

## Rezoning Review Briefing Report – RR-2023-4

*10-12 Boondah Road, Warriewood (44 dwellings, 0 jobs) – Planning proposal seeks to facilitate the future construction of 44 dwellings in the form of multi-dwelling housing and a manor house.*

Element	Description
Date of request	4 April 2023
Department ref. no	RR-2023-4
LGA	Northern Beaches
LEP to be amended	Pittwater Local Environmental Plan 2014
Address	10-12 Boondah Road, Warriewood
Reason for review	<input checked="" type="checkbox"/> Council notified the proponent it will not support the proposed amendment <input type="checkbox"/> Council failed to indicate support for the proposal within 90/115 days, or failed to submit the proposal after indicating its support
Has council nominated PPA role	As Northern Beaches Council has resolved not to support the planning proposal, in accordance with the Local Environmental Plan (LEP) Making Guideline (September 2022), the Panel should act as the PPA if it is supported to Gateway determination.
Consultation	Northern Beaches Local Planning Panel (LPP) first considered the planning proposal on 16 November 2022 agreeing to defer its decision at the request of the applicant to its meeting on 21 December 2022. The LPP considered further correspondence from Council and the applicant provided as <b>Attachments F</b> . The LPP recommended that Council reject the proposal and not forward it for Gateway determination.
Historic overview of planning proposals for the site	<p>The proponent has previously 3 planning proposals for the site and adjacent sites all being unsuccessful at rezoning review. The planning proposal has revised the number of dwellings from 120 dwellings in the 2019 proposal to 44 dwellings.</p> <p>The proposal responds to Council removing an open space reservation over the entire site.</p>
Department contact:	Matthew Rothwell – Planning Officer

## Planning Proposal

Table 1. Overview of planning proposal

Element	Description
Site Area	Approx. 2.072ha
Site Description	<p>10-12 Boondah Road, Warriewood</p> <p>The site comprises two lots used in part for rural and storage purposes containing sheds, a small paddock and at least one dwelling. Substantial vegetation occupies parts of the site and merge with that of the adjacent Warriewood Wetlands.</p> <p>The site is on the southern edge of the Warriewood Valley Urban Release Area (Warriewood URA) and is currently zoned RU2 Rural Landscape.</p> <p>Endangered Ecological Communities (EEC) habitats cover part of the site, including</p> <ul style="list-style-type: none"><li>• Bangalay Sand Forest an EEC under the <i>NSW Biodiversity Conservation Act 2016</i> is located on 12 Boondah Road, and</li><li>• Swamp Oak Floodplain Forest an EEC within the <i>NSWBC Act and Commonwealth Environmental Protection and Biodiversity Conservation Act 1999</i> is located on 10 Boondah Road.</li></ul> <p>Council's Flood Hazard Map identifies high, medium and low risk precinct areas within the site and is affected by the PMF event (<b>Figure 6</b>).</p> <p>The site is also identified as bushfire prone land varying in significance from Vegetation Category 1 in the southwest corner of the site to Vegetation Buffer over the remainder of the site. (<b>Figure 7</b>).</p> <p>An aerial view of the site is provided at <b>Figure 1</b>.</p>
Surrounding Area	<p>The site adjoins Warriewood Wetlands to the west. North of the site is a 3 storey residential flat building (RFB) that forms part of the larger residential complex at the corner of Boondah Road and Macpherson Street.</p> <p>Warriewood Square shopping centre is located to the south on Jacksons Road, with a rural property containing a dwelling to the south-east.</p> <p>To the East, opposite Boondah Road, is bushland and a Sydney Water sewerage treatment plant.</p>

Element	Description
Proposal summary	<p>The planning proposal seeks to amend the Pittwater Local Environmental Plan (LEP) 2014 to:</p> <ul style="list-style-type: none"><li>• rezone the site from RU2 Rural Landscape to R3 Medium Density Residential and C2 Environmental Conservation</li><li>• increase the maximum building height from 8.5m to 15m over the R3 zoned part of the site</li><li>• remove the minimum subdivision lot size provision</li><li>• amend the Warriewood URA Map to identify a Sector for 10-12 Boondah Road; and</li><li>• amend Clause 6.1(3) to impose a dwelling yield range for the site of 40-45 dwellings.</li></ul> <p>The proposal seeks to facilitate the future construction of 40, 3 storey dwellings in the form of multi-dwelling housing and 4 manor house dwellings, anticipating a yield of approximately 22 dwellings per hectare. The proposed C2 zone covers an area of the site that contains a riparian corridor (<b>Figures 3 &amp; 8</b>).</p> <p>The proposal responds to Council removing an open space reservation over the site for future Council acquisition.</p> <p>A concept plan (<b>Attachments B2 &amp; B3; Figure 10</b>) has been informed by advice relating to ecological impact, stormwater and flood management, bushfire hazard management and traffic impacts.</p> <p>The proposal states that the proposed 15m height limit will ensure the required site works raise the building platforms above the flood planning level so they comply with the maximum building height standard when measured from the existing natural ground level.</p> <p>The proposal notes a Biodiversity Certification Assessment Report has been lodged with the Office of Environment and Heritage to support the outcomes of investigations on the site. The proponent anticipates a site-specific DCP may be required, however has not been prepared.</p>

