



# Newport Residents Association Inc.

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## Draft Northern Beaches Environment Study

### Healthy and valued coast and waterways Actions

- 1.1** *Assess and map freshwater habitats - Finalise the assessment of watercourses, wetlands and riparian lands. Use these assessments to incorporate the outcomes of this review into a new, comprehensive map that consistently categorises watercourses, wetlands and riparian lands (including corridors and buffers) for inclusion in the new planning framework.*
  
- 1.2** *Develop planning controls for freshwater habitats - Protect and maintain watercourses, wetlands and riparian areas at current or improved condition from development impacts by reviewing current controls and where necessary developing and implementing new planning controls using appropriate setbacks and corridors based on environmental value and stream order. Examples may include different controls depending on categories, buffers and higher environmental value areas. Consider innovative approaches or alternative solutions to enhancement of riparian areas, such as rehabilitation of offset areas.*  
Comment: Setbacks in planning controls must be complied with when assessing development applications for this action to be effective.
  
- 1.3** *Manage the threat to water quality and aquatic ecology - Complete a water cycle strategy that identifies catchments according to risk, value and condition. Develop stormwater quality and quantity targets to protect water quality and aquatic ecology.*
  
- 1.4** *Develop planning controls to protect water quality and aquatic ecology - Develop and implement planning controls that integrate water sensitive urban design and stormwater controls to ensure development achieves the identified stormwater quality and quantity targets for each catchment and protects downstream water quality and aquatic ecology. Examples may include landscape and rainwater reuse controls for all catchments with the objective of increasing infiltration and stormwater quantity reduction, which has multiple water cycle and waterway benefits.*  
Comment: The minimum landscaped area for a development should be included to restrict the hard surface area runoff.
  
- 1.5** *Ensure watercourses, wetlands and major stormwater, flood mitigation works, infrastructure are incorporated into public land in precincts to facilitate ease of maintenance, multifunctionality and optimal waterway health and amenity outcomes.*
- 1.6** *Protect natural assets including watercourses, wetlands and riparian lands, water quality and aquatic ecology by considering them early in the strategic planning process, such as during precinct planning*
- 1.7** *Identify and protect coast and waterway areas of high environmental value within the local green grid.*



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Comment: This action was poorly considered in the Station Beach dog trial shown by the number of mitigating factors that needed to be implemented to protect the threatened seagrass *Posidonia australis*

**1.8** *Ensure that Councils recreation planning considers protection of high environmental value coast and waterway assets and ensures recreational activities and infrastructure within these areas are low impact*

Comment: Include consult with the State Government in regard to mooring types, placement, marinas and recreational use of waterways.

All actions supported

## **Protected and enhanced bushland and biodiversity Actions**

**2.1** *Undertake technical studies to update and refine existing biodiversity mapping. This will include new mapping which identifies important biodiversity assets including core habitats (large areas of mostly intact habitat), biodiversity corridors (also known as wildlife corridors), threatened ecological communities and threatened species habitats. Use best available information, strategies and guidance to inform these studies such the Bushland and Waterways section of the NSW Government Architects Office draft 2020 Greener Places Design Guide, existing NSW Government mapping of native vegetation (OEH 2016), threatened ecological communities and threatened biodiversity. Refinement of the mapping including improvements in accuracy will also be based on expert review, local knowledge, review of existing updated information and on ground surveys as required.*

Comment: The large areas of clearing required for the various road upgrades and infrastructure projects have been excluded from the mapping should be included in the mapping.

**2.2** *Incorporate updated biodiversity mapping developed in technical studies into the new local planning framework. This is to include a biodiversity map layer and provisions in the new LEP. More detailed controls will identify the extent and distribution of each biodiversity asset type (core habitat, biodiversity corridors, native vegetation or bushland and threatened biodiversity) in the new DCP.*

Comment: Limit development in biodiversity corridors in the LEP.

