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# Community and Stakeholder Engagement Report

## Local Environment Plan / Development Control Plan Discussion Paper

Impact level: 1

Consultation period: Friday 25 June until Sunday 5 September 2021

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# 1. Summary

This report outlines the community and stakeholder engagement outcomes from the public exhibition of the Local Environmental Plan/ Development Control Plan Discussion Paper (LEP/DCP Discussion Paper).

Community feedback will assist us in drafting our new Local Environment Plan and Development Control Plan (LEP/DCP) to be exhibited in 2023.

The LEP/DCP Discussion Paper was exhibited between 25 June and 5 September 2021. It identified issues relating to four key themes from our Local Strategic Planning Statement – *Towards 2040* (Sustainability, Infrastructure and Collaboration, Liveability, and Productivity), and proposed options and approaches for each of them.

The engagement findings include responses to specific questions we asked in the Discussion Paper, and more general feedback related to the LEP/DCP plan-making process itself and how Council has been engaging with the community so far.

Key sentiments include the community's desire to protect the natural environment, retain the area's unique local character and ensure that the right type of housing is in the right place. Concerns were raised regarding the impact of consolidating the LEP and DCPs on place-based planning.




Comments also reflected that the community would like to see Council as a leader in sustainability and to address the climate emergency. Support was shown for ensuring that new buildings are well-designed and resource efficient.

Some feedback related to individual sites, ranging from single residential lots to larger commercial and industrial sites. These submissions sought specific consideration of future zoning and planning controls. Various schools, churches and other social and recreational groups are looking to protect and better plan for their community uses.





A range of major landholders advocated in terms of their own property interests and in some instances groups of landowners advocated for change in relation to certain precincts or certain issues.

Some feedback raised concern that planning decisions are being made without sufficient community consultation, especially in relation to older residents and Aboriginal communities. Some respondents suggested that lengthy documents like the Discussion Paper could be shorter, clearer, and easier to read.