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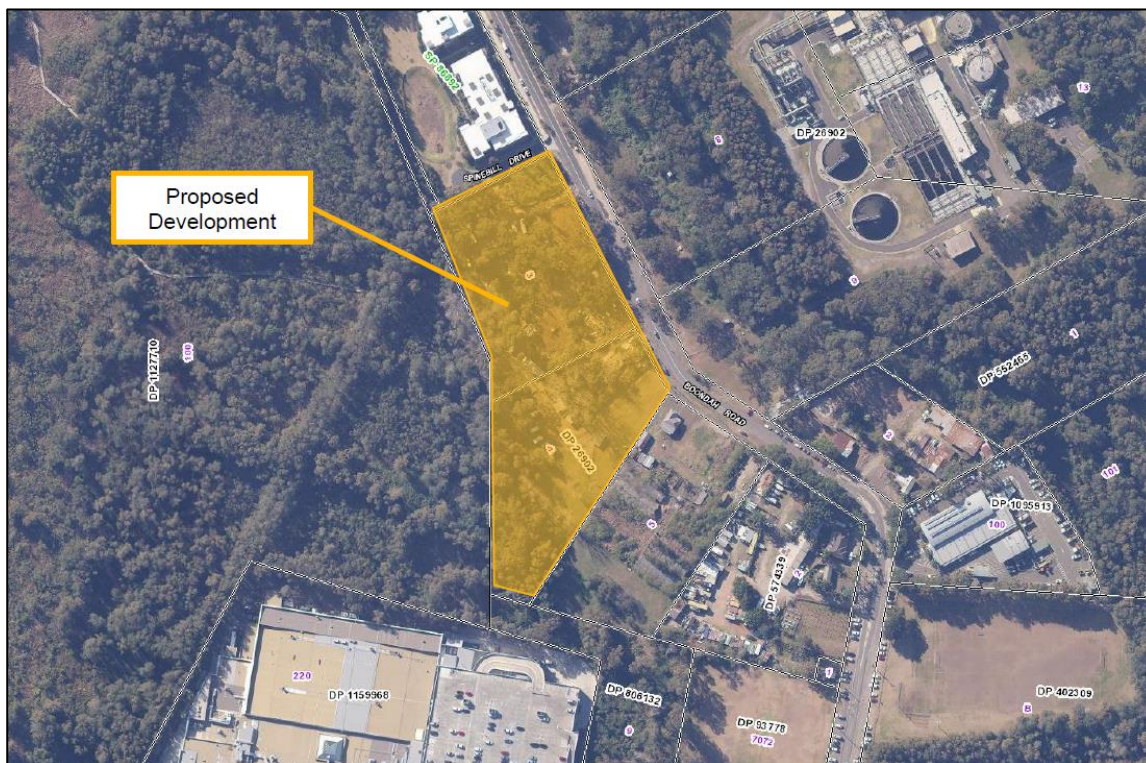
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Element	Description
Relevant State and Local Planning Policies, Instruments	<ul style="list-style-type: none"><li>• Greater Sydney Region Plan</li><li>• North District Plan</li><li>• Northern Beaches Local Strategic Planning Statement Towards 2040 (March 2020)</li><li>• Northern Beaches Local Housing Strategy (December 2021)</li><li>• Pittwater Local Environmental Plan 2014</li><li>• Warriewood Valley Strategic Review Addendum Report (2018)</li><li>• Warriewood Valley Contributions Plan Amendment 16, Revision 4 (June 2022)</li><li>• SEPPs<ul style="list-style-type: none"><li>○ SEPP (<i>Resilience and Hazards</i>) 2021</li><li>○ SEPP (<i>Transport and Infrastructure</i>) 2021</li><li>○ SEPP (<i>Building Sustainability Index: BASIX</i>) 2004</li><li>○ SEPP (<i>Housing</i>) 2021</li><li>○ SEPP (<i>Biodiversity and Conservation</i>) 2021</li><li>○ SEPP 65 Design Quality of Residential Apartment Development</li></ul></li><li>• 9.1 Ministerial Directions<ul style="list-style-type: none"><li>○ 1.1 Implementation of Regional Plans</li><li>○ 3.1 Conservation Zones</li><li>○ 4.1 Flooding</li><li>○ 4.3 Planning for Bushfire Protection</li><li>○ 4.4 Remediation of Contaminated Land</li><li>○ 4.5 Acid Sulfate Soils</li><li>○ 5.1 Integrating Land Use and Transport</li><li>○ 6.1 Residential Zones</li><li>○ 9.1 Rural Zones</li></ul></li></ul>

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**Figure 1.** Subject site (source: *Planning Proposal; Attachment B7*)

The planning proposal seeks to amend Pittwater LEP 2014 per the changes below.

