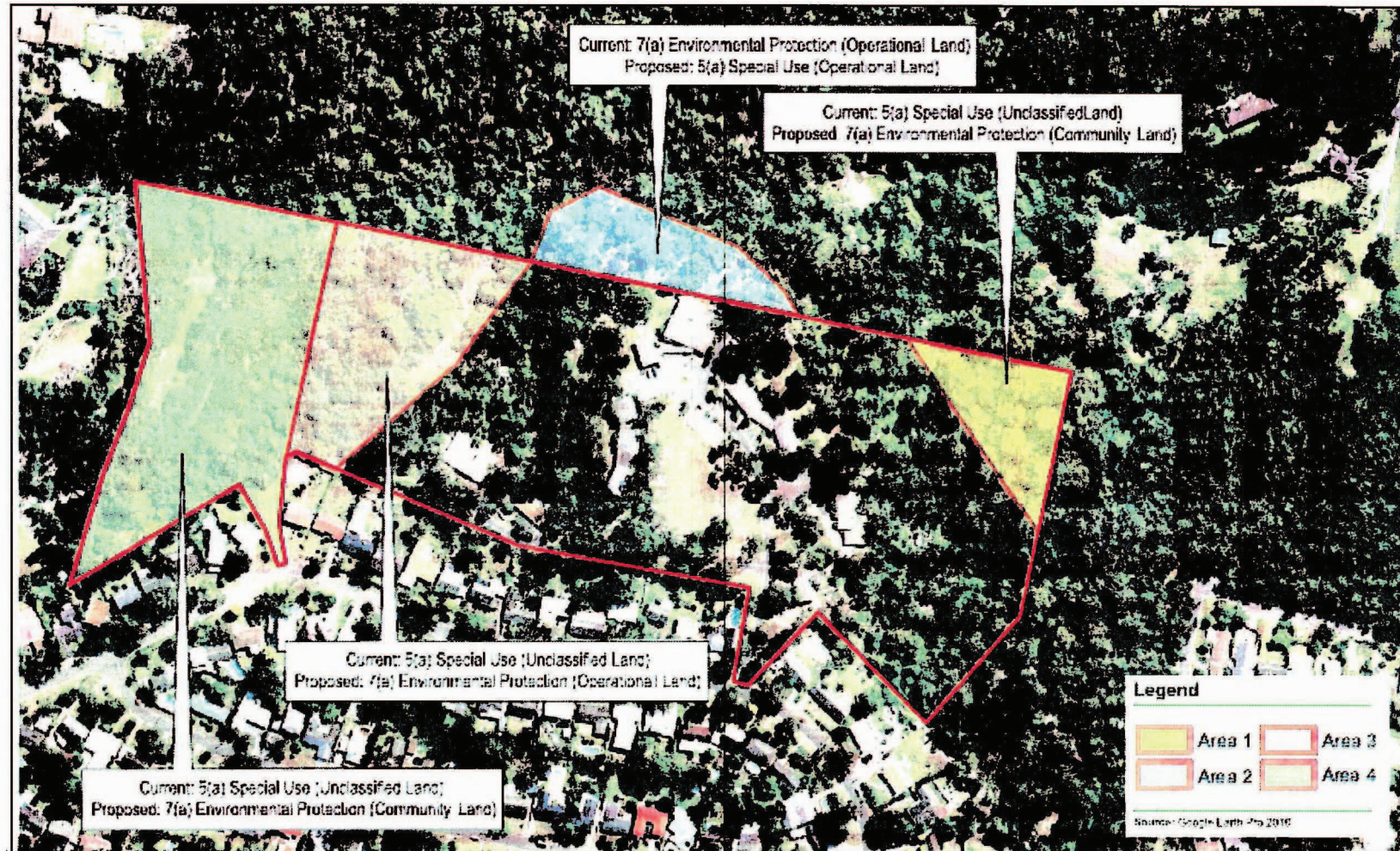


LOCATION MAP

APPENDIX 1



SCALE: 1:2,500 @ A4
Projection: GDA

Elanora Heights Conference Centre **Planning Proposal Assessment**

FIGURE 1

APPENDIX 2

Checklist - Consideration of State Environmental Planning Policies

The following SEPP's are relevant to the Pittwater Local Government Area.

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency
SEPP No 1 – Development Standards	NO	Not applicable	
SEPP No 4 – Development without consent...	NO	Not applicable	
SEPP No 6 – Number of Storeys in a Building	NO	Not applicable	
SEPP No 10 – Retention of Low-Cost Rental Accommodation	NO	Not applicable	
SEPP No 14 – Coastal Wetlands	NO	Not applicable	
SEPP No 21 – Caravan Parks	NO	Not applicable	
SEPP No 22 – Shops and Commercial Premises	NO	Not applicable	
SEPP No 26 – Littoral Rainforests	NO	Not applicable	
SEPP No 30 – Intensive Agriculture	NO	Not applicable	
SEPP No 32 – Urban Consolidation	NO	Not applicable	
SEPP No 33 – Hazardous and Offensive Development	NO	Not applicable	
SEPP No 44 – Koala Habitat Protection	YES	YES	
SEPP No 50 – Canal Estate Development	NO	Not applicable	
SEPP No 55 – Remediation of Land	NO	Not applicable	
SEPP No 62 – Sustainable Aquaculture	NO	Not applicable	

