

# **ATTACHMENT BOOKLET 1**

# **ORDINARY COUNCIL MEETING**

**TUESDAY 28 JUNE 2022** 

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# Item 1: Proposed re-establishment of Alcohol Free Zones (AFZs) in Manly

Мар	Map Ref	Location description	Police advice	Community Safety Advice
1	Α	Bounded by and including North Steyne and South Steyne, Ashburner Street, East and West Esplanade, Eustace Street, Pittwater Road and Steinton Street.	Support existing AFZ	This AFZ is due to expire on 6 July 2022.  This AFZ covers a significant area adjoining licensed establishments in the central business district of Manly, including the Corso, East and West Esplanades, South Steyne and a section of North Steyne. These areas have a high concentration of licensed premises and a history of alcohol-related antisocial behaviour. NSW Bureau of Crime Statistics and Research (BOCSAR) data for incidence of alcohol related offences on roads and footpaths indicates Manly has a high rate of assault (non-domestic) and offensive conduct compared to the NSW average (see table below).  The adjoining East and West Esplanade Reserves are designated 24 hour Alcohol Prohibited Areas due to the significant level of alcohol related anti-social behaviour occurring in those areas.  Gilbert Park, Manly is also a designated 24 hour Alcohol Prohibited Area.  Council consults regularly with Police on strategies to address alcohol related behaviour in Manly and has a Community Safety Management Plan in place for East Esplanade due to ongoing seasonal issues at that location.



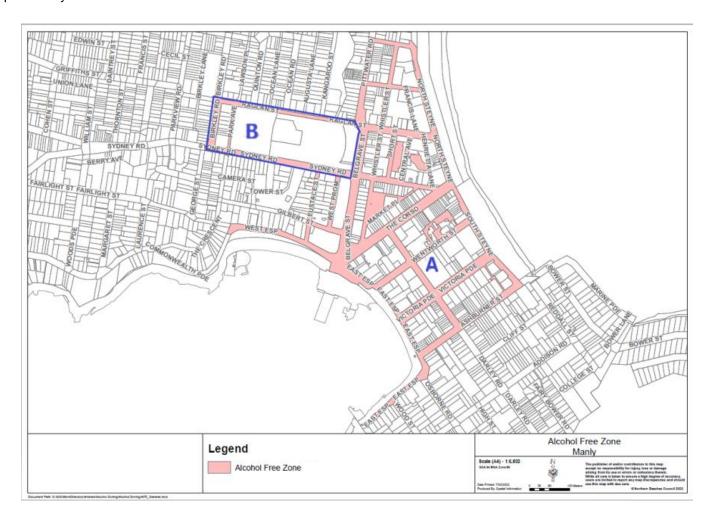
Мар	Map Ref	Location description	Police advice	Community Safety Advice
1	В	Bounded by and including Raglan Street, Park Avenue and Sydney Road to Birkley Road.	Support existing AFZ	This AFZ is due to expire on 6 September 2022  This AFZ includes the streets surrounding Manly Oval and Ivanhoe Park. Council is aware of continued high level of alcohol related behaviour in this location. Ivanhoe Park/Manly Oval is a designated 24 hour Alcohol Prohibited Area in response to that activity. Council is addressing issues at this location through continued consultation with Police, actioning recommendations of a community safety audit, and implementing the Ivanhoe Park Masterplan which will use Crime Prevention through Environmental Design (CPTED) measures to address physical issues in that location. The location has also been referred for attention by Youth Outreach services.

Recorded crime data for Manly: Source BOCSAR

Offence on road/street/footpath	To December 2021		Year to Dec 2020 Rate per 100 000 population		Dec 2021 100 000 lation
	Trend: 2 year	Manly	NSW	Manly	NSW
Assault - non DV (alcohol related)	Stable	123.0	11.6	156.6	10.5
Offensive conduct (alcohol related)	Stable	195.7	20.5	257.3	18.5



Map 1 - Manly AFZ





# Item 2: Proposed establishment of additional AFZs

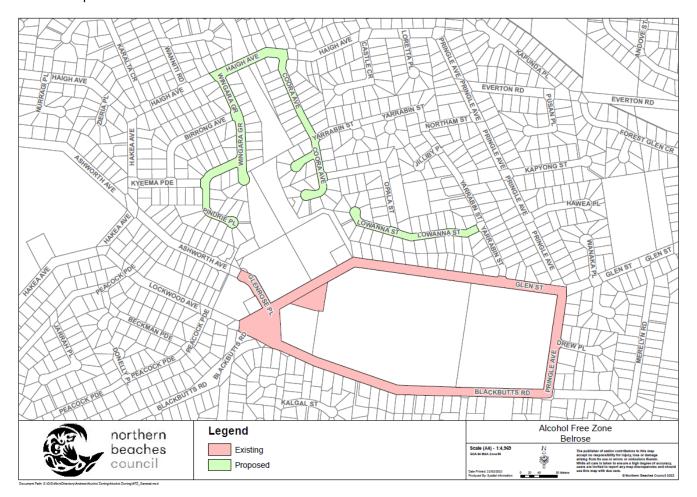
Proposed establishment of AFZ adjacent to existing Belrose AFZ

