



PLANNING PROPOSAL PP0001/15

To implement the recommendations of the Pittwater
Community Based Heritage Study Review (2015)

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PART 1: OBJECTIVES OR INTENDED OUTCOMES

This Planning Proposal aims to amend the Pittwater Local Environmental Plan (LEP) 2014 to incorporate the most up to date information in relation to items of local heritage significance in Pittwater.

The proposal is to amend the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015), which involve:

- Inserting additional items of local heritage significance
- Removing items that have been demolished or merged with another item, and
- Updating the information (including details and descriptions) of current items of local heritage significance where necessary.

Council's General Manager (Council's sub-delegate) seeks to exercise the LEP making powers delegated under Section 59 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) in regard to this Planning Proposal. Council's General Manager requests that a Written Authorisation to Exercise Delegation be issued in regard to this Planning Proposal.

PART 2: EXPLANATION OF PROVISIONS

The intended outcome will be achieved by amending Schedule 5 of the Pittwater LEP 2014 and the associated Heritage Map.

The amendments required to Schedule 5 of the Pittwater LEP 2014 are as follows:

Inserting the following heritage items into Part 1 of Schedule 5:

Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	524 Barrenjoey Road	Lot 26 DP 15295	House	Local	2270456
Avalon Beach	2 Elouera Road	Lot 107 DP 9151	Adnam House	Local	2270490
Avalon Beach	16 Elouera Road	Lot 114 DP 9151	House	Local	2270371
Avalon Beach	7 Gunjulla Place and 125 and 127 Avalon Parade	Lot 8 DP 209780, Part Lot A DP 397304 and Part Lot 1 DP 212992 (within one metre of gate posts)	Gunjulla (including stone gate foundations)	Local	2270457
Avalon Beach	30 Hilltop Road	Lot 2 DP 546182	House	Local	2270461
Avalon Beach	43 Hilltop Road	Lot 2 DP 212320	Log Cabin	Local	2270455
Avalon Beach	Palmgrove Road (portion)	Below Stella James House (32 Plateau Road, Avalon Beach) and extending up to 61 Palmgrove Road	Sandstone kerb and gutter	Local	2270460
Avalon Beach	3 Riverview Road	Lot 6 DP 3632	Little House (Yoorami)	Local	2270480
Avalon Beach	99 Riverview Road	Lot 1 DP 207313	Lochhead House	Local	2270430
Bayview	90 Cabbage Tree Road	Lot 22 DP 602041	Waterfall Cottage and garden	Local	2270402
Bayview	3 Pindari Place	Lot 57 DP 30648	Hamilton House	Local	2270164
Bayview	5 Pindari Place	Lot 59 DP 30648	Curry House 2	Local	2270412
Bayview	Bayview Park, 1672 and 1678 Pittwater Road	Lot 23 DP 4010 and Lot 7047 DP 93802	Sea Scout Hall	Local	2270406
Bayview	1825 Pittwater Road	Part Lot 300 DP 1139238 (two metres around the statues)	Concrete statues at Bayview Golf Course	Local	2270484
Bayview	1836 and 1852 Pittwater Road	Lot 8A, 9A and 10A DP 9606	Bayview Yacht Racing Association Boatshed	Local	2270407
Bayview	1945 Pittwater Road	Lot 2 DP 562280	Maybanke House and plaque	Local	2270340
Bilgola Beach	4 The Serpentine	Lot 52 DP 517038	Palm House and garden	Local	2270464
Bilgola Plateau	36 and 34 Plateau Road	Lot 493 DP 16902 and Lot 492 DP 16902	House called Trees	Local	2270497

Suburb	Address	Property description	Item	Significance	SHI No.
Clareville	53 Hudson Parade	Lot B DP 417677	The Lodge	Local	2270368
Ingleside	5 Chiltern Road	Lot 1 DP 808703 (two metres around the gates)	Smoky Dawson's Ranch gates	Local	2270422
Ingleside	84 Lane Cove Road	Lot 1 DP 520130; Lot 2 DP 520130; Lot 1 DP 594488; Lot 288 DP 752046; Lot 7083 DP 93803; Lot 216 DP 752046	Katandra Bushland Sanctuary	Local	2270158
Ingleside	Mona Vale Road	Next to the public cycleway, south from the Baha'i Temple grounds, parallel to 173 Mona Vale Road	Laterite site	Local	2270513
Ku-ring-gai Chase National Park	West Head Road and McCarrs Creek Road	All parcels within Ku-ring-gai Chase National Park that are within the Pittwater LGA	Ku-ring-gai Chase National Park	Local	2270510
Mona Vale	66 Elimatta Road	Lot 2 DP 733655	House	Local	2270501
Mona Vale	1598 Pittwater Road	Lot 1 DP 251053	Mona Vale Bowling Club	Local	2270482
Mona Vale	1667 Pittwater Road	Lot 20 Section A DP 5464 (statue itself)	Concrete statue – Peter and the Bullock	Local	2270485
Mona Vale	25 Waterview Street	Lot 2 DP 831267	Andriesse House	Local	2270470
Newport	33 Foamcrest Avenue	Lots 20, 21 and 22 Section 3 DP 6248	St Michaels Anglican Church	Local	2270471
Newport	1 Kalinya Street	Lot 1 DP 72587 and Lot 1 DP 527172	Newport Arms Hotel	Local	2270476
Newport	6 Palm Road	Lot 1 DP 1066239 And Lot 2 DP 1066239	Newport Bowling Club	Local	2270489
Newport	16 Queens Parade	Part Lot 1 DP 1031155 (two metres around the War Memorial)	Newport War Memorial in Trafalgar Park	Local	2270507
Newport	25 Queens Parade	Lots 1 and 2 DP 794943	Newport Public School – Bell and foundation stone	Local	2270486
Newport	153 Queens Parade East	Lot 5 DP 20319	Fink House	Local	2270328
Newport	3 The Avenue	Lot 18 DP 14176	Currie House	Local	2270366
Palm Beach	949 Barrenjoey Road	Lot 6 DP541797	Kumale	Local	2270165
Palm Beach	1053 Barrenjoey Road	Lots 83 and 84 DP 14682	Palm Beach Kindergarten	Local	2270166
Palm Beach	19-21 Cynthea Road	Lot 1 DP 831829	Cohen House	Local	2270384
Palm Beach	23 Cynthea Road	Lot 77 DP 14630	Treetops	Local	2270385
Palm Beach	356 Whale Beach Road	Lot 332 DP 16362	Cox House	Local	2270014

Suburb	Address	Property description	Item	Significance	SHI No.
Various	Various	Addison: Lat: -33 41 12, Long: 151 15 31 Arden: Lat: -33 38 02, Long: 151 15 03 Bairne: Lat: -33 36 51, Long: 151 17 10 Barrenjoey: Lat: -33 34 46, Long: 151 19 43 Bushranger: Lat: -33 39 49, Long: 151 19 04 Euro: Lat: -33 36 00, Long: 151 17 17 McCarr: Lat: -33 39 08, Long: 151 15 41 South Head (Bangalley): Lat: -33 37 25, Long: 151 20 28 Topham: Lat: -33 36 30, Long: 151 15 49 Wallaroo: Lat: -33 36 42, Long: 151 14 34 Waratah : Lat: -33 37 46, Long: 151 13 48 Willunga: Lat: -33 37 05, Long: 151 15 31	Pittwater trigonometrical stations	Local	2270504
Warriewood	14 Jacksons Road	Lot 100 DP 1127710	Warriewood Wetland	Local	2270516
Whale Beach	20-24 Beauty Drive	Lots 31, 32 and 33 DP 26718	Ronchi House	Local	2270473