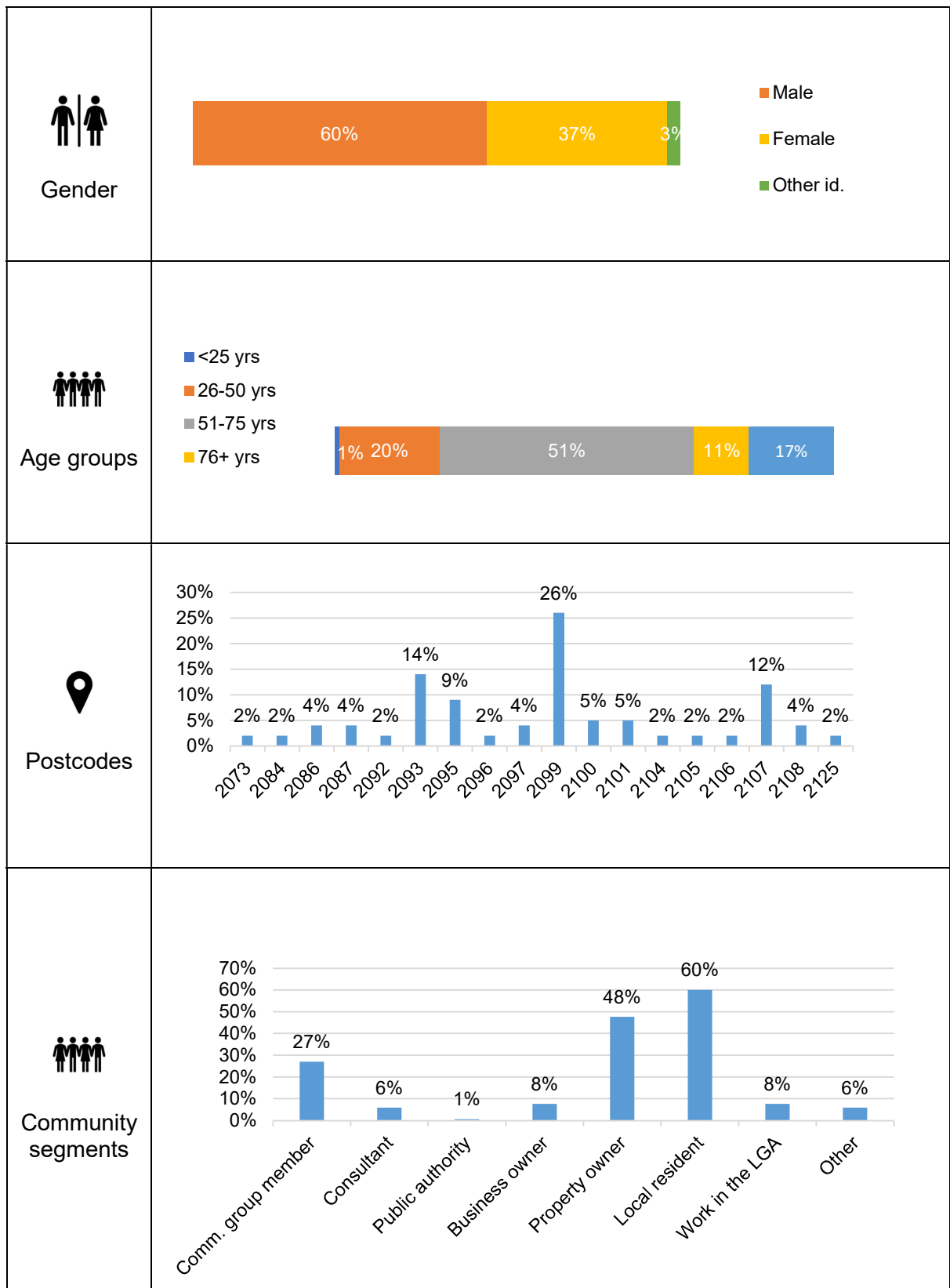
## Key outcomes

 <p>Total unique responses</p>	<p>399</p>	
 <p>How responses were received</p>	<p>Online Comment form: Written responses (email/letter):</p>	<p>Completions: 198 Number received:201</p>
 <p>Feedback themes</p>	<p>Protecting the natural environment Local character Infrastructure and local service needs</p>	<p>Housing requirements / location Climate and sustainability Waterway quality</p>

### 1.1. How we engaged

 <p>Have Your Say: visitation stats</p>	<p>Visitors: 4,399</p>	<p>Visits: 6,961</p>	<p>Av. time onsite: 5m33s</p>
 <p>Social media</p>	<p>Post: 3 (2 Facebook and 1 LinkedIn)</p>		<p>Reach: 24,113 views Clicks: 1,033</p>
 <p>Videos</p>	<p>Overview: 1</p>		<p>Views: 667</p>
 <p>Electronic direct mail (EDM)</p>	<p>Community Engagement (fortnightly) newsletter: 5 editions Council (weekly) e-News: 6 editions Stakeholder email: 5</p>		<p>Distribution: 20,000 subscribers Distribution: 150,000 subscribers Distribution: 1955</p>

## 1.2. Who responded<sup>1</sup>



<sup>1</sup> Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

## 2. Background

The Northern LEP/DCP Discussion Paper was developed to inform the creation of a clearer, simpler, and fairer set of planning rules for the Northern Beaches and is a significant piece of work under the Planning Our Sustainable Future project to deliver a new LEP/DCP for the Northern Beaches that will consolidate our current four LEPs and four DCPs.

We started this process in 2020 with the release of our [Local Strategic Planning Statement – Towards 2040](#) which outlines the future vision for the Northern Beaches and our commitment to a sustainable future. *Towards 2040* is one of the building blocks in the new planning framework that integrates regional directions set by the Greater Sydney Commission and the community priorities identified in our [Community Strategic Plan – Shape 2028](#).

During the LEP/DCP Discussion Paper exhibition, we sought feedback on issues that Council needs to address in consolidating our four existing LEPs and DCPs and on the proposed approaches to resolving those issues.

## 3. Engagement objectives

Community and stakeholder engagement for the LEP/DCP Discussion Paper aimed to:

- provide accessible information so community and stakeholders can participate in a meaningful way
- communicate to community and stakeholders how their input will continue to be incorporated into the planning and decision-making process
- facilitate inclusive and ongoing dialogue using context appropriate spaces and platforms
- identify community and stakeholder concerns, local knowledge, and values.

## 4. Engagement approach

Community and stakeholder engagement for the LEP/DCP Discussion Paper was conducted between 25 June 2021 and 5 September 2021 and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

A project page was established on our 'Have Your Say' platform with information provided in an accessible and easy to read format.

To aid navigation of this technically complex document online we provided a snapshot document, broke the document into chapter size segments and provided an overview video. Frequently Asked Questions were also available online.