#### Background to proposal

Мар	Description	Initiating requests from	Police	Community Safety Advice
	,	community members (June 2021)	Advice	
2	Establish Pindrie Place, Wingara Grove through Haigh Street down Coora Avenue, Marina Place and Lowanna Street	During the 2021 process to re-establish the Belrose AFZ twenty community members submitted a request for the establishment of an AFZ to include specific streets surrounding Wingara Reserve.	Support existing AFZs.  Do not oppose the establishment of an AFZ in the proposed location.	Wingara Reserve, which is a designated Alcohol Prohibited Area, is known to Council as a location experiencing ongoing issues with alcohol related antisocial behaviour. Police and Council have conducted site visits and a Safety Audit of that location and have implemented strategies to improve public amenity. Police and Rangers patrol regularly.  Community members have also communicated with Council through Neighbourhood Watch over the long term issues with alcohol related behaviour in Wingara Reserve and surrounding streets. In light of consultation with community members and Police it is recommended that the proposed AFZ also include Pindrie Place and Marina Place as those locations are also known to experience issues with alcohol related behaviour involving Wingara Reserve. The streets recommended for establishment as an AFZ are those which have direct access to Wingara Reserve.  It is considered that establishing the proposed streets as an AFZ will assist enforcement of the area. This location meets the requirements of the Ministerial Guidelines in that:  • there is supporting evidence that community safety is compromised in this location  • is adjacent to several licensed premises in Glenrose Shopping Village  • it is a hotspot for alcohol related antisocial behaviour  • the proposal represents the view of a large number of community members.  These streets were previously included in the Belrose AFZ until 2016 when the zone was reduced.



Map 2 – Belrose - Proposed AFZ





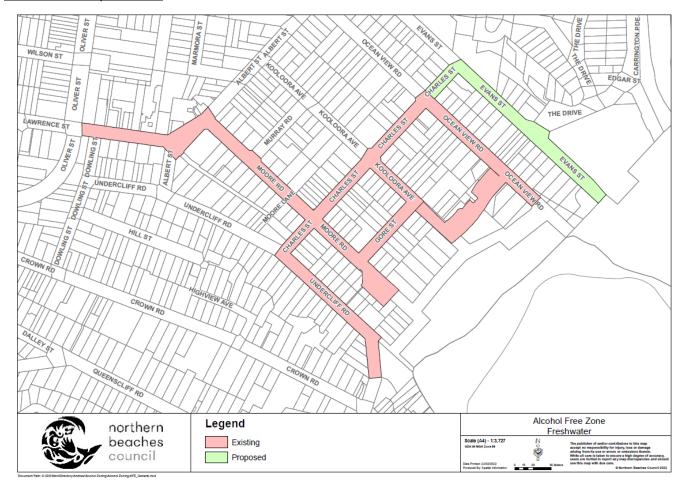
#### Proposed establishment of AFZ adjacent to existing Freshwater AFZ

Background to proposal

Мар	Description	Initiating request from community members	Police Advice	Community Safety Advice
3	Establish Charles Street through to Evans Street and down to the junction of Lumsdaine Drive	Request submitted by a resident group during the October 2021 review of Freshwater AFZ.	Support existing AFZs.  Do not oppose the establishment of an AFZ in the proposed location.	This request has been forwarded by a resident group in light of ongoing issues experienced by the community with persons exiting licensed premises and consuming alcohol in the adjacent street.  Police and Rangers are patrolling the Freshwater Beach area in response to heightened antisocial behaviour over the summer period within the existing AFZ.  This location meets the requirements of the Ministerial Guidelines in that:  • there is supporting evidence that community safety is compromised in this location  • is adjacent to licensed premises  • it is a known location for alcohol related antisocial behaviour  • the proposal represents the views of numerous community members.



Map 3 – Freshwater - Proposed AFZ





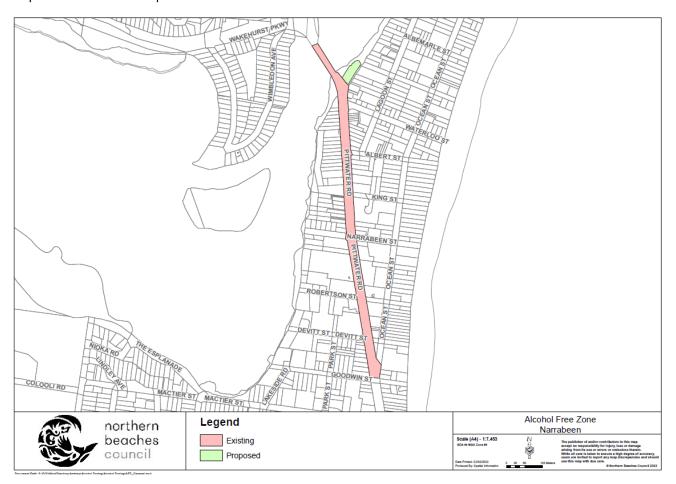
# Proposed establishment of AFZ adjacent to Narrabeen AFZ

Background to proposal

Мар	Description	Initiating requests from	Police	Community Safety Advice
		community members	Advice	, , , , , , , , , , , , , , , , , , , ,
4	Establish Wellington Street carpark	Requests were submitted by community members during the June 2021 review of Narrabeen AFZ.  Reference was made to the carpark area, between Woolworths and the lake, being a regular meeting place for persons engaging in public drinking and associated antisocial behaviour, impacting on other members of the community.	Support existing AFZs.  Do not oppose the establishment of an AFZ in the proposed location.	Council is aware that this carpark and the adjacent foreshore area have experienced long term issues with alcohol related antisocial behaviour. Police and Council have consulted on this location and the area is patrolled by Police and Rangers.  This location meets the requirements of the Ministerial Guidelines in that:  there is supporting evidence that community safety is compromised in this location  is adjacent to licensed premises  it is a known location for alcohol related antisocial behaviour  the proposal represents the view of numerous community members.



Map 4 – Narrabeen – Proposed AFZ





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Our Ref: D/2022/159142

21 February 2022

Kath Young Community Safety Co-ordinator Northern Beaches Council

#### RE: CONSULTATION ON THE RENEWAL OF ALCOHOL-FREE ZONES

In accordance with the Local Government Act, Northern Beaches Police have been requested to comment on the renewal of Alcohol-Free Zones (AFZ) within Northern Beaches LGA. The intent of the NSW Police is to collaborate with community and stakeholders in relation to a range of strategies to reduce crime and fear of crime – AFZs being one such strategy.