Inserting the following archaeological sites into Part 3 of Schedule 5:

Suburb	Address	Property description	Item	Significance	ASHI No.
Avalon Beach	Near 640, 642 and 644 Barrenjoey Road	Road surface of unnamed section of North Avalon Road, immediately adjacent to 640, 642 and 644 Barrenjoey Road, extending approximately 10 metres to a culvert and its retaining wall	Sandstone road remnants and associated landscape	Local	2270494

Suburb	Address	Property description	Item	Significance	ASHI No.
Church Point	Opposite 2143 Pittwater Road	Two metres in each direction around the structure	Boatshed	Local	2270465
Ingleside	Opposite 158 Mona Vale Road (southern side)	Two metres in each direction from the carving	Carving – Survey mark	Local	2270487
Newport	Adjacent to Betty Morrison Reserve	Adjacent to the north boundary of Lot 2 DP 230883 in road reserve	Stone wall	Local	2270488
Newport	1A Queens Parade	Lot 7303 DP 1126560	Newport Wharf	Local	2270350
North Narrabeen	Deep Creek Reserve (opposite footbridge)	Lot 1 DP 188050	German rock carvings and associated landscape	Local	2270495
Palm Beach	1149 and 1149A Barrenjoey Road	Lot 1 DP 114133 and Lot 7304 DP 1126564	Palm Beach Wharf	Local	2270496

Removing the following heritage items or archaeological sites from Schedule 5:

Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Avalon Golf Club—former kiosk	Local	2270012
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Avalon Golf Club—green keeper's house	Local	2270013
Avalon Beach	3 and 5–9 Palmgrove Road (frontage also to Plateau Road)	Lots 341–345, DP 16902	Reserve surrounding house known as “Stella James House”	Local	2270103
Clareville	28B Hudson Parade (adjacent to and to the south of Avalon Sailing Club)	Lot 1, DP 260209	Wharf remnant	Local	2270062
Mona Vale	28 Mona Street	Lot B, DP 404336	House	Local	2270022
Mona Vale	107 Mona Vale Road	Lot 2, DP 1124862	Mona Vale Cemetery gateposts	Local	2270327
Mona Vale	1624 Pittwater Road	Lot 2, DP 709457	Gravestones (St John's Church)	Local	2270019
Newport	174 Prince Alfred Parade	Lot 74, DP 737370	“Jacaranda Cottage” (formerly known as “Peck's Cottage”)	Local	2270113
Palm Beach	Barrenjoey Headland	Barrenjoey Headland	Barrenjoey Head Lightstation	State	5014096
Palm Beach	Adjoining 899 Barrenjoey Road	-	Bus shelter	Local	2270077

Amending information in Schedule 5 in relation to the following heritage items or archaeological sites:

Suburb	Address	Property description	Item	Significance	SHI No.
Avalon Beach	Avalon Beach (adjacent to 558A Barrenjoey Road)	-	Ocean rock pool	Local	2270118
Avalon Beach	60 and 62 Chisholm Avenue	Lots 1 and 2, DP 1104192	"Hy Brasil" (house)	State	2270157
Avalon Beach	32 Old Barrenjoey Road	Lot 1, DP 511908	Golf club house, the former kiosk and the Green Keeper's cottage	Local	2270055
Avalon Beach	3 and 5-9 Palmgrove Road	Lots 341–345, DP 16902	"Stella James House" and reserve	State	2270124
Bayview	Pittwater Road and Fermoy Avenue (within road reserve)	-	Street trees— <i>Araucaria species</i>	Local	2270029
Bayview	Pittwater Road and Fermoy Avenue (within road reserve at junction of roads)	-	Sandstone retaining wall	Local	2270057
Bayview	Adjacent to 1734 Pittwater Road (below mean high water mark)	-	World War II Tank Traps	Local	2270357
Bilgola Beach	The Serpentine (western side near Barrenjoey Road)	-	Sandstone retaining wall	Local	2270032
Bilgola Beach	Bilgola Avenue and Allen Avenue	Road reserve	Street trees—Norfolk Island Pines (<i>Araucaria heterophylla</i>) and Canary Island Date Palms (<i>Phoenix canariensis</i>)	Local	2270030
Bilgola Beach	3 Bilgola Avenue	Lot 53, DP 517038; Lot 133, DP 752046	"The Palms" (house)	Local	2270016
Bilgola Beach	15–21 Bilgola Avenue	Lots 8 and 9, DP 19497; Lots 10A and 11A, DP 401408	Drainage and bridge structures	Local	2270009
Bilgola Beach	The Serpentine and Barrenjoey Road (Bilgola Valley)	Lots 139–144, 336–338, 547–557, 566 and 569, DP 16902; Lots 1–4, DP 232164; Lot 2, DP 395158; Lot 3, DP 511677; Lot 4C, DP 413781; Lot 300, DP 1035587; Lot 7328, DP 1164236; Part Lot 7327, DP 1164236	Grove of Cabbage Tree Palms (<i>Livistona australis</i>)	Local	2270031
Church Point	19 McCarrs Creek Road	Lot 1, DP 1181629	"Homesdale" (house)	Local	2270070
Coasters Retreat	56A Coasters Retreat	Lot 7022, DP 1110389	"Bonnie Doon" Wharf	Local	2270041

Suburb	Address	Property description	Item	Significance	SHI No.
Currawong Beach	-	Lot 10, DP 1092275; Lot 1, DP 166328; Lot 1, DP 337208; Lot 4, DP 978424	Currawong Workers' Holiday Camp	State	2270517
Ingleside	1 Chiltern Road	Lot A, DP 325195	Cicada Glen Nursery	Local	2270339
Lovett Bay	8 Portions Lovett Bay	Lot 2, DP 228812	"Tarrangaua" (House)	Local	2270044
Lovett Bay	Site of former causeway (north side)	Adjacent to Lots 2 and 3, DP 584315; Lots 4 and 5, DP 590990; Lot 6, DP 545717	Stone retaining wall	Local	2270049
Lovett Bay	38 Sturdee Lane	Lot 6, DP 552628	"Myuna" (house)	Local	2270082
McCarrs Creek	Below mean high water mark, adjoining 59 Douglass Estate	Below mean high water mark, adjoining Lot 17, DP 10002	Stone bath remnants	Local	2270426
Mona Vale	Mona Vale Beach (north)	-	Ocean rock pool	Local	2270136
Mona Vale	107 Mona Vale Road	Lot 2, DP 1124862	Mona Vale (formerly Turimetta) Cemetery	Local	2270088
Mona Vale	1624 Pittwater Road	Lot 2, DP 709457	St John's Anglican Church and gravestones	Local	2270168
Mona Vale	Surfview Road, Ocean Beach Reserve	Part Lot 104, DP 1066371	Norfolk Island Pines (<i>Araucaria heterophylla</i>)	Local	2270059
Morning Bay	60A Bona Crescent	Lot 7317, DP 1187840	Store, jetty and shed	Local	2270042
Newport	Newport Beach	-	Ocean rock pool	Local	2270138
North Narrabeen	Narrabeen Beach	-	Ocean rock pool	Local	2270137
Palm Beach	Barrenjoey Headland	Lots 1–4, DP 849249	Barrenjoey Headland lightstation and two cottages	State	2270104
Palm Beach	Barrenjoey Headland (near lighthouse)	Lot 1, DP 849249	Memorial cairn	Local	2270093
Palm Beach	Governor Phillip Park	Lot 7006 DP 1117454	Picnic shelter sheds	Local	2270097
Palm Beach	1108 Barrenjoey Road	Lot 2, DP 1004105	"Barrenjoey House" (restaurant and accommodation)	Local	2270076
Palm Beach	In road reserve (adjacent to 69 Florida Road and 407 Whale Beach Road)	Adjacent to Lot 283 DP 16362 and Lot 105 DP 1033853	Old street lamps	Local	2270092
Palm Beach	2A Iluka Road	Lot 7010 DP 93683 (adjacent to Lot 42 DP 14682)	"Sandy Beach Jetty" (timber jetty)	Local	2270344