**Table 2. Current and proposed controls**

Control	Current	Proposed
Zone	RU2 Rural Landscape	Part R3 Medium Density Residential Part C2 Environmental Conservation
Maximum building height	8.5m	15m for proposed R3 zoned land
Minimum lot size	1,000sqm	N/A (removed)
Warriewood urban release area map Clause 6.1(3) sector	Southern buffer area	Introduce a new sector for 10-12 Boondah Road
Dwelling yield total	N/A	40-45 dwellings

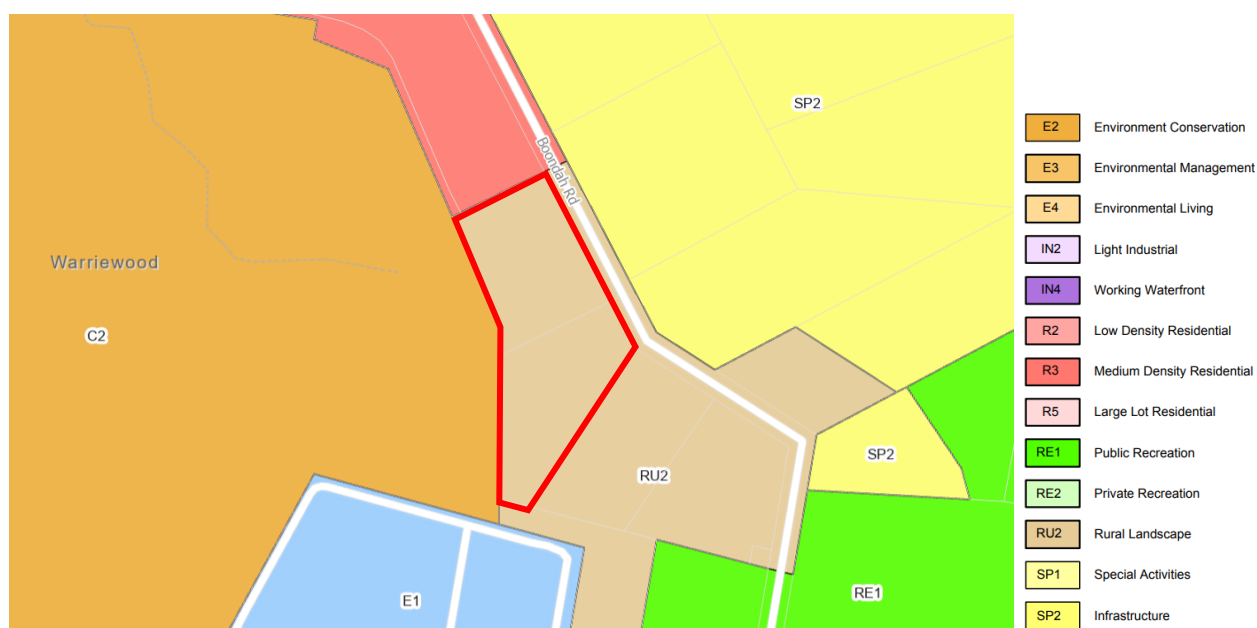
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Control	Current	Proposed
Number of dwellings	1	44 dwellings total 40 three storey dwellings in the form of multi-dwelling housing 4 dwellings in a manor house

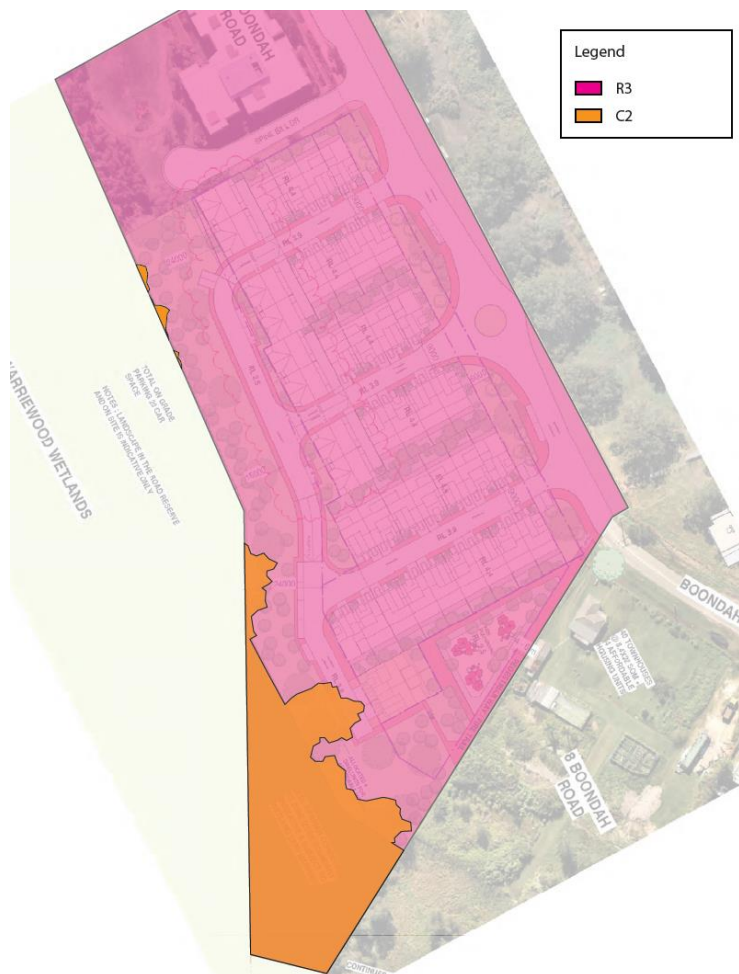
The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.