Northern Beaches Police have reviewed holdings in relation to the locations. By using recommendations contained within this document, it must be acknowledged that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for persons and property based on actions from this review alone.
- AFZ are part of a wider community & police strategy to reduce crime and fear of crime.
- Anecdotally, it is likely that there may be under reporting of incidents in the areas.
- Recommendations are based on holdings at the time the document was prepared.
- This document is not validation that all risks have been identified or that the area evaluated will be free from criminal activity if its recommendations are followed in this one strategy.

Northern Beaches Police Area Command offer the following AFZ recommendations:

- 1. The NSW Police are in support the renewal of all current AFZ in the Northern Beaches LGA and do not oppose the requested areas marked for possible expansion.
- 2. There has not been a significant increase of recorded incidents within the AFZs, noting anecdotal feedback in community forums indicate that under reporting may be a factor.
- 3. NSWPF have utilised extant AFZ provisions in interactions with the public in AFZs.
- 4. Supporting data in the form of Crime Statistics for each of these areas can be found on the NSW Bureau of Crime Statistics and Research website.

Yours faithfully,

Superintendent Commander - NORTHERN BEACHES PAC

**NORTHERN BEACHES POLICE AREA COMMAND** 

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# **Community and Stakeholder Engagement Report**

#### Proposed Alcohol Free Zones (AFZs) - Stage 3

Consultation period: 4 April 2022 to 8 May 2022

#### **Contents** Key outcomes \_\_\_\_\_\_2 1.1. 1.1.1 1.1.2 Belrose AFZ (proposed AFZ) ......4 Freshwater AFZ (proposed AFZ)......5 1.1.3 Narrabeen AFZ (proposed AFZ)......6 1.1.4 1.2. How we engaged .......7 2. Background 8 3. Engagement objectives ......8 4. Engagement approach ......8 5. 5.1. Manly AFZ......9 5.2. 5.3. 5.4. Narrabeen 29



# 1. Summary

This report outlines the outcomes of community and stakeholder engagement conducted from 4 April 2022 to 8 May 2022 as part of the proposal to re-establish existing Alcohol Free Zones (AFZs) in Manly and establish new AFZs adjacent to existing AFZs in Belrose, Freshwater and Narrabeen.

The feedback collected during consultation on the re-establishment of the Manly AFZ indicated a mixed response. Some respondents identified feeling significant impact of alcohol related anti-social behaviour in the areas surrounding East and West Esplanade and Ivanhoe Park. Other respondents reported no awareness of alcohol related antisocial behaviour in the proposed zone.

Respondents who commented in support of the proposed zone generally indicated that an AFZ would address alcohol related antisocial behaviour in the community, support their safety in the community, and would improve the community's ability to enjoy public spaces.

Respondents who commented against the proposed zone generally indicated that there was insufficient need for the AFZ and considered the proposal an over-regulation and impingement on community rights to use public space.

The feedback collected during consultation on the proposed new AFZs in Belrose, Freshwater and Narrabeen AFZs was largely supportive.

#### 1.1. Key outcomes

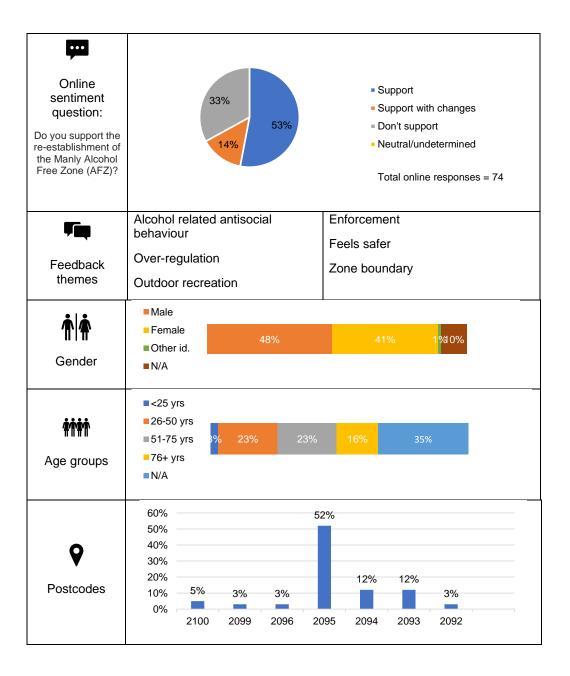
The total number of visits to the Your Say AFZ landing page was 418 and the number of visitors was 347 A total of 124 submissions were received via the four Your Say pages created for each AFZ in review, and via email.

#### 1.1.1 Manly AFZ (proposed re-establishment)

Total unique responses	75			
Have Your Say: visitation stats	Visitors: 293  Visits: 364  Average time onsite: 1min49sec			
How responses were received	Online Your Say Submission form Written responses (email/letter)		Completions: 74 Number received: 1	