Suburb	Address	Property description	Item	Significance	SHI No.
Palm Beach	117 Pacific Road	Lot 1, DP 650029	Sydney Red Gums (<i>Angophora costata</i>)	Local	2270027
Palm Beach	Station Beach	Lot 5, DP 849249	Site of former customs house	Local	2270102
Palm Beach	309–311 Whale Beach Road	Lots 234–235, DP 16362	“Orcades” (house)	Local	2270087
Warriewood	Macpherson Street (adjacent to 163 Macpherson Street)	-	Memorial in bus shelter	Local	2270429
Whale Beach	Whale Beach Ocean Reserve (adjacent to The Strand)	Lot 1, DP 234079	Norfolk Island Pines (<i>Araucaria heterophylla</i>)	Local	2270035

The proposed Heritage Map (map sheets 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, and 019) is at **Appendix 3**.

PART 3: JUSTIFICATION

Section A Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The Planning Proposal is the result of the Pittwater Community Based Heritage Study Review (2015).

Following a six week public exhibition (2 August to 13 September 2014) of the draft Pittwater Community Based Heritage Study Review, Council adopted the Pittwater Community Based Heritage Study Review (2015) on 20 April 2015.

The Planning Proposal is the mechanism for implementing recommendations of the Pittwater Community Based Heritage Study Review (2015).

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

Yes. Items of local heritage significance are required to be listed in an LEP. As such, the Planning Proposal is the only means of achieving the recommendations of the Pittwater Community Based Heritage Study Review (2015).

Section B Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Planning Proposal is considered to be consistent with *A Plan for Growing Sydney* (Sydney's Metropolitan Strategy) and the draft North East Subregional Strategy.

4. Is the planning proposal consistent with the council's local strategy or other local strategic plan?

The Planning Proposal is considered to be consistent with the *Pittwater Local Planning Strategy* (2011), in particular with the following recommendation:

'Update the Barrenjoey Peninsula and Pittwater Heritage Study dated January 1989 with a new heritage study that identifies new heritage items within Pittwater, and evaluates the contemporary significance of existing listed items;'

The Planning Proposal is also considered to be consistent with the Land Use & Development Strategy within Pittwater's 2025 Community Strategic Plan, specifically the objective '*to identify and conserve Pittwater's heritage*'.

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

The Planning Proposal is considered to be consistent with the relevant State Environmental Planning Policies (see **Appendix 1**).

6. Is the planning proposal consistent with applicable Ministerial Directions (Section 117 Directions)?

The Planning Proposal is considered to be consistent with the applicable Ministerial Directions (see **Appendix 2**).

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?

It is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of amending the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015).

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

It is unlikely that other environmental effects will result from amending the Pittwater LEP 2014 in accordance with the recommendations of the Pittwater Community Based Heritage Study Review (2015). The proposed amendments aim to protect the heritage significance of additional sites within Pittwater; as such any environmental effects are likely to be positive.

9. How has the planning proposal adequately addressed any social and economic effects?

Following the initial preparation of the draft Pittwater Community Based Heritage Study Review (prior to the six week public exhibition), land owners of the recommended nominated items of local heritage significance were notified and invited to contribute additional information and comment on the potential heritage significance of the relevant item. Land owners were also offered the opportunity to meet with Council staff and the Heritage Consultant commissioned to prepare the Pittwater Community Based Heritage Study Review.

Further, during the six week public exhibition, land owners of existing and recommended nominated items of local heritage significance were directly notified.

A 'Summary of submissions' table has been prepared following the public exhibition to demonstrate how all submissions received were considered and subsequent amendments were made to the draft Pittwater Community Based Heritage Study Review where necessary and appropriate.

Economic Effects

With regard to the economic effects of the Planning Proposal, submissions received from owners of some items recommended to be listed, raise concern regarding potential increased costs associated with doing works to their properties.

If a Development Application (DA) is required for proposed works to an item of local heritage significance, heritage controls are triggered under the Pittwater LEP 2014 and the Pittwater 21 Development Control Plan (DCP), which require the consideration of heritage matters. Subsequently, the consent authority may require a heritage management document to be prepared (e.g. a Heritage Impact Statement or a Conservation Management Plan). The requirement for a heritage management document imposes an additional cost on land owners of existing and recommended nominated items of local heritage significance, however a heritage management document is usually necessary for the Assessment Officer, in conjunction with Council's Heritage Advisor, to make a recommendation as to whether the proposed works will have an acceptable impact on the heritage significance of the item.

It is noted that under the Pittwater LEP 2014, consent is not required for certain works proposed on land that contains an item of local heritage significance. Further, under the *State*

Environmental Planning Policy (Exempt and Complying Development Codes) 2008, exempt development may be undertaken to an item of local heritage significance unless expressly stated.

Submissions received from owners of some items recommended to be listed, raise concern regarding potential reduction in property value. In their review of submissions City Plan Heritage quote the NSW Heritage Council publication *Heritage listing explained - What it means for you*, which states that “studies show listing has no effect on property value in most cases, and sometimes improves resale value. Listed residences with well maintained heritage features have been found to attract a price premium compared to equivalent non-listed places in independent studies. Period features and other heritage attributes often feature prominently in property advertisements because of this appeal”. However, it is recognised that the NSW Heritage Council publication is not definitive and that not all items may be able to realise an economic advantage.

Social Effects

An issue raised during public exhibition was that of privacy, and the experience of living in a property listed on a public register of heritage items, which draws attention to a property as a potential place of interest. Although heritage listing of a property may draw the attention of some select groups (e.g. local historians, students etc.) it is considered that in Pittwater this is unlikely to be a significant burden. Additionally the listing of the property as an item of heritage significance does not change or extinguish rights afforded to all privately owned land.

On balance the identification of new items of local heritage significance is generally considered to offer social benefits by facilitating the conservation of items having significance for the local community.

Section D State and Commonwealth interests

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

No additional public infrastructure is required to support the implementation of the Planning Proposal.

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

Pittwater’s Community Based Heritage Study Review (2015) was supported by the NSW Heritage Branch who provided funding.

The following public authorities were notified of the public exhibition of the draft Pittwater Community Based Heritage Study Review:

- Department of Lands
- Roads & Maritime Services
- Department of Education
- National Parks & Wildlife Services

No other consultation with State or Commonwealth public authorities has been undertaken at this stage. Council notes that this response will be amended following the receipt of a Gateway Determination.

