area which are flood prone will however retain their residential zoning. In addition, dual occupancy development is proposed to be permitted across the R2 low density residential zone. Some of these properties are flood prone. However, permitting dual occupancies is not considered a significant increase in density. Further, the individual impacts of</p>

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				flooding can be assessed at the development application stage, consistent with the NSW Flood Prone Land Policy and other related manuals, guidelines, studies, or plans.
	4.2 Coastal Management	consistent	<p>This direction applies to land within the coastal zone, under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 2 of the SEPP (Resilience and Hazards) 2021.</p> <p>The direction requires that a PP must include provisions that give effect to and are consistent with: (a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) section 3.2 of the NSW Coastal Design Guidelines 2023; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</p>	<p>The PP is consistent with the objectives and terms of this direction to protect and manage coastal areas of NSW.</p> <p>Land to which the general objects and objectives of each coastal management area mapped for Northern Beaches is zoned in a manner that is consistent. Similarly, proposed local provisions are also consistent with the objective of the Direction.</p> <p>The PP does not seek rezone land which would enable increased development or more intensive land-use on land within a coastal vulnerability area identified by chapter 2 of the SEPP.</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			<p>A PP must not rezone land which would enable increased development or more intensive land-use on land: (a) within a coastal vulnerability area identified by chapter 2 of the SEPP (Resilience and Hazards) 2021; or (b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken: i. by or on behalf of the relevant planning authority and the PP authority, or ii. by or on behalf of a public authority and provided to the relevant planning authority and the PP authority.</p> <p>A PP must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the SEPP (Resilience and Hazards) 2021.</p>	
	4.3 Planning for Bushfire Protection	Consistent	<p>This direction applies to Northern Beaches Council which is required, and has prepared a bush fire prone land map under section 10.3 of the EP&A Act certified by the Commissioner on 7 August 2020.</p> <p>The direction requires that a PP must: (a) have regard to Planning for Bushfire</p>	<p>The PP satisfies the objectives of this direction which are to: (a) protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.</p> <p>Attached dual occupancy development is proposed to be permitted across the R2 low density residential</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			Protection 2019, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).	zone, subject to controls (e.g. minimum allotment size). Detached dual occupancy is proposed to be permitted on corner lots. Some of these properties are bushfire prone. However, permitting dual occupancies is not considered a significant increase in density. Further, the individual impacts of bushfire can be assessed at the development application stage, in accordance with the requirements of Planning for Bushfire Protection.
	4.4 Remediation of Contaminated Land	consistent	This direction requires PPs not to rezone or increase the density or intensity of use of development on land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997, and on other land that has been subject to or potentially subject to land uses that were potentially contaminating land uses.	<p>The PP does not rezone land of this nature. Some land under WLEP2000 which is not subject to standard zones will be zoned mostly RU4 and C3. In all cases the density of development and range of permissible uses will either remain the same or be reduced.</p> <p>Similarly, some land currently zoned RU2 under PLEP2014 and RU4 under WLEP2011 will be rezoned to C3. The range of permitted uses will either remain or be reduced. Some land zoned R5 under PLEP2014 will be rezoned to C4, also resulting in a reduced range of permitted uses.</p>
	4.5 Acid Sulfate Soils	Consistent	The direction requires Councils to consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a PP that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.	<p>The PP retains provisions for acid sulfate soil and seeks to consolidate existing LEP Acid Sulfate Soils Maps which have been prepared in accordance with the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning and in accordance with this Direction.</p> <p>Council proposes to permit dual occupancy development in all R2 low density residential zone areas. Some of these areas are subject to acid sulfate</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			Council must not prepare a PP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Map.	soils. The proposal to permit dual occupancy is a minor intensification of use that can be assessed during the development assessment process.
	4.6 Mine Subsidence and Unstable Land	Consistent	This direction requires Council to take certain actions when preparing a PP for land identified in a mine subsidence district or on land that is otherwise identified as unstable, so as to prevent damage to life, property and the environment on land.	The Northern Beaches is not located within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017 pursuant to section 20 of the Coal Mine Subsidence Compensation Act 2017. However, land has been identified as unstable in a study, strategy or other assessment undertaken by or on behalf of the relevant planning authority or by or on behalf of a public authority and provided to the relevant planning authority. This has been used as the basis for drafting the PP provisions related to Geotechnical hazards
Focus area 5: Transport and Infrastructure	5.1 Integrating Land Use and Transport	consistent	This direction requires PPs to locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	<p>The PP has considered the integration of land uses and transport in rezoning and in its provisions relating to urban land, including land zoned for residential, employment, village, or tourist purposes in accordance with the direction.</p> <p>The PP does not propose the creation of additional employment centres outside existing centres. Separate PPs have or will be prepared for centres such as Frenchs Forest, Brookvale (Warringah Mall) and Mona Vale to implement Council's LSPS goals for employment growth linked to transport accessibility.</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
	5.2 Reserving Land for Public Purposes	consistent	This direction states that a PP must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).	The PP does not seek to initiate any new reservation of land for public purposes. Agency consultations that identify land that is no longer required for acquisition will be addressed in the PP as appropriate.
	5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	This direction applies to all relevant planning authorities when preparing a PP that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	The PP does not propose any matter relating to land near a regulated airport which includes a defence airfield. There are no regulated airports on the Northern Beaches.
	5.4 Shooting Ranges	consistent	This direction requires Council not to increase the intensity of development or permit incompatible landuses on land adjoining an existing shooting range.	Three shooting ranges are located on the Northern Beaches: the St Ives Pistol Club and peninsula FireArm Academy off Mona Vale in Belrose North, and the NSW Gun Club in Duffys Forest. The PP does not seek to rezone land to increase the intensity of development on land adjoining these shooting ranges.
Focus area 6: Housing	6.1 Residential Zones	Justifiably not consistent*	<p>This direction applies to land within an existing or proposed residential zone, or any other zone in which significant residential development is permitted or proposed to be permitted.</p> <p>The direction requires Councils to include provisions in PPs that encourage the provision of housing that will: (a) broaden</p>	The PP is consistent with the Direction in that it makes dual occupancy development permissible with consent in the R2 zone across the LGA for the first time. It also permits boarding house and hostel development in the R2 zone within 400m of identified local centres. It removes residential density controls from the MLEP 2013 and PLEP 2014 and replaces them with minimum allotment size and frontage controls. The PP also proposes no new growth in non-