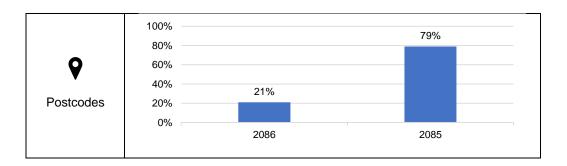


# 1.1.2 Belrose AFZ (proposed AFZ)

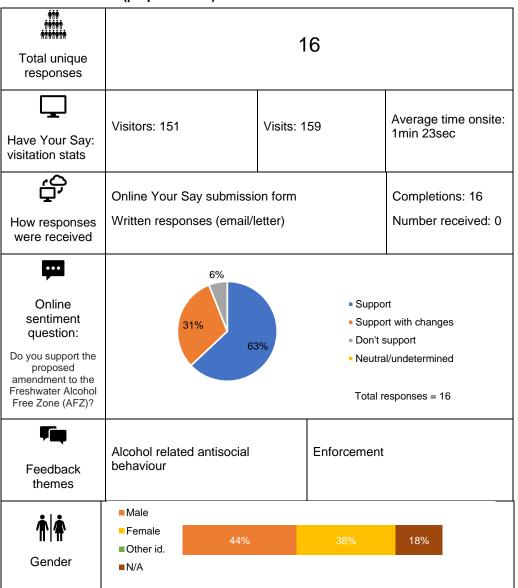
Total unique responses	15				
Have Your Say visitation stats	Visitors: 148	s: 148 Visits: 165		Average t 1min37se	ime onsite:
How responses were received	Online Your Say submission form Written responses (email/letter)			Completion	ons: 14 eceived: 1
Online sentiment question:  Do you support the proposed amendment to the Belrose Alcohol Free Zone (AFZ)?	28% 36%		<ul><li>Suppor</li><li>Don't si</li><li>Neutral</li></ul>	<ul> <li>Support</li> <li>Support with changes</li> <li>Don't support</li> <li>Neutral/undetermined</li> <li>Total online responses = 14</li> </ul>	
Feedback themes	Alcohol related antisocial behaviour Over-regulation		Youth alcoho Zone bounda		
<b>↑ ♦</b> Gender	■ Male ■ Female ■ Other id. ■ N/A		7%		
<b>###</b> Age groups	<ul> <li>&lt;25 yrs</li> <li>26-50 yrs</li> <li>51-75 yrs</li> <li>76+ yrs</li> <li>N/A</li> </ul>	29%	6 29%	13%	







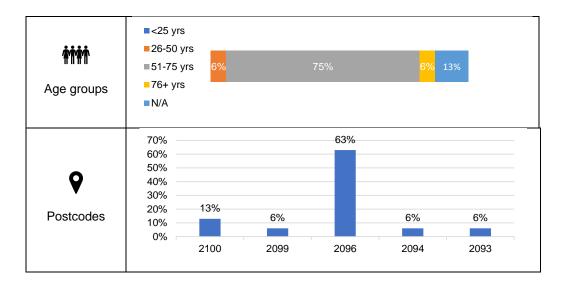
#### 1.1.3 Freshwater AFZ (proposed AFZ)





Community and Stakeholder Engagement Report Proposed Alcohol Free Zones (AFZs) – Stage 3



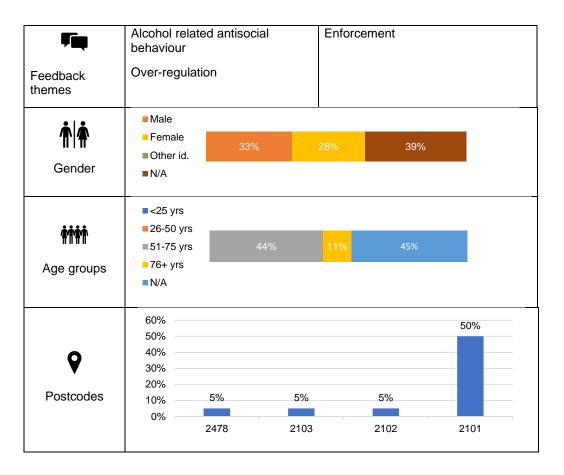


# 1.1.4 Narrabeen AFZ (proposed AFZ)

Total unique responses		18	
Have Your Say: visitation stats	Visitors: 140	Visits: 156	Average time onsite: 1min 26sec
How responses were received	Online Your Say submis Written responses (ema	Completions: 18 Number received: 0	
Online sentiment question:  Do you support the proposed amendment to the Narrabeen Alcohol Free Zone (AFZ)?	6% 11% 11%	= Don't	ort ort with changes support ral/undetermined responses = 18







# 1.2. How we engaged

	Northern Beaches Review: 1 ad	Distribution: Approx. 65,000
	Site signs used: Yes	Number of signs: 30
Print media and collateral	Stakeholder letter: 100	
<b>Q</b>	Community Engagement (fortnightly) newsletter: 2 editions	Distribution: Approx. 22,000 subscribers
Electronic direct mail (EDM)	Council (weekly) e-News: 1 edition	Distribution: Approx.180,000 subscribers
	Stakeholder email sent to representatives of resident associations in the local areas	





# 2. Background

An Alcohol Free Zone (AFZ) is used to prevent disorderly behaviour caused by the consumption of alcohol in public areas in order to improve public safety. AFZs apply to public roads, footpaths, carparks and laneways in designated areas and are in force 24 hours a day, 7 days a week.

Once designated, AFZs are in place for up to 4 years and on expiry can be reviewed in consultation with Police and the community per the *Ministerial Guidelines on Alcohol Free Zones* 2009<sup>1</sup>. If appropriate, Council can determine to re-establish the AFZ.

There are existing AFZs located in Manly that are due to expire on 6 July and 6 September 2022 and Council is proposing to re-establish the existing zones as a single Manly AFZ for a period of four years, from 1 July 2022 to 30 June 2026.

Council is also proposing AFZs adjacent to the existing AFZs in Belrose, Freshwater and Narrabeen. This is in response to requests received from the community during the 2021 AFZ reviews.

The establishment and re-establishment of AFZs require community consultation as per Sections 644, 644A, 644B, 644C and 646 of the Local Government Act 1993, and the associated Ministerial Guidelines on Alcohol Free Zones 2009.

On 22 March 2022, Council endorsed the public exhibition of this proposal. Council considers submissions from the community and Police in determining the suitability of these AFZs.

# 3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values.

# 4. Engagement approach

Community and stakeholder engagement for the Proposed Alcohol Free Zones (AFZs) – Stage 3 was conducted between 4 April 2022 and 8 May 2022, and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).