PART 4: MAPPING

The proposed Heritage Map (map sheets 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, and 019) is at **Appendix 3**.

PART 5: COMMUNITY CONSULTATION

In keeping with '*A guide to preparing local environmental plans*' (Department of Planning & Infrastructure, 2012), the following is proposed:

- A 28-day public exhibition
- Notification in writing to affected land owners, registered Pittwater community groups and Chambers of Commerce, and relevant public authorities and State agencies at the commencement of the public exhibition
- Notification in the Manly Daily at the commencement of the public exhibition
- Displays of the relevant documentation at Council's Customer Service Centres and libraries for the duration of the public exhibition
- Relevant documentation on Council's website for the duration of the public exhibition period
- Council staff will be available to respond to any enquiries

PART 6: PROJECT TIMELINE

Planning Proposal Milestone	Timeframe	Anticipated Completion Date
Date of Gateway determination	4 weeks from Council decision to forward Planning Proposal to Gateway	Week commencing 18 May 2015
Completion of required technical information	<i>Due to the nature of the Planning Proposal it is not anticipated that additional technical information will be required</i>	-
Government agency consultation	Formal consultation, as required by the Gateway Determination, will be undertaken concurrent to the public exhibition	June 2015
Public exhibition	28 days	June 2015
Consideration of submissions and Planning Proposal post-exhibition	8 weeks following the public exhibition	July-August 2015
Report to Council	-	September 2015
Submission to Department of Planning & Environment	Following Council decision to finalise draft Pittwater LEP	September 2015
RPA to make plan (if delegated)	2 weeks from receipt of final draft Heritage Map and/or final draft instrument	October 2015
Notification of LEP/LEP comes into force	1 week from RPA making the plan	October 2015

Appendix 1: Consideration of SEPPS

The following SEPP's are relevant to the Pittwater LGA. The table below identifies which of the relevant SEPPs apply to the Planning Proposal (or not) and, if applicable, whether the Planning Proposal is consistent with the provisions of the SEPP.

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency
SEPP No 14 – Coastal Wetlands	NO	-	-
SEPP No 21 – Caravan Parks	NO	-	-
SEPP No 26 – Littoral Rainforests	NO	-	-
SEPP No 30 – Intensive Agriculture	NO	-	-
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	NO	-	-
SEPP No 33 – Hazardous and Offensive Development	NO	-	-
SEPP No 44 – Koala Habitat Protection	NO	-	-
SEPP No 50 – Canal Estate Development	NO	-	-
SEPP No 55 – Remediation of Land	NO	-	-
SEPP No 62 – Sustainable Aquaculture	NO	-	-
SEPP No 64 – Advertising and Signage	NO	-	-
SEPP No 65 – Design Quality of Residential Flat Development	NO	-	-
SEPP No 70 – Affordable Housing (Revised Schemes)	NO	-	-
SEPP 71 – Coastal Protection	NO	-	-
SEPP (Affordable Rental Housing) 2009	NO	-	-
SEPP (Building Sustainability Index: BASIX) 2004	NO	-	-
SEPP (Exempt and Complying Development Codes) 2008	YES	-	-
SEPP (Housing for Seniors or People with a Disability) 2004	NO	-	-
SEPP (Infrastructure) 2007	NO	-	-

SEPP (Major Development) 2005	NO	-	-
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NO	-	-
SEPP (Miscellaneous Consent Provisions) 2007	NO	-	-
SEPP (State and Regional Development) 2011	NO	-	-

If there are any inconsistencies with any applicable SEPP, it is noted that the SEPP will prevail to the extent of the inconsistency.

The following is a list of the deemed SEPPs (formerly Sydney Regional Environmental Plans) relevant to the Pittwater LGA. The table below identifies which of the relevant deemed SEPPs apply to the Planning Proposal (or not) and, if applicable, whether the Planning Proposal is consistent with the provisions of the deemed SEPP.

Title of deemed SEPP, being Sydney Regional Environmental Plan (SREP)	Applicable	Consistent	Reason for inconsistency
SREP No 20 – Hawkesbury-Nepean River (No 2 -1997)	NO	-	-

Appendix 2: Consideration of Section 117 Directions

1 Employment and Resources

	Direction	Applicable	Consistent
1.1	Business and Industrial Zones	YES	YES
1.2	Rural Zones	YES	YES
1.3	Mining, Petroleum Production and Extractive Industries	NO	N/A
1.4	Oyster Aquaculture	NO	N/A
1.5	Rural Lands	NO	N/A

Justification for inconsistency

Nil.

2 Environment and Heritage

	Direction	Applicable	Consistent
2.1	Environment Protection Zones	YES	YES
2.2	Coastal Protection	YES	YES
2.3	Heritage Conservation	YES	YES
2.4	Recreation Vehicle Areas	YES	YES

Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 2.1(4)
- 2.2(4)

However, it does not include provisions that are inconsistent with such requirements.

3 Housing, Infrastructure and Urban Development

	Direction	Applicable	Consistent
3.1	Residential Zones	YES	YES
3.2	Caravan Parks and Manufactured Home Estates	YES	YES
3.3	Home Occupations	YES	YES
3.4	Integrating Land Use and Transport	YES	YES
3.5	Development Near Licensed Aerodromes	NO	N/A
3.6	Shooting Ranges	NO	N/A

Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 3.1(4) or (5)
- 3.2(4) or (5)
- 3.3(4)
- 3.4(4)

However, it does not include provisions that are inconsistent with such requirements.

4 Hazard and Risk

	Direction	Applicable	Consistent
4.1	Acid Sulphate Soils	YES	YES
4.2	Mine Subsidence and Unstable Land	NO	N/A
4.3	Flood Prone Land	YES	YES
4.4	Planning For Bushfire Protection	YES	YES

Justification for inconsistency

The Planning Proposal does not include provisions that meet the requirements of:

- 4.1(4), (5), (6), or (7)
- 4.3(4), (5), (6), (7), or (8)
- 4.4(4), (5) or (6)

However, it does not include provisions that are inconsistent with such requirements.

5 Regional Planning

	Direction	Applicable	Consistent
5.1	Implementation of Regional Strategies	NO	N/A
5.2	Sydney Drinking Water Catchment	NO	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	-	-
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008)	-	-
5.7	Central Coast (Revoked 10 July 2008)	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	N/A
5.9	North West Rail Link Corridor Strategy	NO	N/A

Justification for inconsistency

N/A

6 Local Plan Making

	Direction	Applicable	Consistent
6.1	Approval and Referral Requirements	YES	YES
6.2	Reserving Land for Public Purposes	YES	YES
6.3	Site Specific Provisions	NO	N/A

Justification for inconsistency

Nil.

7 Metropolitan Planning

	Direction	Applicable	Consistent
7.1	Implementation of the Metropolitan Plan for Sydney	YES	YES

	2036		
--	------	--	--

Justification for inconsistency

Nil.