**Figure 2.** Current zoning (source: *Council Officer's Assessment Report, Attachment C*).

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**Figure 3.** Proposed Zoning (source: *Rezoning Review Request Letter, Attachment A*).



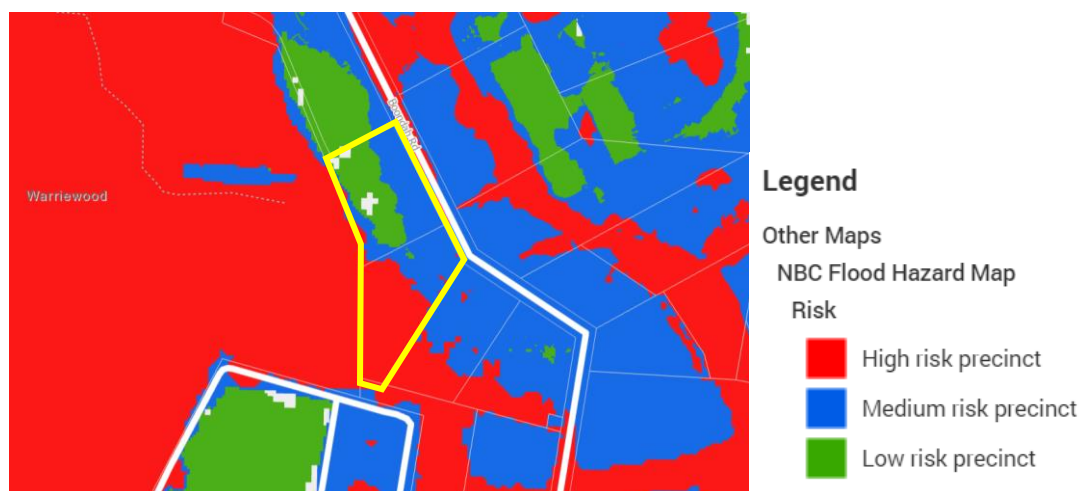
**Figure 4:** Existing Height of Building Map (source: Pittwater LEP 2014).

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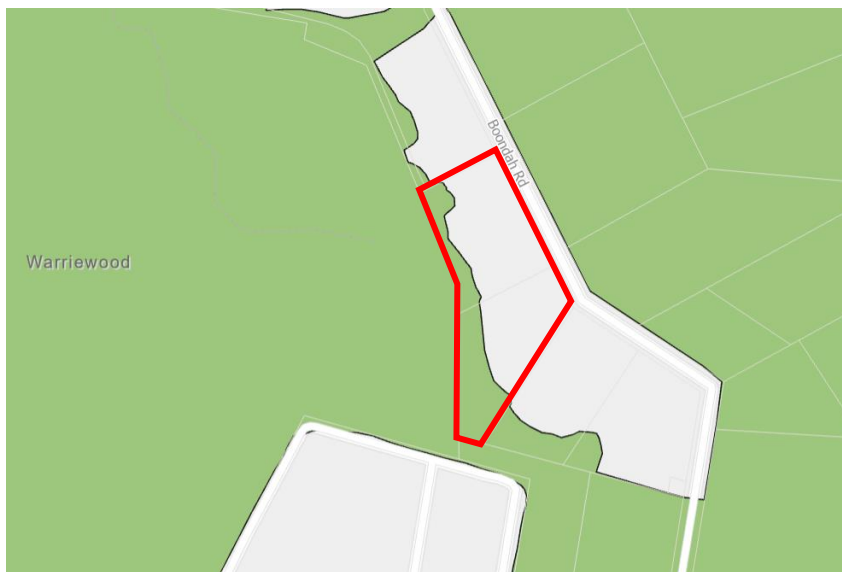
**Figure 5:** Existing minimum lot size map (source: Pittwater LEP 2014).