An existing landing page<sup>2</sup> on our Have Your Say platform was updated with links to project pages for each of the four AFZs in review during the consultation period. These pages included easy to read information about the AFZ boundaries and a site map.

<sup>&</sup>lt;sup>2</sup> https://yoursay.northernbeaches.nsw.gov.au/proposed-re-establishment-alcohol-free-zones



<sup>&</sup>lt;sup>1</sup> https://www.olg.nsw.gov.au/wp-content/uploads/Ministerial-Guidelines-on-Alcohol-Free-Zones-February-2009.pdf



The project was primarily promoted through onsite signage, our regular email newsletter (EDM) channels and stakeholder notifications. We also included an advertisement in the Northern Beaches Review.

Feedback was captured through an online submission form embedded onto the Have Your Say project page for each AFZ in review. The form included a question that directly asked respondents for their level of support on the proposal.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

Email and written submissions were also invited. Contact details for the project manager were provided as a channel for the community to ask any questions about this project.

# 5. Findings

Some common issues evident in submissions across proposed zones include:

- 17 submissions expressed a concern that AFZs are unnecessary, an over-regulation by Council and an infringement on their personal freedoms
- 28 respondents report ongoing alcohol related antisocial behaviour in the areas currently under review, either in the AFZ or in adjacent streets, parks and reserves
- 4 respondents who support the re-establishment of AFZs report that they feel safer with these zones designated
- 11 submissions commented that enforcement of AFZs is key to their effectiveness
- Some respondents mentioned multiple themes in their submission
- Some respondents made multiple submissions across one or more zones
- There were often mixed views relating to whether a community is experiencing issues with alcohol related antisocial behaviour or not
- Some submissions related to areas outside the scope of this project, for example consumption of alcohol in parks and alcohol related issues in other suburbs
- Some respondents referred to the existing AFZ rather than the area of the proposed AFZs.

See below a breakdown of the findings for each of the four AFZs in review.

#### 5.1. Manly AFZ

Of the 75 online and emailed submissions received 50 (66%) support the re-establishment of the AFZ in this area, either as proposed (53%), or with changes (13%).

Comments from those who support the re-establishment of this AFZ include that regular alcohol-related antisocial behaviour is currently having a significant impact on some residents, particularly around the East Esplanade area. Comments were also received that





this behaviour impacts the ability of community members to enjoy public spaces and their perception of safety.

Comments from those not supporting the proposal include the perception that the ability of residents and tourists to enjoy Manly's events and various recreational amenities would be negatively impacted by an AFZ. Comments indicated that not all respondents are aware of alcohol related antisocial behaviour in Manly, and that others value the ability to socialise in public, particularly along the waterfront.

Theme	What we heard	Council's response
Alcohol related antisocial behaviour	15 submissions identified continuing issues of alcohol related antisocial behaviour in the Manly AFZ.	Council acknowledges these issues and will pass on a summary of advice to Northern Beaches Police and Council staff regarding areas of concern raised by the community.  Council, Police and local service providers collaborate to identify and implement strategies to address alcohol related antisocial behaviour in the Manly area.
Over-regulation	3 submissions observed no or occasional alcohol related behaviour and do not consider that AFZs are required.  10 submissions expressed a negative sentiment that AFZs are an overregulation and impinge on community rights to use public space.	Council consults with Police in the establishment and reestablishment of AFZs.  Each of the AFZs was established on the advice of Police and in consultation with the community in response to local concerns.  AFZs are designed to improve public safety by preventing:  • disorderly behaviour caused by the consumption of alcohol in public areas  • the escalation of irresponsible street drinking to incidents involving serious crime.  AFZs can be an effective public space management tool to address community concern for specific locations and provide Police with an additional tool to use in 'hot spot' locations. AFZs also provide a legislative base under which Rangers can take action in these areas.





Outdoor recreation	17 respondents conflated their comments regarding the proposed AFZ with their concerns about alcohol related antisocial behaviours that occurs in parks and reserves in Manly including East Esplanade and Ivanhoe Park.	AFZs only apply to roads, pathways and carparks in the areas indicated in the proposals.  AFZs do not apply to parks, reserves or beaches.  Some open spaces across the LGA have been declared Alcohol Prohibited Areas. East Esplanade is an APA between 8pm and 8am daily. Ivanhoe Park is an APA 24 hours a day, 7 days a week. A full list is available on Council's website.
	3 respondents expressed concern the AFZ would impact their ability to attend an event.	In the case of special events, Council is able to temporarily suspend an AFZ, or part of an AFZ, during which time additional strategies are in place to manage alcohol consumption and any alcohol related antisocial behaviour.
Enforcement	9 submissions commented that enforcement of AFZs is key to their effectiveness.	Police and Council are able to respond to alcohol related antisocial behaviour in AFZs.  AFZs allow the Police and Rangers to confiscate and dispose of alcohol if a person is drinking, if there is reasonable cause to believe the person is about to drink or has recently been drinking in a designated AFZ.  Anyone refusing to co-operate with an enforcement officer request to hand over alcohol can be charged with obstruction, which carries a maximum penalty of up to \$2200.
Feels safer	4 submissions expressed an increased feeling of safety in the AFZ.	Council is committed to providing a safe environment for community members and visitors to travel in.  Council is committed to maximising public safety and ensuring that open public spaces are safe and facilitate the healthy and active lifestyle that is important to the community.