Appendix 3: Proposed Heritage Map





Pittwater Local Environmental Plan 2014

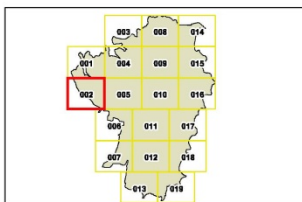
Draft Heritage Map -
Sheet HER_002

Heritage

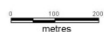
-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

-  Cadastre 7/7/2012
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Projection: GDA 1994
MGA Zone 56



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_002_010_20150325





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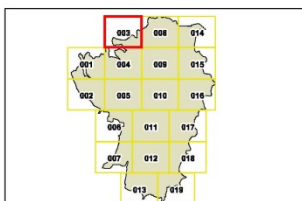
Draft Heritage Map -
Sheet HER_003

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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Projection: GDA 1994
MGA Zone 95



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_003_010_20150325





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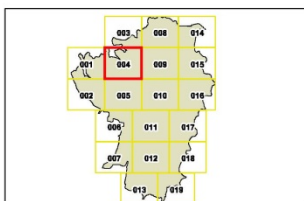
Draft Heritage Map -
Sheet HER_004

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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Projection: GDA 1994
MGA Zone 95

0 100 200
metres

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_004_010_20150325





Pittwater Local Environmental Plan 2014

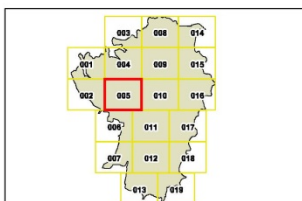
Draft Heritage Map -
Sheet HER_005

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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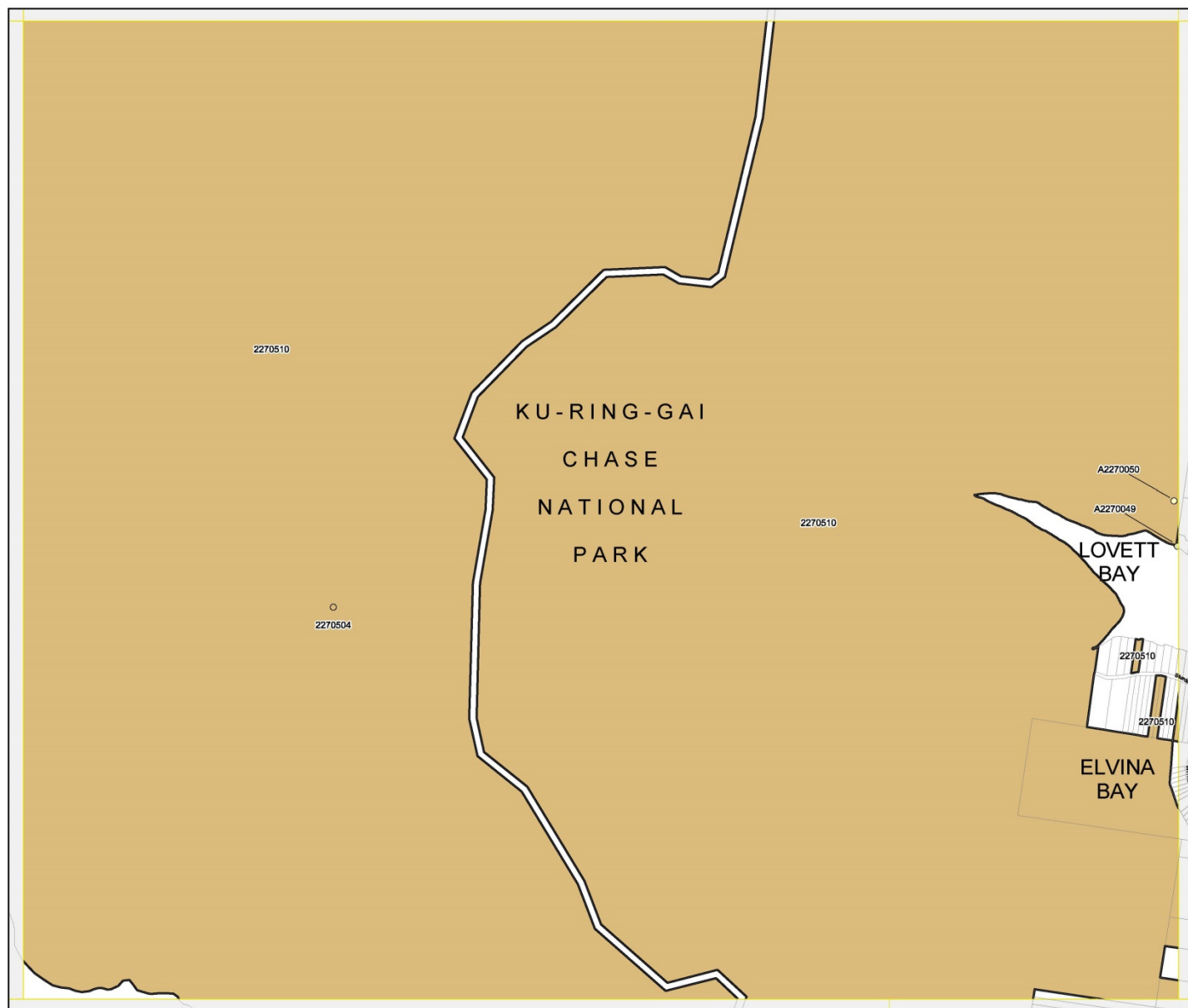


Projection: GDA 1994
MGA Zone 56



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_005_010_20150325





Pittwater Local Environmental Plan 2014

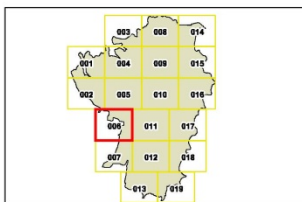
Draft Heritage Map -
Sheet HER_006

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastral

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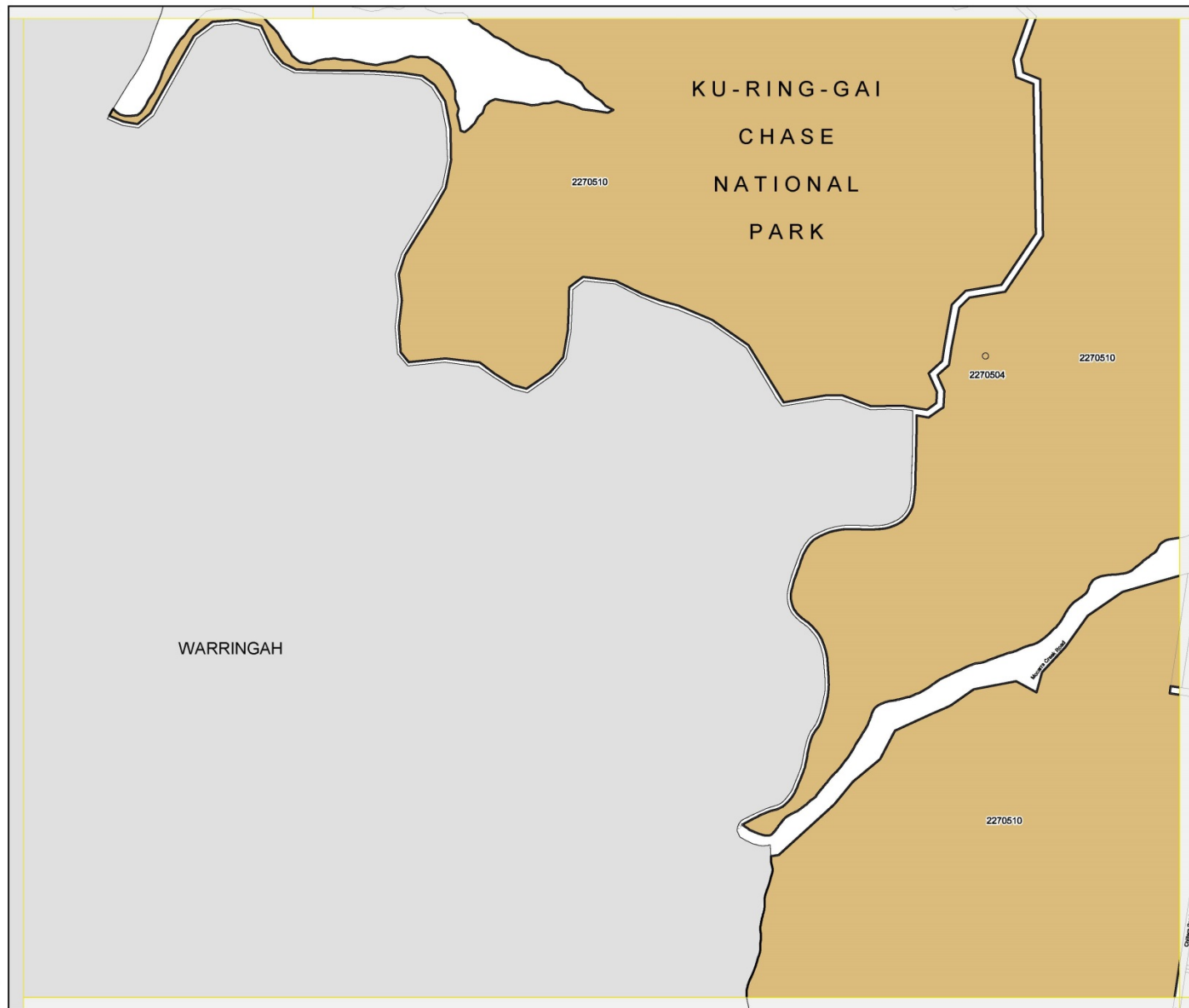