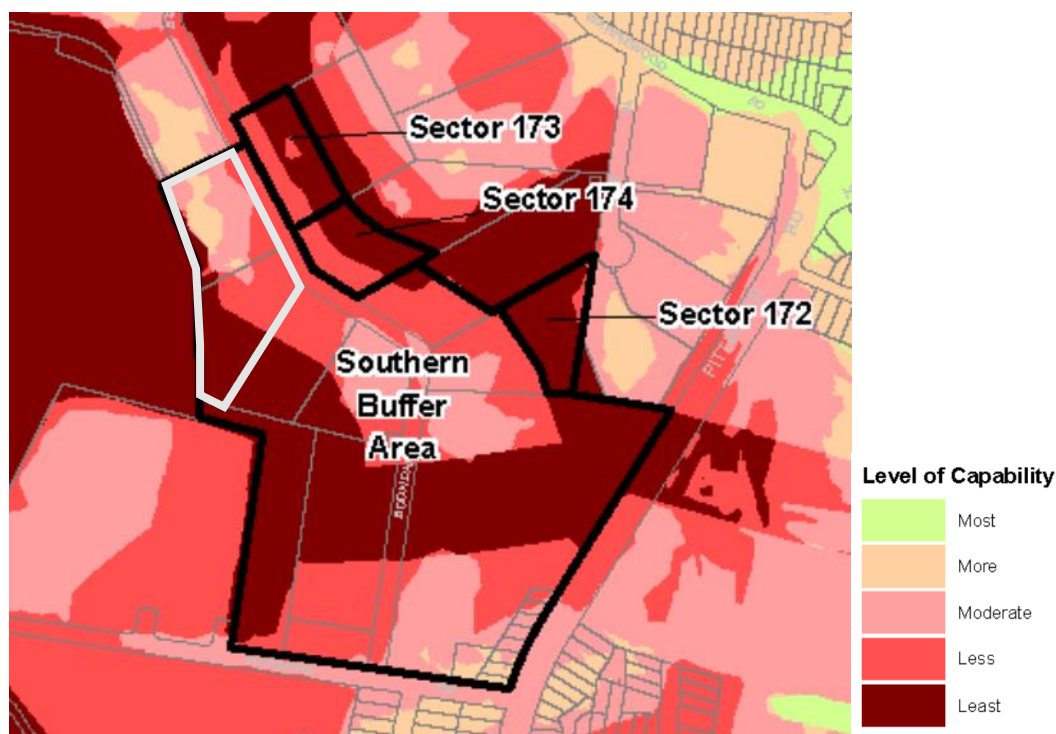
**Figure 6:** Council's Flood Hazard map (source: Council Officer's Assessment Report; **Attachment C**).



**Figure 7:** Northern Beaches Bushfire Prone Land (source: Council Officer's Assessment Report; **Attachment C**).



**Figure 8:** Local biodiversity map (source: Pittwater LEP 2014).



**Figure 9:** Development capability, site outlined in white (source: Warriewood Valley Strategic Review Addendum Report).



**Figure 10:** Concept site masterplan identifying 40 three storey multi dwelling houses and 4 dwellings in a manor house (source: Planning Proposal; **Attachment B2**).

## Key Issues

The following section summarises the key issues, drawn from the proponent's rezoning review request (**Attachment A**), proponent's planning proposal (**Attachment B**), Council Officer's Report (**Attachment C**) and Council's submission to the rezoning review (**Attachment D**).

### Issue no. 1 - Flood Risk

The site is constrained by flooding. NSW State Emergency Service (SES) provided comments raising concerns in relation to flood risk requesting consideration of applicable planning instruments (**Attachment D**).

#### **NSW SES comment:**

- The SES provided comments on the subject planning proposal on 31 August 2022 and 6 February 2023. The agency raised several concerns and does not support the proposed development of the site. The SES does not identify any alternate approaches or flood management strategies for development to occur on the site.
- Development should not be permitted where early evacuation, private alarm systems and shelter in place strategies are necessary to manage flood risk.
- Rezoning should not permit development which increases risk to life, health or property of people living on floodplains.

- The SES is opposed to development outcomes requiring private flood evacuation plans, which subsequently transfer risk and additional emergency response activities to the SES. Evacuation will also add pressure to the road system, which is already restricted in major flood events.

## Council comment:

- A large portion of the site is affected by flooding, as mapped on council's flood hazard mapping (see **Figure 6**). The proposal does not demonstrate that there will be no net loss of flood storage within the flood plain. The proposed works may result in increased flood levels to neighbouring properties.
- The proposed development may set a precedent for residential uplift in the locality, resulting in excessive cumulative flooding impacts.
- The proposal does not demonstrate that future development won't result in an increased requirement for government spending on emergency management services, flood mitigation or emergency response measures.
- The planning proposal is inconsistent with Clause 5.21 (Flood Planning) of the Pittwater LEP 2014. The proposed works are not compatible with the flood function of the land, contributing to cumulative flood impacts on nearby properties. This adversely affects the safe occupation and efficient evacuation of the site in the event of a flood.

## Proponent view

- The planning proposal has been informed by a water management report and flood management strategy (**Attachments B6 & B7**) that addresses the probable maximum flood (PMF) with relevant flood planning levels and strategies to mitigate flood impacts via a cut and fill approach.
- The flood study identifies that the proposed developable portion of the site achieves compliance for the 50% and 20% annual exceedance probability (AEP) events.
- The concept plans are based on no adverse flood impacts both on and offsite, providing flood evacuation routes and Flood Planning Levels (FPLs) as identified by Council's nominated 2013 Narrabeen Flood study. Upper floor levels in future dwellings will be mandated above PMF peak levels, allowing for 'shelter in place' on upper floors during PMF events.
- The flood study also demonstrates that potential risk to life and property from flood hazards will be negated with the implementation of filled building platform areas that may allow sheltering in place, and flood storage cut areas, in addition to the proposed Evacuation Plan and does not create undue risk to neighbouring land.
- The applicant addresses Council's objections in **Attachments F3 & F5**. The attachments detail the proponent's position on: flood evacuation, safety, management and planning, biodiversity impacts, affordable housing and height provisions, council acquisition obligations, and the proposal's strategic and site-specific merit.