		,
Zone boundary	2 submissions requested that East Esplanade and West Esplanade be excluded from the AFZ.  1 submission requested that the AFZ be reduced to not include 'all of Manly'	Council will consult with Police on any amendment requests for AFZs. This consultation will occur outside the current process and progress to public consultation, if appropriate.
	2 respondents requested that East and West Esplanade Parks be included in the AFZ.	AFZs only apply to roads, pathways and carparks in the areas indicated in the proposals.
		AFZs do not apply to parks, reserves or beaches.
		Some open spaces across the LGA have been declared Alcohol Prohibited Areas including these locations. A current list is available on Council's website.
	1 submission queried whether the West Esplanade promenade path are included in the AFZ.	East and West Esplanade Promenade footpaths are not part of the AFZ. They are part of the East and West Esplanade Parks and, as such, they are subject to the conditions of the Alcohol Prohibited Area in place at those locations which prohibit the consumption of alcohol between 8pm and 8am daily.

#### 5.2. Belrose AFZ

Of the 15 online and emailed submissions received 11 (73%) support the AFZ in this area, either as proposed (40%), or with changes (33%). Comments from those who support the AFZ include reference to ongoing consumption of alcohol and related antisocial behaviour in and around Wingara Reserve. Some respondents questioned the need for and effectiveness of an AFZ in this area.

Comments directly related to the current proposal:

Theme	What we heard	Council's response
Alcohol related antisocial behaviour	3 submissions identified continuing issues of alcohol related antisocial behaviour in and around Wingara Reserve.	Council and Police have consulted extensively on alcohol related antisocial behaviour in and around Wingara Reserve.
		This consultation, combined with community advice and feedback into the review of Belrose AFZ in 2021, have initiated the proposal





		for the Belrose AFZ. The current proposal includes streets with direct access to Wingara Reserve to assist enforcement of this area.  Council acknowledges these ongoing issues and will pass on a summary of advice to Northern Beaches Police, Council staff and local outreach services regarding areas of concern raised by the community.
Over-regulation	3 submissions observed no or occasional alcohol related behaviour and do not consider that AFZs are required.	Council consults with Police in the establishment and reestablishment of AFZs.  Each of the AFZs was established on the advice of Police and in consultation with the community in response to local concerns about public drinking and related antisocial behaviour.  AFZs are designed to improve public safety by preventing:  • disorderly behaviour caused by the consumption of alcohol in public areas  • the escalation of irresponsible street drinking to incidents involving serious crime.  AFZs can be an effective public space management tool to address community concern for specific locations and provide Police with an additional tool to use in 'hot spot' locations. AFZs also provide a legislative base under which Rangers can take action in these areas.
Youth alcohol strategies	submission noted that local and state governments should look for effective ways of limiting underage youth from accessing alcohol.      submission noted that the AFZ will not stop young people from drinking in Wingara Reserve.	There are a range of national and state-based strategies aimed at reducing opportunities for the availability of alcohol to young people.  Northern Beaches Council works with local, state and federal agencies to identify and implement projects in support of these strategies, including





		through membership of the Northern Beaches Local Drug Action Team and the Community Drug Action Team.  Northern Beaches Police have also conducted a range of community engagement and consultation strategies in the Belrose area with regard to youth alcohol use.  These community based strategies complement the AFZ program.
Zone boundary	3 submissions requested new AFZs to include additional streets:	All requests for AFZs must be agreed to by Police.  Council and Police have consulted on the Belrose AFZ over the past 12 months. The proposed AFZ has been limited to streets with direct access to Wingara Reserve which has been experiencing alcohol related antisocial behaviour for some time. The proposed AFZ has been initiated after feedback from the community.
	1 respondent suggested inclusion of the whole of Glenrose Shopping Centre and the surrounding area.	Should the current proposal be endorsed by Council, the AFZ will include all streets adjoining Glenrose Shopping Centre. The shopping centre itself is not able to be declared an AFZ under the legislation as it is private property.  Council will continue to consult with Police on requests for AFZs received during this process. This consultation will occur outside the current process and progress to public consultation if appropriate.
	1 respondent requested the zone be extended to include Wingara Reserve.	AFZs apply to roads, pathways and carparks only. Wingara Reserve is designated as an Alcohol Prohibited Area (APA) from 8pm to 8am daily. APAs are enforced in the same way as AFZs.





Comments outside the scope of the current proposal:

		io ocopo di tito dall'olit propodali	
	utdoor creation	1 submission expressed concern the AFZ would impact the ability to attend an event or picnic in parks.	AFZs only apply to roads, pathways and carparks in the areas indicated in the proposals.
			AFZs do not apply to parks, reserves or beaches.
			Some open spaces across the LGA have been declared Alcohol Prohibited Areas. A current list is available on Council's website.
			In the case of special events, Council is able to temporarily suspend an AFZ, during which time additional strategies are in place to manage alcohol consumption and any alcohol related antisocial behaviour.
an	cohol related itisocial haviour	1 submission identified related behaviour of young people gathering and consuming alcohol in the Frenchs Forest Bushland Cemetery.	Council acknowledges these ongoing issues and will pass on a summary of advice to Northern Beaches Police, Council staff and local outreach services regarding areas of concern raised by the community.

### 5.3. Freshwater AFZ

Of the 16 online submissions received 15 (94%) support the proposed AFZ in this area, either as proposed (63%), or with changes (31%). Comments from those who support the AFZ referred to ongoing alcohol related antisocial behaviour in the AFZ generally, and in the area subject to the proposed AFZ. The remaining comments were generally supportive of AFZs and the benefits the new AFZ will afford the community.

Comments directly related to the current proposal:

Theme	What we heard	Council's response
Alcohol related antisocial behaviour	1 submission identified continuing issues of alcohol related antisocial behaviour in the proposed AFZ.	Council acknowledges these issues and will pass on a summary of advice to Northern Beaches Police and Council staff regarding areas of concern raised by the community.
Enforcement	1 submission commented that enforcement of the AFZ is required.	Police and Council are able to respond to alcohol related antisocial behaviour in AFZs.  AFZs allow the Police and Rangers to confiscate and





dispose of alcohol if a person is drinking, if there is reasonable cause to believe the person is about to drink or has recently been drinking in a designated AFZ.
Anyone refusing to co-operate with an enforcement officer request to hand over alcohol can be charged with obstruction, which carries a maximum penalty of up to \$2200.