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			<p>the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design.</p> <p>In addition, the PP must: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land</p>	<p>urban areas, reducing development pressure on the urban fringe.</p> <p>Ostensibly, the PP reduces permissible residential densities in cases where land is being rezoned to a Conservation zone (C4 and C3) because of Council's Conservation Zones Review.</p> <p>In most cases, this involves changes from an R2 low density zone to a C4 Environmental Living zone in urban areas and from RU2 and RU4 zones to a C3 Environmental Management Zone in non-urban areas.</p> <p>Both the C4 and C3 zones continue to permit dwelling houses. However dual occupancies are not permitted in these zones. Secondary dwellings remain permissible in the C4 zone but not the C3 zone.</p> <p>The proposed changes of zone to a C4 or C3 zone affect relatively few properties – see detailed information in the Conservation Zones Appendix to this PP – and changes are justified by a detailed study and using environmental criteria that have been endorsed by DPHI.</p> <p>In addition to the above areas, the deferred lands (land regulated under WLEP2000) will be subject to standard instrument zones for the first time.</p> <p>Appendix B (Land use matrix) and Appendix I (Deferred Lands) outline the differences between WLEP2000 and proposed zoning under the new NB LEP. In summary, the application of standard land use planning zones will, on its face, reduce the range of</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
				<p>permitted residential uses compared to the current WLEP2000 controls. However, in practice, very few approvals have been granted for the types of uses that will be prohibited under the new LEP because of the unsuitability of the land for those uses and the detailed assessment processes required under the current LEP.</p> <p>The unsuitability of the land for higher residential densities has been recognised under the State Government's own policies, for example, the Housing SEPP does not permit seniors housing in the deferred lands and no longer permits such housing in or adjoining identified rural zones and conservation zones throughout the state. Parts of the deferred lands are located within the Metropolitan Rural Area identified under the Greater Sydney Region Plan and North District Plan, an area which is specifically excluded from proposed future urban development. In addition, the Government's Housing SEPP does not permit seniors housing in the deferred lands or in areas zoned RU4 or C3 – the proposed zoning of most of the deferred lands area in the current PP.</p>
	6.2 Caravan Parks and Manufactured Home Estates	Justifiably inconsistent	The direction requires PPs to (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument	<p>Two caravan parks are located on the Northern Beaches, Lakeside Holiday Park at North Narrabeen, and Terrey Hills Caravan Park at Terry Hills.</p> <p>Lakeside Holiday Park is currently zoned SP3 Tourist which permits caravan parks. This zone will remain under the current PP.</p>