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency
SEPP No 64 – Advertising and Signage	NO	Not applicable	
SEPP No 65 – Design Quality of Residential Flat Development	NO	Not applicable	
SEPP No 70 – Affordable Housing (Revised Schemes)	NO	Not applicable	
SEPP (Building Sustainability Index: BASIX) 2004	NO	Not applicable	
SEPP (Exempt and Complying Development Codes) 2008	NO	Not applicable	
SEPP (Housing for Seniors or People with a Disability) 2004	NO	Not applicable	
SEPP (Infrastructure) 2007	NO	Not applicable	
SEPP (Major Development) 2005	NO	Not applicable	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NO	Not applicable	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	NO	Not applicable	

The following is a list of the deemed SEPP's (formerly Sydney Regional Environmental Plans) relevant to the Pittwater Local Government Area.

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	Not applicable	

Section 117 Ministerial Directions Checklist
(Directions as per DoP website February 2010)

Table

Compliance with Ministerial Directions, s117 Environmental Planning and Assessment Act, 1979.

1 Employment and Resources

	Applicable	Consistent	Reason for inconsistency
1.1 Business and Industrial Zones	NO	Not applicable	
1.2 Rural Zones	NO	Not applicable	
1.3 Mining, Petroleum Production and Extractive Industries	NO	Not applicable	
1.4 Oyster Aquaculture	NO	Not applicable	
1.5 Rural Lands	NO	Not applicable	

2 Environment and Heritage

	Applicable	Consistent	Reason for inconsistency
2.1 Environment Protection Zones	YES	YES	See below
2.2 Coastal Protection	NO	Not applicable	
2.3 Heritage Conservation	YES	YES	See below
2.4 Recreation Vehicle Areas	NO	NO	

Directions 2.1 and 2.3

(2.1) The proposal increases the amount of land for environmental protection purposes and maintains standards applying to those lands in the Pittwater area. Although some land will be rezoned to special uses from environmental protection, this is offset by an additional 2.92 hectares being zoned for conservation purposes. Low impact use of the land is generally consistent with Council's objectives for the locality.

(2.3) The Aboriginal Cultural Heritage report prepared for the proposal concluded it is unlikely any cultural heritage evidence would be found in the area affected by the proposal.

3 Housing, Infrastructure and Urban Development

	Applicable	Consistent	Reason for inconsistency
3.1 Residential Zones	NO	Not applicable	
3.2 Caravan Parks and Manufactured Home Estates	NO	Not applicable	
3.3 Home Occupations	NO	Not applicable	
3.4 Integrating Land Use and Transport	NO	Not applicable	
3.5 Development near Licensed Aerodromes	NO	Not applicable	

4 Hazard and Risk

	Applicable	Consistent	Reason for inconsistency
4.1 Acid Sulphate Soils	YES	YES	See below
4.2 Mine Subsidence and Unstable Land	YES	YES	See below
4.3 Flood Prone Land	YES	YES	See below
4.4 Planning for Bushfire Protection	YES	YES	See below

Directions 4.1, 4.3 and 4.4

- (4.1) The site has a low probability of containing acid sulphate soils. As there are no works proposed, the risk to expose acid sulphate soils will remain low.
- (4.2) A geotechnical report conditionally advised there is no constraint to this proposal proceeding.
- (4.3) Flooding to a high risk level is identified by Council's flood maps. Despite this, the proposal is considered satisfactory, as exposure to flood risk will not change as a result of this proposal.
- (4.4) Bushfire hazard and risks have been addressed for this proposal, as the site is subject to a high hazard. As discussed, recommendations regarding asset protection zones have been made to address bushfire hazard, in relation to the planning proposal and improving safety at the Elanora Conference Centre.

5 Regional Planning

	Applicable	Consistent	Reason for inconsistency
5.1 Implementation of Regional Strategies	NO	Not applicable	
5.2 Sydney Drinking Water Catchments	NO	Not applicable	
5.3 Farmland of State and Regional Significance on NSW Far North Coast	NO	Not applicable	
5.4 Commercial and Retail Development along the Pacific Hwy, North Coast	NO	Not applicable	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield	NO	Not applicable	
5.8 Second Sydney Airport: Badgerys Creek	NO	Not applicable	

6 Local Plan Making

	Applicable	Consistent	Reason for inconsistency
6.1 Approval and Referral Requirements	YES	YES	
6.2 Reserving Land for Public Purposes	NO	Not applicable	
6.3 Site Specific Purposes	YES	YES	

**C11.3: Planning Proposal affecting the Elanora Conference Centre
and the Warriewood - Ingleside Escarpment Reserve,
Elanora Heights**

Meeting: Planning an Integrated Built Environment **Date:** 19 April 2010
Committee

COMMITTEE RECOMMENDATION

- 1 That Council endorse proceeding with the Planning Proposal, as set out in Attachment 4, to facilitate the exchange of land at Elanora Heights between the Uniting Church in Australia and the Pittwater Council.
- 2 That Council be advised of the directions issued by the Department of Planning in relation to the community consultation to be conducted for this rezoning.
- 3 That Community Consultation is carried out in accordance with any Gateway Determination issued by the Department of Planning and that the outcomes of the community consultation process are reported to Council.

(Cr Giles / Cr James)