The project was primarily promoted through our regular email newsletter (EDM) channels, targeted emails to engaged community members on our Planning Our Sustainable Future project, postcards and digital signs at libraries and service centres.

We held face to face briefings with representatives from local resident associations/groups and businesses.

Feedback was captured through an online comment form embedded onto the have your say project page. The form, designed to obtain qualitative feedback, included an open-field comments box for community members to provide their feedback on the discussion paper. It also included a question to understand which community segment they represented. Email and written comments were also invited.

## 5. Findings

The qualitative feedback analysis has been segmented by directions outlined in *Towards 2040*, namely: protecting our coast and waterways, bushland and biodiversity, delivering housing in the right areas and protecting the local character of the Local Government Area (LGA).

Feedback indicated strong support for effective LEP provisions for the protection of the natural environment. Comments acknowledged that our Local Government Area's greatest assets are our highly prized natural waterways, landscapes and biodiversity.

One of the priorities that was echoed in 306 comments was the need to protect and increase the tree canopy in the LGA. Respondents noted that this is a key solution to mitigating the effects of climate change and is an integral part of the LGA's character. Support for strong planning provisions and enforcement of compliance to decrease incidences of illegal tree clearing were key themes.

Strong concerns were raised about population growth, dwelling targets and Housing Diversity Areas (HDA's) identified in the Northern Beaches Local Housing Strategy. Reasons cited included the potential for an increase of residents to place further strain on the natural environment, existing infrastructure, and community services. While many respondents supported housing diversity to address housing affordability and suitability, feedback indicated housing must be provided in the right locations.

Feedback was strongly supportive of Council's intention to develop Local Character Statements that will be reflective of community values and the inherent and unique qualities of the LGA.

Comments on proposed energy and water efficiency provisions encouraged Council to become a leader in this field and take opportunities to reduce the environmental footprint of buildings to urgently address the climate emergency.

Regarding the Deferred Lands (Belrose North and Oxford Falls Valley), concerns were expressed that future zoning of the area be resolved in consultation with residents and for important ecological and vegetation communities in the area to be protected.

Those who commented on provisions to create and manage great places, supported an urban design review and the development of new built form controls.

Support was expressed for the safeguarding of employment lands, as outlined in Priority 28 of the LEP/DECP Discussion Paper. Comments noted the importance of retaining existing limited employment land and indicated support for opportunities to enhance these areas by improving transport connections.

Feedback supported our proposed approach for improving our strategic centres, noting that Brookvale was a suitable location for employment growth and presents opportunities to capitalise on its location and mixed-use character to drive innovation, creativity, and economic growth.

There was opposition to reduced parking rates for new developments in strategic centres. However, in contrast there was strong support for encouraging and advocating for sustainable and active transport options.

Comments received relating to specific properties or precincts will be reviewed by Council separately and a decision will be made whether they will be considered as part of the Planning Proposal for the new LEP or should be subject to a separate Planning Proposal.

The tables below outline insights gained through community feedback based on key themes for each of the LEP/DCP Discussion Paper chapters.

**Table 1: Sustainability: Landscape**

Theme	What we heard
Environmental zones (now known as Conservation zones)	<ul style="list-style-type: none"> <li>• Support for standardising the criteria and application of environmental zones across the Local Government Area (LGA) in the new LEP.</li> <li>• Consider prohibiting boarding houses, seniors housing and secondary dwellings in all or some environmental zones.</li> <li>• Utilise split zonings for more robust environmental protection.</li> <li>• Support for applying the E2 zone to land with established environmental values across LGA that are currently inadequately protected from new development.</li> <li>• Prohibit eco-tourist facilities in the E2 zones.</li> <li>• Include all foreshore areas in the E3 zone to limit development and reduce impact on waterways.</li> <li>• Include the residential land adjoining the State Park in the Manly Dam Catchment in the E3 zone.</li> <li>• Utilise stronger planning controls in the E3 zone to protect land from impacts.</li> <li>• Support for prohibiting centre-based childcare, places of worship and respite day care in the E4 zone.</li> <li>• Recent developments in the E4 zone do not meet objectives e.g., they are not low impact and have inappropriate landscaping.</li> </ul>
Recreation	<ul style="list-style-type: none"> <li>• Support for permitting recreation areas in all zones.</li> </ul>
Scenic and cultural landscapes	<ul style="list-style-type: none"> <li>• Support for identifying scenic vistas and landscapes across the LGA.</li> <li>• Support for extending foreshore scenic protection areas to the former Warringah and Pittwater LGAs.</li> <li>• Recognise the scenic value of the Ingleside/Bayview escarpment.</li> <li>• Recognise the scenic value of Brookvale escarpment adjoining Allenby Park.</li> <li>• Undertake a scenic assessment of industrial lands and improve upon where necessary.</li> </ul>
Metropolitan Rural Area (MRA)	<ul style="list-style-type: none"> <li>• Support for protecting environmentally sensitive land in the Metropolitan Rural Area (MRA) from development.</li> <li>• Support for retaining undeveloped land in the Deferred Lands area as MRA.</li> <li>• Support for the classification of the Ingleside precinct as MRA.</li> </ul>