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			(Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.	The Terrey Hills Caravan Park is zoned RU4 Primary Production Small lots. Caravan parks are prohibited in this zone. Council has not undertaken any study to determine the appropriateness of changing the zoning of this small site and the use has operated for many years. The variation to the Direction is considered a minor inconsistency.
Focus area 7: Industry and Employment	7.1 Employment Zones	consistent	This direction requires PPs to: retain the areas and locations of Employment zones, not reduce the total potential floor space area for employment uses and related public services in Employment Zones, not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and encourage employment growth in suitable locations, retain employment lands and ensure the viability of identified centres.	The PP is consistent with this direction. It does not propose the change of zoning of identified employment zones and includes proposals to increase the height in the E4- zoned Brookvale industrial area, E2 Warringah Mall, SP4 Frenchs Forrest and various E1 local centres.
	7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	This direction applies to Byron Shire Council only and restricts PPs that would limit the number of days a year a premises can be used for short term rental accommodation	Not applicable to the Northern Beaches
	7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	This direction applies to North Coast LGAs and restricts potential landuses when preparing PPs for land adjoining the Pacific Highway.	Not applicable to the Northern Beaches

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
Focus area 8: Resources and Energy	8.1 Mining, Petroleum Production and Extractive Industries	Not applicable	This direction applies to PPs having the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development	The PP does not have the effect of prohibiting mining of coal or other minerals or restrict the development of these resources.
Focus area 9: Primary	9.1 Rural Zones	consistent	This direction requires that a PP must: (a) not rezone land from a rural zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village, or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village)	The PP does not seek to rezone any rural zone to the identified zones or increase the density of development on rural zoned land. Land currently under WLEP2000 is not subject to standard template zones and will be zoned mostly as RU4 and C3 based on Council's Conservation Zones Review. Existing minimum lot size requirements for subdivision in these areas will not change.
	9.2 Rural Lands	Not applicable	This direction seeks to (a) protect agricultural production (b) facilitate the orderly and economic use and development of rural lands (c) manage, develop and protect rural lands to promote the social, economic and environmental welfare of the State,	Not applicable to the Northern Beaches.

Focus area	Planning Direction	Applicable / Consistency	Summary	Comment
			<p>(d) minimise the potential for land fragmentation and land use conflict</p> <p>(e) encourage sustainable practices</p> <p>(f) deliver of the NSW Right to Farm Policy.</p>	
	9.3 Oyster Aquaculture	consistent	This direction seeks to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture are adequately considered during the rezoning process and protected from adverse impacts on water quality and consequently, on the health of oysters and oyster consumers	While oyster aquaculture (under group terms ‘aquaculture’ and ‘agriculture’) are permitted uses in most LEP zones there are no Priority Oyster Aquaculture Areas on land the subject of this PP. In relation to any other areas of oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) (including any oyster aquaculture lease in the national parks estate), the PP does not seek any change in land use which could result in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate” and other land uses.
	9.4 Farmland of State Regional Significance NSW Far North Coast	Not applicable	This direction applies to North Coast Local Government Areas only and restricts rezoning of state significant farmland	Not applicable

Assessment of LEP under Local Planning Direction - 1.2 Development of Aboriginal Land Council land

Objective

The objective of this direction is to provide for the consideration of development delivery plans prepared under chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021* when PPs are prepared by a PP authority.