## Issue no. 2 – Impacts on Ecology

### Council view

- The proposal is likely to result in a loss of local biodiversity, including significant Endangered Ecological Communities located on the site.
- The proposal may result in the loss of several Endangered Ecological Communities (EEC). This includes a 50% loss of the mapped extent of Bangalay Sand Forest EEC in the Northern Beaches and the removal of some Swamp Oak Floodplain Forest EEC.
- Due to adjacent bushfire prone land, works will require an asset protection zone (APZ), which may entail the removal of vegetation on the edge of the Coastal Wetland area.
- Roads, earthworks, bioretention basins and stormwater systems are located within areas mapped as Coastal Wetland. Works within the Coastal Wetland may not satisfy criterion for protection and enhancement of the integrity of the wetland, under *SEPP (Resilience and Hazards) 2021*.
- Council raised concerns regarding the uncertainty of Biodiversity Certification, as offset obligations are not available in the Northern Beaches, potentially resulting in a net loss of local biodiversity.

### Proponent view

- The subject proposal is supported by a Biodiversity Certification Assessment Report (BCAR) (**Attachment B9**). The assessment considered 6 threatened fauna and 2 threatened Ecological communities present within the development footprint. The proponent has identified the need for biodiversity offsets to account for the potential loss of EEC communities.
- The BCAR recommends mitigation measures to minimise and offset potential ecological impacts of the subject development. These include preparation of a Conservation Measures Implementation Plan and Vegetation Management Plan, and the establishment of a C2 conservation zone on the site.
- The concept design has been guided by the ecological constraints of the land, accommodating riparian corridors and buffers to environmentally sensitive land. This includes a perimeter road network in addition to bushfire management requirements to ensure the conceptual layout does not have a detrimental effect on local biodiversity.
- The proposed C2 zone has been revised (12 October 2022), to include all mapped wetland on the Coastal Wetlands and Littoral Rainforest map. The wetland vegetation would be protected by the proposed C2 zoning.

## **Issue 3 – Lack of strategic and site-specific merit**

### **Council:**

- The Council officer's assessment report (**Attachment C**) states the proposal is inconsistent with the following Ministerial Directions and State Environmental Planning Policies:
  - SEPP (Resilience and Hazards)
  - Direction 4.1 – Flooding
  - Direction 4.3 – Planning for Bushfire Protection
- Sufficient housing investigation and provision is being made, concentrating medium density residential development in select town centres in the Northern Beaches LGA. Despite its inclusion in the Warriewood URA, Warriewood is not identified as a viable option for housing investigation. The composite mapping cited by the proponent (**Figure 9**) identifies most of the site as moderate to least capability for development.
- 28 June 2022 - Council implemented an amendment to the Warriewood Development Contributions Plan that revised the active open space area to be delivered and no longer identifies the site for purchase for future active open space. Council states that this does not imply that the site becomes suitable for residential development by default.

### **Proponent:**

- Identifies an opportunity to address a shortfall in Council's Local Housing Strategy of 275 dwellings, and a shortfall of 251 dwellings from the original Warriewood Valley land release. The site is identified as land capable of development within the Warriewood Valley Strategic Review Addendum Report 2014 (**Figure 9**), generally mapped as more to moderately developable land.

### **Other issues:**

#### **Affordable Housing**

The proposal includes an affordable housing contribution of 4 manor houses, which will be affordable housing for a period of 10 years. This is consistent with Council's affordable housing contribution requirement, however Council's policy is for affordable housing to be provided in perpetuity.

#### **Council view**

- The proposed affordable housing method does not comply with Council's Affordable Housing Policy, only offering dwellings as affordable housing for 10 years.
- The proposal fails to incorporate a suitable mechanism to include the subject site in the Northern Beaches Affordable Housing Contributions Scheme.

#### **Proponent view**

- The planning proposal includes an offer to provide four dwellings (just under 10% of the anticipated dwelling yield), as affordable housing for a period of 10 years. The

affordable housing is proposed in manor house form to maximise the potential residential base for the housing.

Affordable housing is contemplated to be managed by a registered community housing provider during that time.

## Potential Council land acquisition obligations

### **Council view**

The rezoning of privately owned land to C2 Environmental Conservation could trigger an obligation for Council to acquire the land under the 'owner-initiated hardship provisions' of the Land Acquisition (Just Terms Compensation) Act 1991. Council currently has no funding mechanism in place to purchase the land subject to C2 rezoning.

