

ENVIRONMENTAL ZONES REVIEW

What is a local environmental plan (or LEP)?

Legal instrument that establishes land use zones and standards to control development

Why are the E zones being reviewed?

Variation in how the existing E zones are applied across Pittwater, Warringah and Manly

What is the purpose of the E Zones Review?

Develop proposed criteria for the E zones and the rules for how each will apply

What will inform the E Zones Review?

- Policy requirements
- Other E Zones Reviews
- Technical information
- Site inspections
- Community feedback

Coastal communities

Low density residential development with 1 to 2 storey single lot dwellings on often steeply sloping sites interspersed with native vegetation

- Cottage Point
- Scotland Island
- Great Mackerel Beach
- Coasters Retreat
- Morning Bay
- Elvina Bay

Key considerations –coastal communities

- Interspersed with areas of native vegetation and threatened species habitat given the surrounding Ku-ring-gai Chase National Park
- Further urban development is not consistent with the bushland setting
- Protection of human life and property from bush fire is a major planning concern
- Limited vehicular access or only accessible by foot or boat
- Identified as being at risk of landslip and coastal hazards

Land uses by category Survey question

One dwelling e.g. dwelling houses

Two dwellings e.g. dual occupancies, secondary dwellings

Low rise multi dwellings e.g. seniors housing, town houses, boarding houses

High rise multi dwellings e.g. residential flat buildings

Tourism e.g. bed and breakfast accommodation, function centres

Recreation e.g. boat sheds, jetties, recreation facilities

Care facilities e.g. child care facilities, respite day care centres, hospitals

Community facilities e.g. schools, churches

Home based businesses e.g. home businesses, home industries

Food and beverage premises e.g. restaurants or cafes

Commercial e.g. commercial premises, health consulting rooms, neighbourhood shops, retail premises

Rural e.g. agriculture, animal boarding or training, farm buildings, plant nurseries, landscaping material supplies, rural supplies, rural workers' dwellings, veterinary hospitals

Environmental values or criteria Survey question

- Bushland
- Threatened species e.g. penguins, long nosed bandicoot
- Riparian corridors along waterways
- Wildlife corridors
- Tree canopy
- High bush fire risk
- High coastal hazard risk e.g. erosion, wave impact
- Steep slopes
- Scenic landscapes of the coast and bushland
- Cultural significance e.g. Aboriginal cultural heritage

3. What uses do you think are suitable in coastal communities?

4. For coastal communities, what criteria influenced your thinking the most in the last question?

Non-urban areas

Large land holdings and acreage lifestyle lots with rural landscapes

- Bayview
- Terry Hills
- Duffys Forest
- Oxford Falls Valley (excluding the investigation areas)

Key considerations –non-urban areas

Environmental, social and economic values are to be protected and enhanced

Surrounded by Ku-ring-gai Chase and Garigal National parks

Protection of human life and property from bush fire is a major planning concern

Oxford Falls Valley:

- has large tracks of native vegetation with high biodiversity value
- Is mostly bush fire prone

Terrey Hills and Duffys Forest:

- are surrounded by bush fire prone land
- identified as being at risk of landslip

Investigation areas

- Ingleside Investigation Area
- Future MRA Investigation area including Belrose North, Cromer Heights (west) and Oxford Falls (south)

Key considerations –investigation areas

- There is vegetation corridor contiguous with Garigal National Park through Ingleside from Ingleside Chase Reserve to Katandra Bushland Sanctuary

There are large tracts of native vegetation occurring:

- across Oxford Falls to Ingleside and Terry Hills
- to the west of Forest Way contiguous with Garigal National Park, including around the Super Centre, recycling and rubbish depots, and educational facilities
- Parts of the Ingleside investigation area and future MRA investigation area are bush fire prone or surrounded by bush fire prone land
- Protection of human life and property from bush fire is a major planning concern

Coastal corridor

Higher density residential development with mixed uses along the coastline:

- Narrabeen, Collaroy and Collaroy Beach, Manly East, Manly and Fairlight

Individual residential, single dwellings along the coastline:

- Church Point, Bayview, Newport, Clareville, Palm Beach, Whale Beach, Avalon Beach, Bilgola Beach, Newport East and Collaroy South, Balgowlah Heights, Clontarf and Seaforth

Key considerations –coastal corridor

- Important corridor for terrestrial movement and interface between land and water

- Provides for a large range of fauna that inhabit this interface such as migratory species
- Manly has additional significance with habitat for the endangered population of Little Penguins on North Head
- Significant biodiversity corridor that runs from North Head along Sydney Harbour foreshore linking up with Garigal National Park
- Parts are subject to coastal hazards such as reduced foundation capacity, wave impact and slope adjustment including Bilgola Beach, Basin Beach and from Narrabeen to Collaroy

Suburban bushland areas

Low density residential development comprising 1 to 2 storey single lot residences in a bushland setting

Terry Hills, Elanora Heights, North Narrabeen, Collaroy Plateau, Belrose, Davidson, Frenches Forest, Forestville, Allambie Heights, North Balgowlah, Balgowlah, Seaforth

Suburban coastal and waterway areas

Low density residential development comprising 1 to 2 storey single lot residences on often steeply sloping sites and a bushland setting

- Church Point, Bayview, Bilgola Plateau, Clareville, Palm Beach, Whale Beach, Avalon Beach, Newport, North Narrabeen, Narrabeen, Collaroy, Fairlight, Balgowlah Heights and Seaforth

Key considerations –suburban residential areas

- Small patches of vegetation are scattered throughout providing connectivity to important natural areas such as Manly Dam and Narrabeen Lagoon
- •Garigal National Park adjoins the bushland areas of Davidson, Frenches Forest, Forestville to the west
- •Connectivity is provided along creeks to the foreshore of Narrabeen Lagoon

- •Some land throughout these areas is also at risk of landsl
- Urban tree canopy and remnant vegetation found along cliff lines and slopes provide important biodiversity corridors through Pittwater peninsula
- •Areas around Church Point are well connected to Ku-ring-gai National Park to the west
- •Land around Church Point and Pittwater peninsula is also at risk of landslip