Application

This direction applies to all relevant PP authorities when preparing a PP for land shown on the Land Application Map of chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021*.

Note: When this direction was made, chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021* applied only to land in the Central Coast local government area.

Direction 1.2

(1) When preparing a PP to which this direction applies, the PP authority must take into account:

- (a) any applicable development delivery plan made under the chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021*; or
- (b) if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.

Note: Development delivery plans must be published in the Gazette or the NSW planning portal.

Consistency

A PP may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the PP that are inconsistent are of minor significance.

Northern Beaches Aboriginal Land Development Delivery Plan

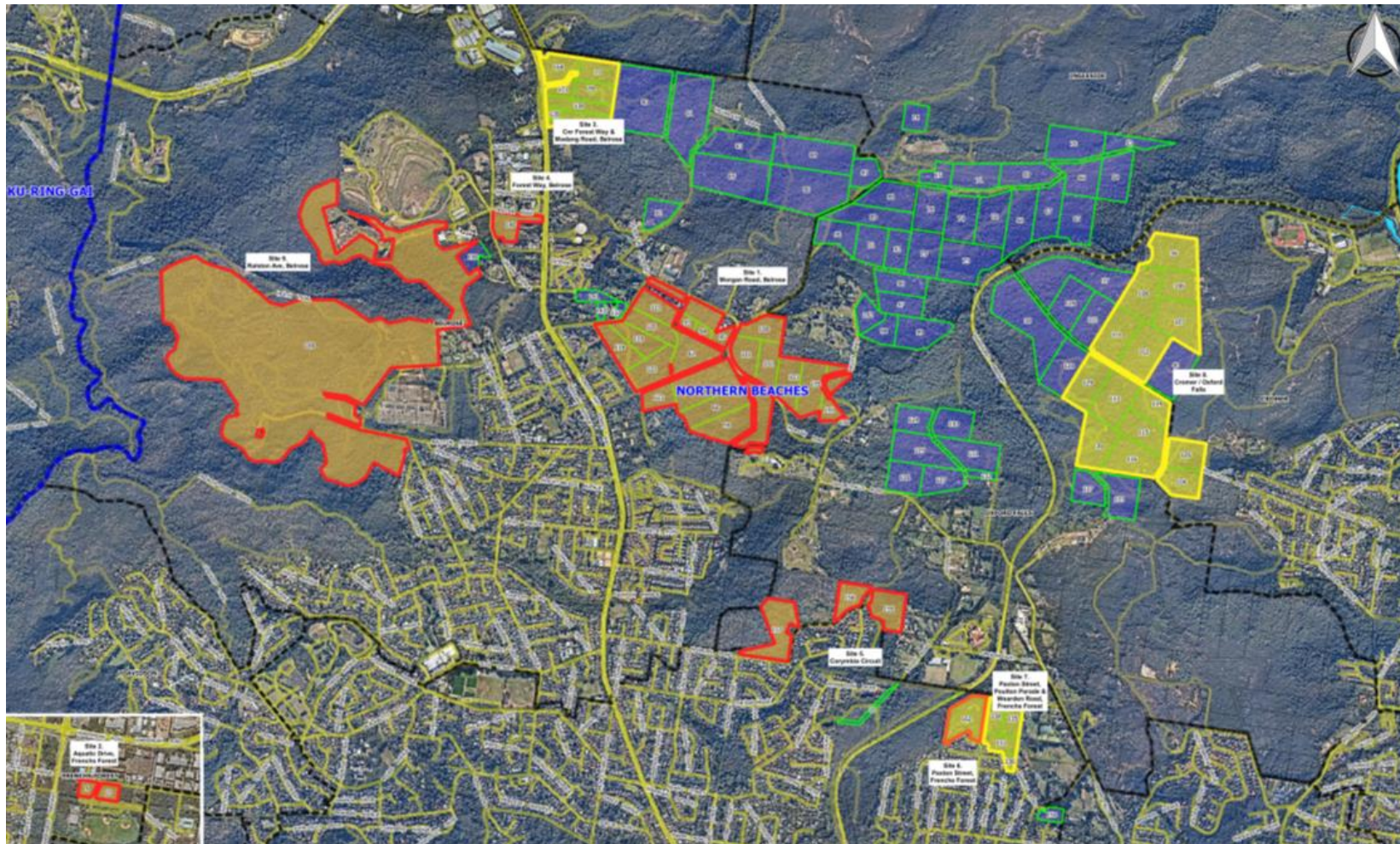


Figure 1 : Northern Beaches Aboriginal Land Development Delivery Plan Sites

Site	Planning opportunity identified in DDP	Proposed zoning under North Beaches Local Environmental Plan (LEP)
<p>Morgan Road, Belrose</p> <p>The site is identified as a 'Deferred Matter' under Warringah Local Environmental Plan (LEP) 2000.</p>	<p>A range of potential uses are identified for the site, including low density housing, new recreation areas, conservation areas, and cultural community space, subject to detailed site investigations, including environmental studies, biodiversity assessments, bushfire, Aboriginal cultural heritage and archaeological investigations</p>	<p>The LEP recommends that the majority of the subject site be zoned C3 Environmental Management, with a small area within the far east of the site zoned C2 Environmental Conservation.</p> <p><i>Consistency</i></p> <p>The C3 zone permits low density housing and limited other land uses, however community facilities and recreational areas are a prohibited use which may conflict with any proposed recreation areas or cultural community space.</p> <p><i>Justification on proposed zoning</i></p> <p>The site is located within the non-urban lands, which contains undeveloped bushland that meets the thresholds for High Environmental Value criteria under Council's Conservation Zones Review</p> <p>The proposed C3 zone is based on the site's constraints and characteristics being undeveloped bushland of High Environmental Value containing core habitat, known habitat for various threatened species of flora and fauna, and Threatened Ecological Communities in addition to a riparian corridor and being identified.</p> <p>High value environmental lands are highly valued by the community warranting its protection through the C3 zone and larger minimum lot sizes to prevent further lot fragmentation.</p>