### **Proponent view**

The proposal includes the zoning of an environmentally sensitive portion of the site as C2 Environmental Conservation that covers an area comprising riparian corridor. The concept provides for a managed edge to the Warriewood Wetlands and incorporation of the Narrabeen Creek riparian area into a C2 Environmental Conservation zone.

### **Council Response to Review**

- 28 March 2023 - Council resolved not to support the proposal (**Attachment E**), for the reasons outlined above.
- 4 April 2023 – Rezoning Review request lodged on the planning portal.
- 27 April 2023 - The Department wrote to Council on advising of the rezoning review request and to request comments.
- 10 May 2023 - Council confirmed on that the proposal submitted for this rezoning review is generally consistent with the planning proposal lodged with Council on 22 July 2022 (**Attachment D**). The letter is consistent with Council's original reasons for not supporting the proposal.

### **Northern Beaches Local Planning Panel Comments**

The Northern Beaches Local Planning Panel (LPP) recommended that the proposal should not proceed. The LPP state the following reasons for their recommendation:

- The proposal has not demonstrated sufficient strategic merit or site-specific merit and is inconsistent with varying elements of the strategic planning framework relating to flooding, biodiversity, natural hazards and bushfire protection.
- The NSW SES has raised significant concerns in relation to the development.
- Insufficient information has been provided to demonstrate that the proposal will not result in the adverse impacts identified throughout Council's resolution and consideration.
- The proposal is inconsistent with Clause 5.21 Flood Planning of Pittwater LEP 2014.
- The proposal will likely result in unacceptable impacts on biodiversity.
- The proposal does not comply with Council's Affordable Housing Policy and fails to include a suitable mechanism to include the site in the Affordable Housing Contributions Scheme.

- The 15m maximum building height is not commensurate with the proposed 3 storey townhouses and could enable a scale of built form out of character with the area.
- The proposed C2 zoning could trigger acquisition obligations for Council.

**Table 3. Current and proposed controls**

Element	Description
<b>Historic overview of planning proposals for the site</b>	<p><b>Late 2013:</b> A planning proposal was lodged with the former Pittwater Council for 6 Jacksons Road and 3, 6, 8, 10 and 12 Boondah Road, Warriewood for a large mixed use development comprising retail, commercial and residential land uses.</p> <p><b>17 March 2014:</b> Pittwater Council resolved not to support the 2013 proposal as it was inconsistent with site-specific and strategic merit.</p> <p><b>17 February 2015:</b> Following a review sought by the applicant, the Joint Regional Planning Panel (JRPP) recommended against the proposal proceeding to Gateway determination due to flooding, ecological impacts and due to the lack of site-specific and strategic merit (<b>Attachment G</b>).</p> <p><b>December 2016:</b> Henroth lodged a new planning proposal for 6 Jacksons Road and 10-12 Boondah Road, Warriewood seeking to develop a 3-4 storey RFB with a yield of up to 30 dwellings, and a 2 storey bulky goods retail centre of up to 17,000sqm GFA.</p> <p><b>28 March 2017:</b> Northern Beaches Council resolved not to support the 2016 proposal.</p> <p><b>31 May 2017:</b> Upon review sought by the applicant, the Sydney North Planning Panel unanimously decided the proposal should not be submitted for Gateway as it had not demonstrated strategic merit and due to flooding constraints (<b>Attachment H</b>). Council notes subsequent legal challenges by the applicant to the Land and Environment Court NSW and the Court of Appeal were dismissed.</p> <p><b>29 August 2019:</b> Henroth submitted another planning proposal (2019 proposal) for 6 Jacksons Road and 10-12 Boondah Road, Warriewood to enable development of five 4 storey RFBs with a yield of up to 130 dwellings along with a VPA offer to dedicate land at 6 Jacksons Road to Council for new and expanded sports fields.</p> <p><b>17 December 2019:</b> Council resolved not to support the 2019 proposal.</p> <p><b>8 September 2020:</b> At rezoning review, the Sydney North Planning Panel unanimously decided the proposal should not be submitted for Gateway as it had not demonstrated strategic merit (<b>Attachment I</b>).</p>

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Element	Description
<b>Brief overview of the timeframe/progress of the planning proposal</b>	<p><b>22 July 2021:</b> Pre-lodgement meeting held between Henroth and Council.</p> <p><b>28 June 2022:</b> Council resolved to adopt the Warriewood Development Contributions Plan Amendment 16, Revision 4 2022 that revised the active open space area to be delivered and <b>no longer identifies the subject site for purchase for future active open space.</b></p> <p><b>22 July 2022:</b> Planning proposal lodged with Council for 10-12 Boondah Road, Warriewood.</p> <p><b>21 December 2022:</b> Northern Beaches LPP considered the proposal and recommended not to progress to Gateway.</p> <p><b>28 March 2023:</b> Council resolved not to progress the planning proposal to Gateway.</p> <p><b>4 April 2023:</b> Proponent request for rezoning review.</p>