Theme	What we heard
	<ul style="list-style-type: none"> <li>• Objection to the classification of the Metropolitan Aboriginal Land Council (MLALC) Morgan Road site as MRA.</li> <li>• Objection to the classification of the Uniting Church site in Belrose as MRA.</li> <li>• Objection to the classification of the Belrose C3 locality as MRA.</li> <li>• Support for technical studies pertaining to the future of the MRA. They should include Transport Impact Assessments.</li> </ul>
Myoora Rd Precinct	<ul style="list-style-type: none"> <li>• Mixed responses to the proposed options for rezoning the precinct.</li> <li>• Objections to the precinct's classification as MRA.</li> <li>• Notes need to address bushfire risk in the precinct.</li> <li>• Notes need to address existing congestion, land use conflicts and pressure on local services.</li> </ul>
Ingleside	<ul style="list-style-type: none"> <li>• Notes potential significant impact of future development at Ingleside e.g., increased impacts on stormwater catchment.</li> <li>• Mixed support for future development in Ingleside.</li> <li>• Concern for the intensity of future development in Ingleside.</li> <li>• Concern for loss of tree canopy from future development at Ingleside.</li> <li>• Suggests Ingleside remain rural and function as a buffer for adjoining bushland.</li> <li>• Notes bushfire risks at Ingleside.</li> </ul>
Deferred Lands (Belrose North and Oxford Falls Valley)	<ul style="list-style-type: none"> <li>• Requests for consultation on zoning between Council and landowners in the deferred lands.</li> <li>• Support for using the precautionary principle for planning in this area.</li> </ul>
Tree canopy and urban heat	<ul style="list-style-type: none"> <li>• Strong support for tree canopy and urban heat mapping in the LEP.</li> <li>• Notes need for a 5–10 year target to achieve minimum tree canopy, improve urban heat island effect map and reduce power consumption.</li> <li>• Concern for instances of illegal tree clearing.</li> </ul>
Water efficiency	<ul style="list-style-type: none"> <li>• Strong support for proposed approaches to water cycle management and noting the importance of enforcing compliance.</li> <li>• Notes that stormwater runoff from private land should be further reduced by restricting hard surfaces in new developments and renovations.</li> </ul>



**Table 2: Sustainability: Efficiency and resilience**

<b>Theme</b>	<b>What we heard</b>
Net zero buildings	<ul style="list-style-type: none"><li>• Support for strong performance standards and targets to achieve net zero energy buildings.</li></ul>
Natural hazards	<ul style="list-style-type: none"><li>• Support for proposed approaches to address natural hazards, however some concern that coastal hazards can be further addressed in the LEP and DCP.</li></ul>
Urban hazards	<ul style="list-style-type: none"><li>• Support for proposed approaches to address urban hazards.</li></ul>
Climate change	<ul style="list-style-type: none"><li>• Strong support for immediate action to address the impact of climate change through the LEP and DCP and achieving net zero emissions by 2030.</li></ul>

**Table 3: Infrastructure and collaboration**

<b>Theme</b>	<b>What we heard</b>
Infrastructure	<ul style="list-style-type: none"><li>• Request that School Infrastructure NSW and Department of Education be included in the infrastructure and collaboration process of the LEP/DCP.</li><li>• Concern that the increased dwelling density proposed in the Local Housing Strategy will impact on the already crowded Dee Why Public School.</li></ul>
Congestion	<ul style="list-style-type: none"><li>• Notes traffic congestion in locations across the LGA and need to address this before more population is accommodated.</li></ul>