<p>Aquatic Drive, Frenchs Forest</p> <p>The site is zoned C2 Environmental Conservation under Warringah LEP 2011.</p>	<p>The western portion of the site is identified as having development potential in the medium term. Potential land uses include recreation uses, including community facilities within an environmental landscape setting, and employment uses subject to further investigation in relation to potential impacts to native vegetation, and bushfire risk.</p>	<p>The LEP recommends a C2 Environmental Conservation zone for the site consistent with current zoning. Further, more detailed analysis is required at the site level before any change of zoning can be considered for this site.</p>

Site	Planning opportunity identified in DDP	Proposed zoning under North Beaches Local Environmental Plan (LEP)
<p>Forest Way, Belrose</p> <p>The site is identified as a 'Deferred Matter' under Warringah LEP 2000.</p>	<p>The site has been identified as having development potential in the medium term.</p> <p>The site is located adjacent to existing industrial and employment uses, including a Waste Management Centre, Benedict Recycling, Optus Satellite Control Centre and a garden centre. The site is also located close to residential uses north of Crozier Avenue and to the south of the site.</p> <p>Part of the site may have potential to support employment and industrial activities, including employment generating uses such as waste and energy resources in the longer term subject to a detailed ecological assessment being undertaken to confirm the site does not contain Duffys Forest Endangered Ecological Community (EEC). Areas in the southern part of the site may be retained for conservation purposes.</p>	<p>The LEP recommends applying a C3 Environmental Management Zone to the site.</p> <p><i>Consistency</i></p> <p>The C3 zone prohibits industries and waste or resource management facilities</p> <p><i>Justification on proposed zoning</i></p> <p>The site is located within the non-urban lands, which contains undeveloped bushland that meets the thresholds for High Environmental Value criteria under Council's Conservation Zones Review.</p> <p>The proposed C3 zone is based on the site's constraints and characteristics being undeveloped bushland of Very High Environmental Value containing Threatened Ecological Communities.</p> <p>High value environmental lands are highly valued by the community warranting its protection through the C3 zone and larger minimum lot sizes to prevent further lot fragmentation.</p>
<p>Corymbia Circuit, Oxford Falls</p> <p>The site is identified as a 'Deferred Matter' under Warringah Local Environmental Plan (LEP) 2000.</p>	<p>The site has been identified as having development potential in the medium term, with the areas adjacent to existing low density residential areas along Weardon Road and Corymbia Circuit may have potential for low density residential uses, subject to a comprehensive biodiversity assessment, bushfire risk assessment, traffic assessment and geotechnical studies.</p>	<p>The LEP recommends applying a C3 Environmental Management Zone to the site.</p> <p><i>Consistency</i></p> <p>The C3 zone permits low density housing and limited other land uses.</p> <p><i>Justification on proposed zoning</i></p> <p>The site is located within the non-urban lands, which contains undeveloped bushland that meets the thresholds for High Environmental Value criteria under Council's Conservation Zones Review.</p>