Comments outside the scope of the current proposal:

Comments outside the scope of the current proposal:		
Alcohol related antisocial behaviour	4 submissions identified continuing issues of alcohol related antisocial behaviour in and around the Freshwater AFZ generally.	Council acknowledges these issues and will pass on a summary of advice to Northern Beaches Police and Council staff regarding areas of concern raised by the community.
Outdoor dining	1 submission requested that Lawrence Street be removed from the existing AFZ to allow patrons of food outlets to enjoy a drink with their meal.	Re-establishing these AFZs will not restrict existing liquor licences within approved outdoor dining areas. If the café/restaurant has a liquor licence for the outdoor dining area and community members are currently enjoying outdoor dining in this location, this will not change.
		When determining new applications for outdoor dining, Council considers many factors including existing or planned AFZs. AFZs do not preclude an outdoor dining application from being approved nor from the businesses ability to apply for a liquor licence for this area.
		The Ministerial Guidelines for Alcohol Free Zones state that 'In some circumstances an alcohol-free zone may be proposed for an area that includes footpath alfresco dining areas for cafés and restaurants which fall within the zone. When a council issues a licence for the use of public footpaths for such dining use in an alcohol-free zone, it must





		impose conditions on the licensee (eg restaurant operator) about the requirements of the zone, including clear delineation and control of the licensed area from the alcohol-free zone.'
Additional requests	1 submission requested the AFZ to include the whole of Evans Street from Albert Street to Lumsdaine Drive.	All requests for AFZs must be agreed to by Police.  Council will consult with Police on requests for AFZs. This consultation will occur outside the current process and progress to public consultation, if appropriate.
	1 respondent requested the AFZ be extended to include the Reserve at 46 Ocean View Rd, Freshwater.	AFZs only apply to roads, pathways and carparks.  AFZs are not able to be applied to parks, reserves or beaches.

#### 5.4. Narrabeen AFZ

Of the 18 online submissions received 15 (83%) support the proposed AFZ in this area, either as proposed (72%), or with changes (11%). Comments from those who support the AFZ include reference to ongoing alcohol related antisocial behaviour in the Wellington Street carpark that negatively impacts other members of the community.

Comments directly related to the current proposal:

Theme	What we heard	Council's response
Alcohol related antisocial behaviour	4 submissions identified continuing issues of alcohol related antisocial behaviour in the proposed area.	Council acknowledges these issues and will pass on a summary of advice to Northern Beaches Police and Council staff regarding areas of concern raised by the community.
Over-regulation	1 submission expressed that AFZs are an over-regulation of the community.	Council consults with Police in the establishment and reestablishment of AFZs
		Each of the AFZs was established on the advice of Police and in consultation with the community in response to local concerns.
		AFZs are designed to improve public safety by preventing:





		<ul> <li>disorderly behaviour caused by the consumption of alcohol in public areas</li> <li>the escalation of irresponsible street drinking to incidents involving serious crime.</li> </ul>
		AFZs can be an effective public space management tool to address community concern for specific locations and provide Police with an additional tool to use in 'hot spot' locations. AFZs also provide a legislative base under which Rangers can take action in these areas.
Enforcement	1 submission queried the ability of agencies to enforce the AFZ.	Police and Council are able to respond to alcohol related antisocial behaviour in AFZs.
		AFZs allow the Police and Rangers to confiscate and dispose of alcohol if a person is drinking, if there is reasonable cause to believe the person is about to drink or has recently been drinking in a designated AFZ.
		Anyone refusing to co-operate with an enforcement officer request to hand over alcohol can be charged with obstruction, which carries a maximum penalty of up to \$2200.

Comments outside the scope of the current proposal:

Zone boundary	1 respondent suggested the AFZ be extended south of the bridge to include the Berry Reserve Car Park and the adjoining basketball court.	All requests for AFZs must be agreed to by Police.  Council will consult with Police on requests for AFZs. This consultation will occur outside the current process and progress to public consultation, if appropriate.
	1 submission requested that the AFZ include the adjoining grass area alongside the lagoon.	AFZs only apply to roads, pathways and carparks.  AFZs are not able to be applied to parks, reserves or beaches.









# Appendix 1 Verbatim community and stakeholder responses\*

# Manly

#### A. Online submissions

	A. Online submissions		
Number	Comment/submission		
1	I do not support the re-establishment of the Manly alcohol free zone. I recently attended the Play Manly concert and had an alcoholic drink while enjoying the bands, as did others. It was a great event. I would hate for this to have been not allowed. I believe it would keep people away from future events, if it is an alcohol free zone.		
2	I do not support the re-establishment of an Alcohol Free Zone at Manly.		
	I am a local Fairlight resident who is a regular walker and cyclist, and I commute to the CBD every work day on the ferry. I also take part in local events (such as the recent Play Manly events), and most of my evening socialising (every week or two) tends to be Manly also. As such I am very regularly in the Manly CBD, often in the evenings and at night and in my experience any alcohol consumption that I have observed in public areas such as The Corso seems to be largely unproblematic.		
	For example, I observed people having a drink at The Corso while watching the recent Play Manly concerts, which I went to most of. I was pleased that alcohol consumption was not prohibited, and indeed I shared a bottle of wine with my partner on one occasion. I observed that others having a drink were being well behaved. I also note that overall, I have seen relatively little public drinking on footpaths and roads, clearly most people prefer to go to licensed premises most of the time.		
	While I am pleased with an obvious and regular police presence at Manly for public safety reasons, and to discourage things like underage drinking, I very much think that banning alcohol consumption around Manly will do little to improve public order overall. Rather, otherwise law-abiding people will be tempted to surreptitiously flout the law to enjoy a drink while gathering with friends or at an event, and that policing of this will generate quite a few more essentially unconstructive interactions between police and the public than needs to happen for genuine maintenance of public order, in order to prevent something that seems to rarely be a problem.		
	Personally I tend to think that those who advocate for AFZs can in some cases be somewhat killjoy or wowser-ish in their outlook, and may get actually enjoy restricting the free activities of other adults. They may also conflate not wanting to see drinking at places like "The Office" on the East Esplanade with the purpose of the AFZ, and not be aware that this AFZ will not cover the Esplanade parks.		
	In contrast, I think that adults should be free to enjoy the public spaces of Manly without excessive regulation. I note that the Police are and will continue to be active in the maintenance of public order and think that the current regime is quite sufficient for this.		
3	Our family lives in Victoria Pde Manly. We are regularly accosted by alcohol affected people walk from a drinking session at Manly Cove. Often asking people not to urinate on our driveway, gate, or doorways.		
	Alcohol unfortunately leads to anti social behaviour mainly occurring with visitors to our area partying and affecting the amenity for our family who are locals.		