**Table 4. Comparison of previously proposed development**

Proposal Details	2013 Proposal	2016 Proposal	2019 Proposal
<b>Subject Site</b>	3, 6, 8, 10 and 12 Boondah Road and 6 Jacksons Road	10-12 Boondah Road and 6 Jacksons Road	10-12 Boondah Road and 6 Jacksons Road
<b>Zone</b>	B4 Mixed Use	R3 Medium Density Residential B2 Local Centre RE1 Public Recreation E3 Environmental Management	R3 Medium Density Residential RE1 Public Recreation
<b>Maximum building height</b>	Range of 10m-24m	16m	15m
<b>Dwelling yield total</b>	N/A	25-30 dwellings	110-130 dwellings
<b>Number of dwellings</b>	330-350 dwellings	25-30 dwellings	120 dwellings

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Proposal Details	2013 Proposal	2016 Proposal	2019 Proposal
<b>Non-residential GFA</b>	7,737sqm commercial 23,427sqm retail	17,000sqm bulky goods retail space	N/A
<b>Record of Decision</b>	JRPP refusal	SNPP refusal	SNPP refusal

The proposal details for this rezoning review are at **Table 3**.

The current planning proposal states that it responds to the previous rezoning review where strategic merit was not satisfied due to a conflict with Council seeking to secure the land for open space purposes. The rezoning review record of decision dated 8 September 2020 is made available as **Attachment G**.

As part of its record of decision, the Sydney North Planning Panel unanimously decided the proposal should not be submitted for Gateway determination as it did not demonstrate strategic merit. The reasons for this decision as they relate only to 10-12 Boondah Road, Warriewood are summarised below with the proposal:

- not giving effect to the strategic planning framework;
- exacerbating a documented existing under supply of active open space land in the Warriewood URA . This is the Panel's view even in the absence of the lands being identified for such acquisition purpose; and

scale is unlikely to substantially give effect to the North District Plan and is inconsistent with priorities N3, N4 and N16. These priorities relate to providing services and social infrastructure and protecting bushland and biodiversity.

A handwritten signature in black ink, appearing to read 'Michael Cividin'.

26 June 2023

Michael Cividin

Acting Manager, Place and Infrastructure, Metro North

A handwritten signature in blue ink, appearing to read 'Brendan Metcalfe'.

7 July 2023

Brendan Metcalfe

Director, Metro North, Metro Central and North

# Rezoning Review – Briefing Report

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## Assessment officer

Matt Carpenter

Planning Officer, Metro North, Metro Central and North

95856663

Matthew Rothwell

Planning Officer, Metro North, Metro Central and North

82751066

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## Attachments

**Attachment A** – Rezoning Review Request Letter (12 April 2023)

**Attachment B** – Planning Proposal Report (June 2022)

**Attachment B1** – Planning Proposal Report addendum (29 July 2022)

**Attachment B2** – Proposed Site Plan (5 October 2022)

**Attachment B3** – Urban Design Report (1 June 2022)

**Attachment B4** – Henroth email to Council with additional information and potential amendments (17 October 2022)

**Attachment B5** – Meeting Notes Council and Henroth (21 September 2022)

**Attachment B6** – Water Management Report (2 June 2022)

**Attachment B7** – Calibre Memorandum Stormwater and Flooding Management Strategy (14 October 2022)

**Attachment B8** – Calibre Memorandum SES Preliminary Advice response (16 September 2022)

**Attachment B9** – Biodiversity Certification Assessment Report (16 September 2022)

**Attachment B10** – Travers Bushfire & Ecology Letter to Council (12 October 2022)

**Attachment B11** – Biodiversity Certification Assessment Report (5 May 2022)

**Attachment B12** – Conservation Measures Implementation Plan (16 September 2022)

**Attachment B13** – Conservation Measures Implementation Plan (6 May 2022)

**Attachment B14** – Bush Fire Strategic Study (8 June 2022)

**Attachment B15** – Preliminary Site Investigation (12 May 2022)

**Attachment B16** – Groundwater Measurements Memorandum (16 August 2019)

**Attachment B17** – Traffic Impact Assessment (3 June 2022)

**Attachment B18** – Council Preliminary Comments on Proposal (27 April 2021)

**Attachment C** – Council Officer's Assessment Report (March 2023)

**Attachment D** – Council's Response to the Rezoning Review (10 May 2023)

**Attachment E** – Council Resolution (28 March 2023)

**Attachment F** – Northern Beaches Local Planning Panel minutes (21 December 2022)

**Attachment F1** – Council Officer's Assessment Report to LPP (November 2022)

**Attachment F2** – Council Supplementary Memo to LPP dated 14 November 2022

**Attachment F3** – SJB Planning letter to LPP dated 23 November 2022 in response to Council supplementary memo of 14 November 2022

**Attachment F4** – Council Supplementary Memo to LPP dated 9 December 2022 response to SJB Planning correspondence of 23 November 2022

**Attachment F5** – SJB Planning letter to LPP dated 20 December 2022 response to Council supplementary memo of 9 December 2022

**Attachment G** – JRPP decision 17 February 2015

**Attachment H** – SNPP Record of Decision 31 May 2017

**Attachment I** – SNPP Record of Decision 8 September 2020

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