Site	Planning opportunity identified in DDP	Proposed zoning under North Beaches Local Environmental Plan (LEP)
	The eastern site not considered suitable for development and should be retained for conservation purposes.	<p>The proposed C3 zone is based on the site's constraints and characteristics being undeveloped bushland of High Environmental Value containing core habitat and riparian corridors.</p> <p>High value environmental lands are highly valued by the community warranting its protection through the C3 zone and larger minimum lot sizes to prevent further lot fragmentation.</p>
<p>Paxton Street, Frenchs Forest</p> <p>The northern portion of the site (being the majority) is zoned C3 Environmental Management under Warringah LEP 2011, with the south-eastern portion identified as R2 Low Density Residential zone.</p>	The site has been identified as having short term development potential for limited low density residential development within the existing R2 Low Density Residential zone, potential expansion of low-density residential uses in the existing C3 zoned land, subject to further investigation and outcomes of Council's review of conservation zones.	<p>The LEP recommends applying a C3 Environmental Management Zone to the site (both north and south portions).</p> <p><i>Consistency</i></p> <p>The C3 zone permits low density housing and limited other land uses.</p> <p><i>Justification on proposed zoning</i></p> <p>The site is located within the non-urban lands, which contains undeveloped bushland that meets the thresholds for High Environmental Value under Council's Conservation Zones Review.</p> <p>The proposed C3 zone is based on the site's constraints and characteristics being undeveloped bushland of High Environmental Value containing core habitat, and threatened ecological communities.</p> <p>High value environmental lands are highly valued by the community warranting its protection through the C3 zone and larger minimum lot sizes to prevent further lot fragmentation.</p>
<p>Ralston Avenue, Belrose</p> <p>The site is identified as a 'Deferred Matter' under Warringah Local</p>	The site has been identified for longer term development potential for conservation, employment, recreation uses and urban services. The site may have potential for limited low-scale residential development in areas adjacent to existing R2 zoned areas,	<p>The LEP recommends applying a C3 Environmental Management Zone to the site.</p> <p><i>Consistency</i></p> <p>The C3 zone permits low density housing and limited other land uses, however recreational areas and most employment related land uses are a prohibited use which may conflict with any proposed development potential for employment, recreation uses and urban services.</p>

Site	Planning opportunity identified in DDP	Proposed zoning under North Beaches Local Environmental Plan (LEP)
Environmental Plan (LEP) 2000.	subject to detailed investigation of ecological constraints and bushfire risk.	<p><i>Justification on proposed zoning</i></p> <p>The site is located within the non-urban lands, which contains undeveloped bushland that meets the thresholds for High Environmental Value criteria under Council's Conservation Zones Review.</p> <p>The proposed C3 zone is based on the site's constraints and characteristics being undeveloped bushland of Very High Environmental Value containing Threatened Ecological Communities (TECs), core habitat, wetlands and riparian corridors.</p>