**Table 4: Liveability**

<b>Theme</b>	<b>What we heard</b>
<b>People</b>	
Social	<ul style="list-style-type: none"> <li>Notes need to improve community spaces and facilities.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Support for creating age-friendly environments in homes and in the public domain.</li> </ul>
<b>Housing</b>	
Affordable housing	<ul style="list-style-type: none"> <li>Consider increasing affordable housing targets for new developments e.g., to 30%.</li> </ul>
Secondary dwellings	<ul style="list-style-type: none"> <li>Existing secondary dwellings have caused additional demand for local services and off-street parking.</li> </ul>
Housing Diversity Areas (HDAs) identified in Local Housing Strategy	<ul style="list-style-type: none"> <li>Mixed support for proposed HDAs.</li> <li>Strongly opposed to HDAs in Avalon, Newport, and Mona Vale due to pressure on existing infrastructure and impact on local character and the natural environment.</li> <li>Support for expanding the permissibility of secondary dwellings and dual occupancies on suitable lots across the LGA to increase housing supply and diversity.</li> </ul>
Housing affordability	<ul style="list-style-type: none"> <li>Concern that proposed approaches to increasing housing diversity and supply will not contribute to increased housing affordability.</li> </ul>
Housing targets	<ul style="list-style-type: none"> <li>Concern that population growth and dwelling targets will overburden existing infrastructure.</li> <li>Concern that the housing targets proposed in the Local Housing Strategy will not meet the future demand.</li> </ul>
<b>Great places</b>	
Local character	<ul style="list-style-type: none"> <li>Strong support for protecting local character through local character statements.</li> <li>Concern that the proposed Housing Diversity Areas will impact the existing character of smaller centres.</li> <li>The character of the LGA is closely tied to the natural environment and needs to be protected from future development.</li> <li>Support for existing local character controls in the Pittwater LEP.</li> </ul>
Built form controls	<ul style="list-style-type: none"> <li>Some objections to the proposed removal of (Floorspace Ratio) FSR controls in the Manly LEP, noting that Council should consider extending FSR controls across the LGA.</li> <li>Some concern for proposed increased building heights in smaller centres and residential zones across the LGA.</li> </ul>
Signage	<ul style="list-style-type: none"> <li>Support for rationalising permitted signage land uses between State Environmental Planning Policies (SEPPs) and the new LEP.</li> <li>Notes signage controls need to address existing cluttered signage impacting on the local character.</li> </ul>

Theme	What we heard
	<ul style="list-style-type: none"> <li>Notes that signage regulations should consider visual pollution and heat generation.</li> </ul>
Heritage	<ul style="list-style-type: none"> <li>Strong support for recognising and protecting the environmental heritage of Pittwater, noting it's unique natural beauty, landscapes, and biodiversity.</li> </ul>
Urban design	<ul style="list-style-type: none"> <li>Support for the review of existing built form controls.</li> </ul>

**Table 5: Productivity**

Theme	What we heard
<b>Connectivity</b>	
Sustainable transport	<ul style="list-style-type: none"> <li>Support for more car share and charging station opportunities to be explored.</li> <li>Request for Council to consider high-speed connections within the LGA and to the rest of Sydney.</li> </ul>
<b>Jobs and skills</b>	
Parking provisions	<ul style="list-style-type: none"> <li>Objections to the proposed reduction of parking rates in new developments.</li> </ul>
Public art	<ul style="list-style-type: none"> <li>Support for proposed DCP provision to require a public art plan for development over \$5 million in centres zoned B2, B3 or B4, and some residential areas, with concern that the \$5 million control threshold is too low.</li> </ul>
Industrial zones	<ul style="list-style-type: none"> <li>Some objections to the proposed increase in building heights in existing and proposed rezonings in Mona Vale and Warriewood due to proximity to residential areas.</li> <li>Support for protecting existing industrial land.</li> <li>Both support and objections to permitting gyms and childcare facilities in industrial zones.</li> </ul>
Town centre zones	<ul style="list-style-type: none"> <li>Strong support for facilitating diverse uses, creativity, innovation, and employment growth in Brookvale.</li> <li>Some objections to the proposed rezoning of existing shops in residential zones to B1 due to impact of potential uses on surrounding residential areas.</li> <li>Objections to permitting small bars in areas zoned B1 in Church Point due to the social impact of alcohol consumption and impact on traffic, local character, and noise.</li> </ul>
Tourism	<ul style="list-style-type: none"> <li>The natural beauty and unique geography and the Northern Beaches are the most significant tourist drawcards of the LGA and needs to be protected.</li> <li>Concern for impact of short-term accommodation demand on residential areas and long-term renters.</li> </ul>

<b>Document administration</b>	
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Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.