Projection: GDA 1994
MGA Zone 56

0 100 200
metres

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_006_010_20150325



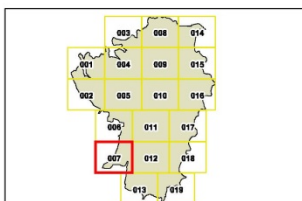
Draft Heritage Map -
Sheet HER_007

Heritage

-  Conservation Area - General
 Item - General
 Item - Archaeological

Cadastre

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Projection: GDA 1994
MGA Zone 56

A horizontal scale bar with markings at 0, 100, and 200. Below the bar is the word "metres".

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_007_010_20150325





Pittwater Local Environmental Plan 2014

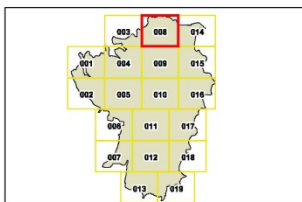
Draft Heritage Map -
Sheet HER_008

Heritage

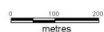
-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastral

-  Cadastral 7/7/2012
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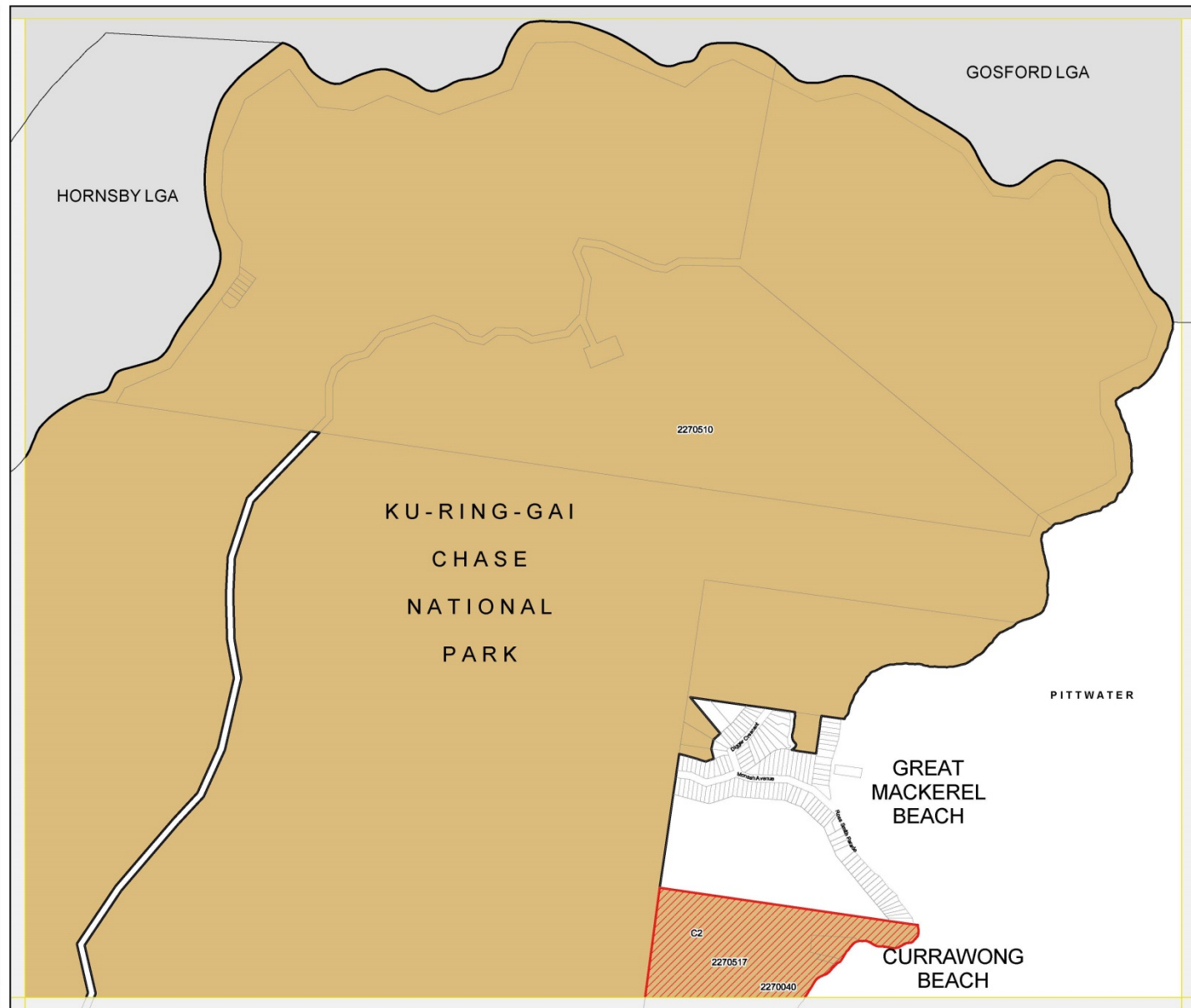


Projection: GDA 1994
MGA Zone 56



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_008_010_20150325





Pittwater Local Environmental Plan 2014

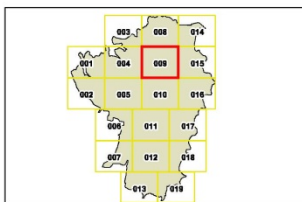
Draft Heritage Map -
Sheet HER_009

Heritage

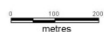
-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastral

-  Cadastral 7/7/2012
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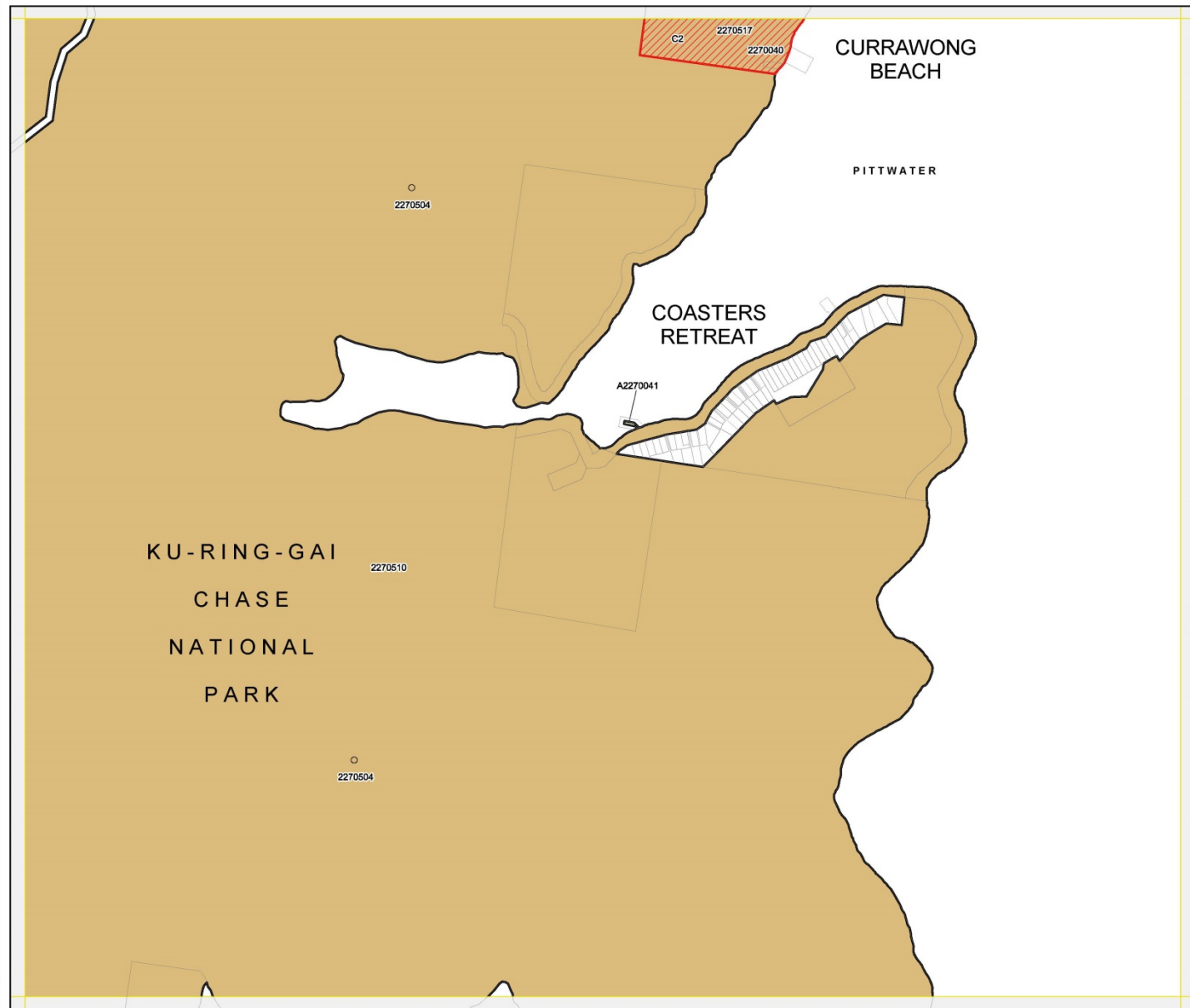


Projection: GDA 1994
MGA Zone 95



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_009_010_20150325





Pittwater Local Environmental Plan 2014

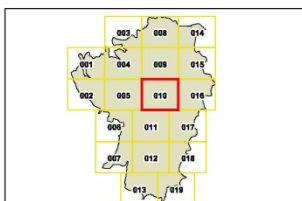
Draft Heritage Map -
Sheet HER_010

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastre

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Projection: GDA 1994
MGA Zone 56

0 100 200
metres

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_010_010_20150325





Pittwater Local Environmental Plan 2014

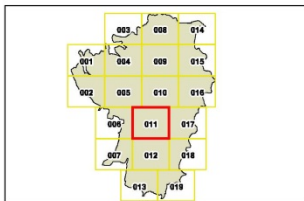
Draft Heritage Map -
Sheet HER_011

Heritage

- Conservation Area - General
- Item - General
- Item - Archaeological

Cadastral

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MGA Zone 56

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_011_010_20150325





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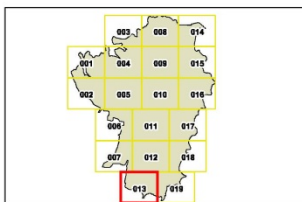
Draft Heritage Map -
Sheet HER_013

Heritage

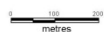
-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastral

-  Cadastral 7/7/2012
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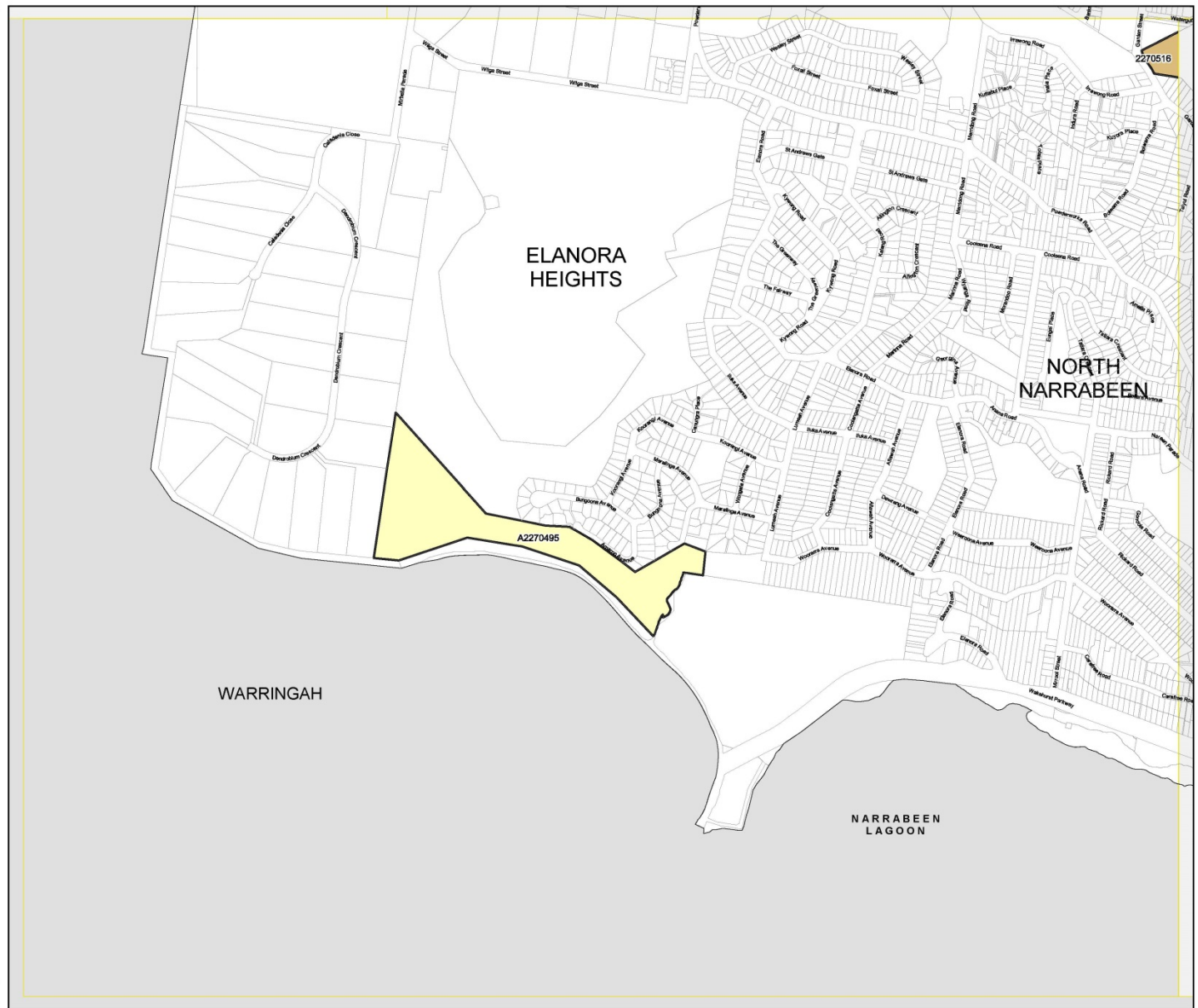


