

# Appendix J – Technical Supporting Studies or Supporting Evidence: Index Page

The following technical studies or supporting evidence support proposed provisions within the draft Northern Beaches LEP and are included in this Appendix to the Planning Proposal.

Appendix #	Technical Study or Supporting Evidence	LEP clause this relates to
J - 1	Dual Occupancy and Housing Density Research and Analysis (NBC, April 2024)	Clause 4.1# Minimum lot size and frontage for certain residential accommodation  Clause 6.x Dual occupancies
J – 2	Environmental Sustainability Research (NBC, March 2024)	Clause 6.x Environmental sustainability
J – 3	Floor Space Ratio Analysis (NBC, Nov 2023)	Clause 4.4 Floor space ratio
J – 4	Height of Buildings Amendments for Certain Employment Zones (NBC, Feb 2024)	Clause 4.3 Height of Buildings  Clause 4.3A Special Height Considerations
J – 5	Housing Mix Research and Analysis (NBC, March 2024)	Clause 6.x Mix of dwelling sizes in residential flat buildings and mixed use development
J – 6	Landscaped Area Analysis (NBC, Nov 2023)	Clause 6.x Landscaped Area in certain residential and conservation zones

Additionally, the following studies have informed provisions in the draft Northern Beaches LEP, however most were subject to a previous public exhibition not directly related to the preparation of the draft Northern Beaches LEP. These studies are therefore not attached to the Planning Proposal.

Technical Study or Supporting Evidence	LEP clause this relates to
Biodiversity Assessment of Deferred Lands (Stage 1: Review of Existing Information – Draft) (Arcadis, 2021)	Clause 6.x Bushland and Biodiversity
Biodiversity Assessment of Deferred Lands (Stage 2: Biodiversity Survey and Reporting – Draft 3) (Arcadis, 2021)	Clause 6.x Bushland and Biodiversity
Brookvale Structure Plan (Northern Beaches Council, 2023)	Clause 4.3 Height of buildings

Technical Study or Supporting Evidence	LEP clause this relates to
Cowan Creek Estuarine Planning Levels (Stage 1 and 2 Report) (Draft) (Rhelm Pty Ltd, 2022)	Clause 6.x Waterways Wetlands and Riparian Land Clause 5.22 Special flood considerations Clause 6.x Coastal management
Deferred Lands Strategic Bushfire Risk Assessment (Meridian Urban & Ten Rivers, 2021)	Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation areas
Draft Watercourse, Wetland and Riparian Lands Study (Northern Beaches Council, 2022)	Clause 6.x Waterways Wetlands and Riparian Land
Estuarine Planning Level Mapping Pittwater Estuary (Lawson and Treloar, 2004)	Clause 6.x Coastal management
Final Literature Review – Riparian Provisions and Conditions for Northern Beaches Council LEP and DCP (BMT Commercial Australia Pty Ltd, 2020)	Clause 6.x Waterways Wetlands and Riparian Land
Hospital Precinct Structure Plan (Northern Beaches Council, 2017)	Clause 4.3 Height of buildings
Geotechnical Review – Geotechnical Planning Controls (Douglas Partners, 2022)	Clause 6.x Geotechnical hazard
New Geotechnical Planning Classes (Douglas Partners, 2022)	Clause 6.x Geotechnical hazard
Identification of Coastal Hazard Risk Areas to Projected Sea Level from the Manly LGA (Water Research Laboratory, 2012)	Clause 6.x Coastal management
Manly Hospital Heritage Assessment Report (Paul Davies Pty Ltd, 2018)	Clause 5.10 Heritage conservation Schedule 5 Environmental heritage
North and Middle Harbour Estuarine Planning Levels Study (Stage 1 and 2 Report) (Draft) (Rhelm Pty Ltd, 2022)g	Clause 6.x Waterways Wetlands and Riparian Land Clause 5.22 Special flood considerations Clause 6.x Coastal management
Northern Beaches Council Biodiversity Planning Review (Draft) (SMEC, 2021)	Clause 6.x Bushland and Biodiversity
Northern Beaches Environment Study (Draft) (Meridian Urban Pty Ltd, 2021)	Informed land use planning generally
Northern Beaches Urban Design Study (Allen Jack & Cottier Architects and Tract Consultants, 2020-2022)	Clause 4.3 Height of buildings Clause 6.x Active street frontages

Technical Study or Supporting Evidence	LEP clause this relates to
	Clause 6.x Development in local centres
Pittwater Council Coastline Hazard Definition and Climate Change Vulnerability Study (Worley Parsons, July 2012)	Clause 6.x Coastal management
Riparian Mapping Methodology for Northern Beaches Council LEP and DCP (BMT Commercial Australia Pty Ltd, 2021)	Clause 6.x Waterways Wetlands and Riparian Land
Northern Beaches Council Stormwater Management Study (Alluvium Consulting, 2022)	6.x Stormwater Management and Water Sensitive Urban Design
The Coastal Zone Management Plan for Bilgola Beach (Bilgola) and Basin Beach (Mona Vale), (Royal Haskoning HDV, 2016)	Clause 6.x Coastal management
The Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach (Royal Haskoning HDV, 2016)	Clause 6.x Coastal management
Warriewood Valley Strategic Review Addendum Report (Pittwater Council, 2018)	Part 7C Warriewood Valley Release Area
Warriewood Valley Strategic Review Report (NSW Department of Planning and Infrastructure & Pittwater Council, 2013)	Part 7C Warriewood Valley Release Area
Warringah Mall Urban Design Analysis (Zanadro, 2022)	Clause 4.3 Height of buildings
Watercourse, wetland and riparian lands study (Draft) (Northern Beaches Council, 2022)	Clause 6.x Waterways Wetlands and Riparian Land