**2.3** *Identify areas of high biodiversity significance as 'environmentally sensitive areas' in the new LEP and seek exemptions to the application of State planning controls that override local controls tailored for sensitive environments.*

Comment: Lobby the State Government to exempt environmentally sensitive areas across NSW

**2.4** *Develop and implement new biodiversity planning controls that will require future developments to demonstrate a hierarchy of first avoiding then minimising direct impacts on bushland before offsetting is considered. Where feasible, new developments are to be located within areas which are already cleared and / or disturbed in order to demonstrate avoidance of impacts. The design of new developments should demonstrate that impacts have been minimised by avoiding tree and native vegetation loss, including for the consideration of any required bush fire Asset Protection Zones.*

**2.5** *Develop and implement new biodiversity planning controls which will focus on minimising potential indirect impacts resulting from development such as considerations of future use,*



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*predation by domestic animals, light spillage, changes in hydrology and encroachment into natural areas*

- 2.6** *Ensure natural assets including core habitats, threatened species habitats and native vegetation are considered early in the strategic planning process, such as during planning proposals, place plans or precinct plans.*
- 2.7** *Ensure Council's natural assets identified in planning proposals, place plans or precinct plans are appropriately funded (eg: through the development contributions process) in a similar manner to built assets and infrastructure. Council will develop systems to support and facilitate e this.*
- 2.8** *Identify and protect areas of high biodiversity value within the local green grid.*
- 2.9** *Ensure that Councils recreation planning considers protection of high biodiversity value assets and ensures recreational activities and infrastructure within these areas are low impact.*  
Comment: That council provide sufficient recreational facilities to discourage residents using areas of high environmental value.
- 2.10** *Investigate, develop and implement planning controls which support property owners to enhance bushland. For planning proposals, this may include proactive engagement in negotiations with developers and landowners to seek innovative solutions for conservation and management of retained bushland, and/or pathways to accept dedication of the land to Council, such as adjustments to planning requirements in exchange for preservation of bushland on site.*  
Comment: Include in pre lodgment Planning Proposal and DA meetings.
- 2.11** *Identify options for funding the acquisition of land parcels with significant biodiversity values by way of the NSW Biodiversity Offsets Scheme. For example, this may include offsetting Council land and allocating any additional funds that are generated toward the acquisition of high biodiversity value land for conservation purposes.*
- 2.12** *Increase the availability of local offsets by providing incentives and/ or assistance to property owners to conserve bushland. Incentives for local offsets may include provision of technical expertise free of charge for provision of offset site feasibility assessments over larger local land holdings with high biodiversity values. Where development impacts cannot be further avoided and minimised, biodiversity offsets may be considered. Where biodiversity offsets are proposed outside of the Northern Beaches Local Government Area, Council may require an increased offsetting obligation in accordance with Part 7.13 (4) of the NSW Biodiversity Conservation Act 2016.*
- 2.13** *Council will continue to advocate to the state government agencies to ensure biodiversity offsets are established and sourced locally. For example, when state led construction activities or rezoning is proposed, Council will seek offset obligations to be established and sourced on the Northern Beaches*
- 2.14** *Develop and implement planning controls in the new planning framework that restrict the planting of priority weeds and other undesirable species in development as referenced in the Local Weed Management Plan <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/weed-management/northernbeachescouncillocalpriorityweedmanagementplan.PDF>.*

All actions supported.



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## **Greener urban environments**

- 5.1** *Review, develop and integrate planning controls into the new planning framework that includes green infrastructure that provides for water treatment and retention, water sensitive urban design, urban cooling, ecosystem services and amenity and integrate it into built, landscaped and natural environments in strategic centres, employment hubs and areas subject to urban intensification.*
- 5.2** *Ensure built form controls maximise landscape open space at ground level, and where appropriate at upper levels (through green roofs and green walls) with adequate soil volumes to enable landscaping and tree canopy planting.*
- 5.3** *Implement a best practice Urban Tree Canopy Plan for the LGA that includes tree canopy targets and prioritises local native tree species.*
- 5.4** *Incorporate within the new planning framework requirements for landscape open space, tree protection and replacement requirements.*
- 5.5** *Develop and integrate planning controls into the new planning framework that require building materials that help to mitigate urban heat including requirements for lighter coloured roofs, cool pavements and wind circulation.*

All actions supported

Comment: A number of planning controls mentioned in this section are in the Pittwater planning framework. These controls are consistently not being complied with in the development assessment process.

What confidence do the community have that future planning controls will be complied with?