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MGA Zone 56



Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_013_010_20150325





Pittwater Local Environmental Plan 2014

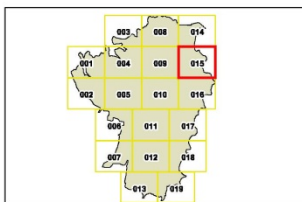
Draft Heritage Map -
Sheet HER_015

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

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0 100 200
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

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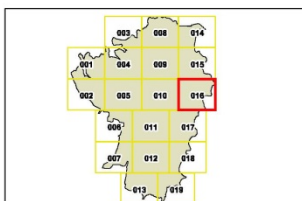
Draft Heritage Map -
Sheet HER_016

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

Cadastral

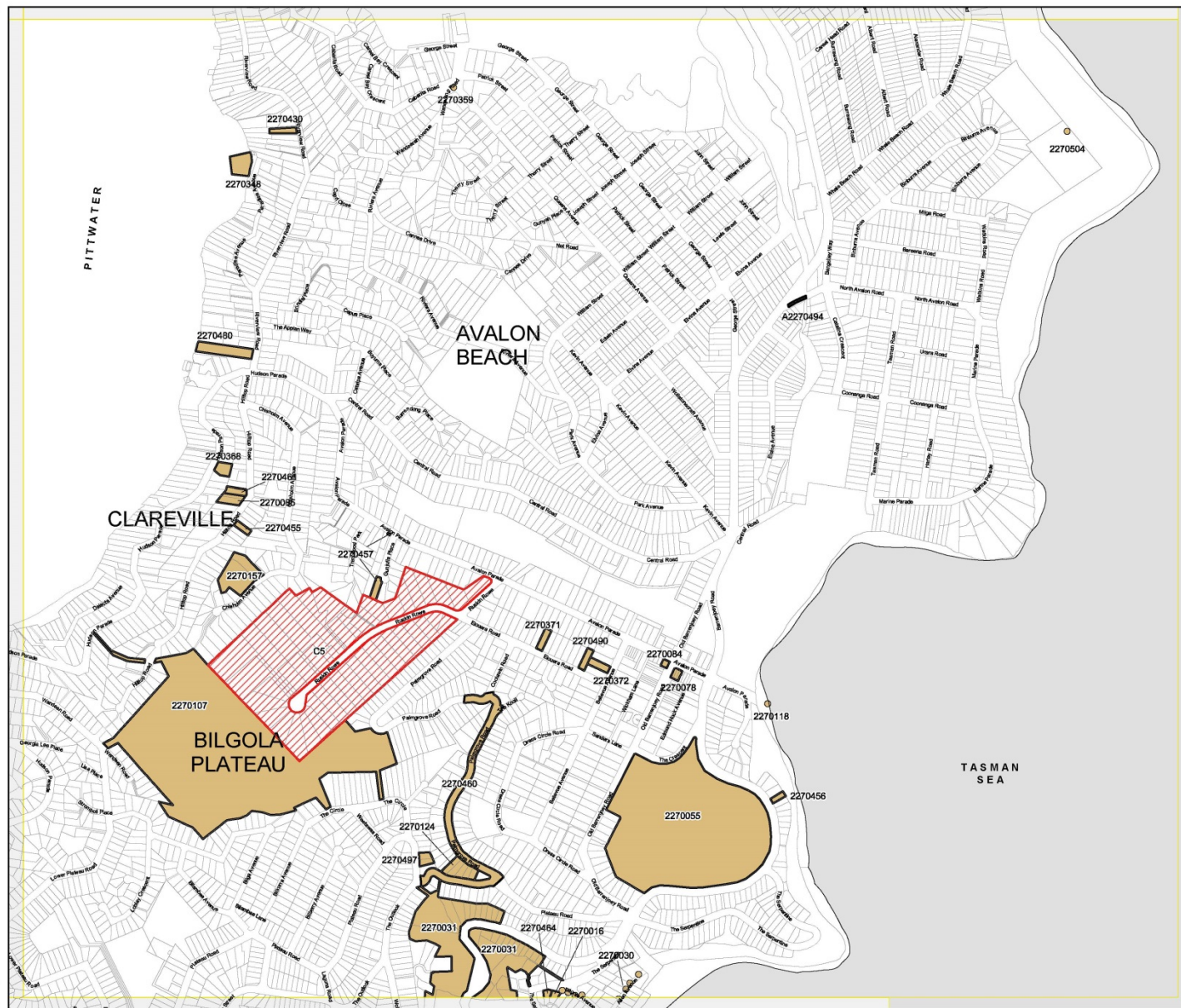
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Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

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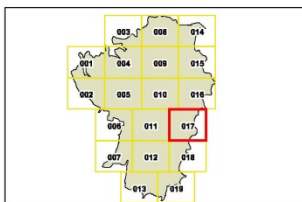
Draft Heritage Map -
Sheet HER_017

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

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MGA Zone 56

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metres

Scale: 1:10,000 @ A3

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Pittwater Local Environmental Plan 2014

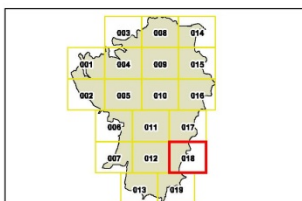
Draft Heritage Map -
Sheet HER_018

Heritage

- Conservation Area - General
- Item - General
- Item - Archaeological

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metres

Scale: 1:10,000 @ A3

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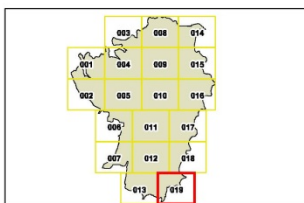
Draft Heritage Map -
Sheet HER_019

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Archaeological

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MGA Zone 56

0 100 200
metres

Scale: 1:10,000 @ A3

File Number: 6370_COM_HER_019_010_20150325