## **A low-carbon community, with high energy, water and waste efficiency**

- 7.1** *Deliver precinct plans and place plans as net zero carbon and high efficiency through integrating sustainability initiatives. This could be achieved, for example, through ensuring the precinct incorporates high passive design performance, is electric and supports a diversity and integrated system of renewable energy supply, sustainable and resilient construction materials are designed into the precinct, lifecycle of materials is considered and waste is designed out to reduce resource consumption. Advocate to the NSW State Government to ensure the Design and Place SEPP delivers precincts with net zero operational emissions by 2030 and includes a pathway and targets to reducing embodied carbon emissions by 2050.*
- 7.2** *Consistent with NSW Waste and Sustainable Materials Strategy 2041 ensure planning controls provide opportunities for complementary businesses to co-locate in the Strategic Centres (Frenchs Forest, Brookvale, Dee Why, Manly and Mona Vale) where they can beneficially re-use each other's by-products, reducing their waste and carbon footprints. Ensure sufficiently zoned land to enable the recycling, processing and disposal of waste generated within the LGA, and that existing waste facilities' land use is protected.*
- 7.3** *Ensure active transport connections are provided, including wide footpaths, safe cycling options, bus stops, shelters, bike racks and signage to support active and public transport in strategic centres and planning precincts. Ensure planning controls are included for bicycle parking and end of trip facilities to encourage healthy active lifestyles and help reduce reliance on private motor vehicles.*
- 7.4** *Reduce greenhouse gas emissions by advocating to the NSW State Government to increase BASIX requirements for residential developments including adopting net zero targets for multi-*



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*residential developments as defined in 'Planning for net zero energy buildings' (City of Sydney et al, 2021). Adopt net zero targets in the new planning framework for office, hotel, mixed use and shopping centres in line with the 'Planning for net zero energy buildings' (City of Sydney et al, 2021). Encourage and promote leading sustainability ratings for development such as net zero buildings, Green Star Homes and Passive House.*

- 7.5** Review, develop and implement planning controls in the new planning framework to ensure efficient operational waste management. For example, by requiring a waste management plan to show how the construction/demolition will minimise waste generation, maximise use of recycled content or reusable materials, and how the operation of the building will enable efficient and safe waste collection, stream separation, reduce consumption of energy, water and materials.

All actions supported.

## **Adapted to the impacts of natural and urban hazards and climate change**

- 8.1** Deliver resilient precinct plans and place plans that are designed with adaptive capacity to respond to shocks, chronic stresses and climate change. This could be achieved, for example, through ensuring the precinct incorporates resilient design and / or construction materials. In addition, incorporate high levels of resilience by ensuring continuous energy, water, data supply even during extreme events like drought, heat waves or storms. Advocate to the NSW State Government to ensure the Design and Place SEPP delivers resilient precincts that can respond to shocks, stresses and climate change.
- 8.2** Current and future natural hazard risks such as bushfire (including evacuation, egress or accessibility out of an area in an evacuation), flooding, coastal erosion and geotechnical risk must be considered early in the strategic planning process, including planning proposals, precinct and place plans. Future natural hazard risks will be determined by incorporating climate change projections as described by Adapt NSW, CSIRO or other peer reviewed projections in studies.
- 8.3** Undertake a risk-based assessment and develop maps for estuary planning levels for North Harbour, Middle Harbour and Cowan Creek in accordance with the Coastal Management Act that identifies areas subject to current and future estuary inundation risk as consistent with those undertaken for the Pittwater Waterway. Develop planning controls that mitigate current and future risk. For example, no impact to coastal processes, minimum floor levels, and use of inundation compatible materials and design.
- 8.4** Continue to identify flood prone land in accordance with the NSW Governments Flood Prone Land Policy and Floodplain Management Manual (2005) and permit development that is compatible with the flood hazard and flood function of land considering the projected changes as a result of climate change.
- 8.5** Develop and integrate planning controls into the new planning framework using existing coastal hazard studies, such as the Coastal Zone Management Plans (Coastal Management Programs from Jan 2022) and the Identification of Coastal Hazard Risk Areas to Projected Sea Level Rise for the Manly Local Government Area.
- 8.6** Develop and integrate planning controls into the new planning framework that ensures all asset protection zones are contained within property boundaries as per Planning for Bushfire Protection, 2019.



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**8.7** *Ensure that the ecological function of natural ecosystems is maintained and protected to enhance resilience to natural hazards and a changing climate. For example, through maintaining coastal vegetation, creek rehabilitation or best practice fire management*

Comment: Collaroy vertical sea wall construction approved by council is not best practice and not environmentally friendly.

All actions supported.

The draft Northern Beaches Environment Study is an aspirational document that puts forward actions for the protection of the environment that will only be achieved if the planning regulations the study translates to are complied with.