<sup>\*</sup>Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.





4	Having the space in from the beach "The office" is an extremely rare gem that Manly has to offer. I believe this is a respected zone and it would be such a shame to lose this attraction.
	In addition, I don't believe that alcohol has been abused in these areas so don't see the benefit of making it an AFZ other than implementing control over the streets for no reason. If it's currently not a problem and hasn't been one, why would there be a need to make it look like freedoms are being stripped.
5	Found responses to defined boundaries in FAQs confusing - what is in the zone and when - in a pictorial/schematic form for avoidance of doubt and argument - ad freely made available to educate residents and visitors
6	It would be good to impose curfews after 29 for age in parks where people have picnics as well
7	An AFZ at least gives the basis for rangers/police to step in the case of unruly alcohol fuelled behaviour in an area well known for bad behaviour, public urination etc based on long sessions of drinking by groups of youths seeking a cheaper drinking alternative than the adjacent pub.
8	This is ridiculous. You are trying to block off just about all of Manly from any sort of hospitality events. Did you learn nothing from the disastrous experiment in Kings Cross a few years ago - closed venues, job losses and a dull dull city. Manly should be a lively, entertaining place where people have - God forbid- fun. Not a place for the walking dead.
9	Council's proposed re-establishing Alcohol-Free Zones is fully supported but with the following comments.
	<ol> <li>Include the East and West Esplanade Parks in the Manly AFZ.</li> <li>Allow consumption of alcohol along East and West Esplanade Parks between 1000 hrs to 1600 hours if Council is serious about protecting local communities and properties.</li> </ol>
10	This is not necessary as a permanent. It can be introduced when needed. The cost of policing is too much. It will also overburden a court system that is stretched. Please don't turn Manly into a nanny village.
11	It is highly unlikely that Alcohol Free Zones prevent disorderly behaviour caused by the consumption of alcohol in public areas. If someone chooses to consume alcohol it is their personal choice and not Councils. If their behaviour is disorderly, it is also their (unfortunate) choice and trying to designate streets where this can and cannot happen is pointless and a waste of ratepayers money, specifically, through consultation, paperwork, signage and enforcement costs.
12	More patrols as they have taken over the footpaths. East Esplanade is being used as a public bar without strong behavioural enforcements from rangers or police. Any licensed premises in Manly are policed with strong licensing laws, so why isn't East Esplanade?
13	Closing public space for the use of gatherings among friends to sit and enjoy with a glass of wine forces people into commercial establishments or drives them away from Manly which for sure sometimes nobody wants. Being overly restrictive is unsupportive of the community and defeating the objective of getting visitors back to Manly.
14	Sitting outside having a beer or wine worked perfectly well during Covid, it added to the Manly experience and made it even more special, so it can work now!





	Don't let the poor behaviour of one or two influence the enjoyment of the many!!  Do make sure you have more regular bin collections though.
15	Manly town centre should be for all ages to enjoy safely. By retaining the AFZ it means alcohol can be enjoyed in places where people are safe (pubs and restaurants) not wandering the streets.
16	The existing AFZ should be left to expire and not reintroduced in any way. We ought not to be encouraging a nanny state where one can be prosecuted on futile or spurious grounds. Let people be responsible for their actions, and be free of arbitrary arrest or detention. Drinking alcohol responsibly in the street is not an serious issue warranting control.
17	Yes, alcohol (ab)use causes too much noise, aggression, littering and generally very uncouth behaviour. And please add East Esplanade park and beach to the AFZ. As a resident facing the "office" we literally have to close windows and doors against the noise on any dry and warmish evening. And entering or leaving our building is also hazardous as there are drunken characters who urinate and defecate around and in the entrance to our building in full view and foulmouthed. We have asked and asked to tackle this problem, all we need is a AFZ in the small park and beach in front of East Esplanade.
18	Couldn't we have the restrictions just during certain hours? There shouldn't be a good reason to be drinking on the street once the bars have all closed but some people are still not overly comfortable being in crowded venues if they haven't had Covid yet. A couple walking with a glass of wine in a keep-cup by the beach doesn't really seem like something we need to stamp out.
19	I have lived at for 6 years and am a consultant emergency physician at northern beaches hospital emergency department. 'Disorderly behaviour' related to people drinking in the proposed zone, compared with just about anywhere else in the world is negligible. Movements such as this and the policing of 'the office' are not required or wanted by anyone apart from the affluent downsizing baby boomers and already heavy handed police department. Unfortunately they have the loudest voice. Manly used to have a vibrant, fun, and varied night life, it is now turning into a boring, gentrified retirement suburb where you can be arrested for walking into town holding a beer.
20	Helps keep Manly streets safer places for everyone and quieter for residents of the affected area.
21	I support the re-establishment of the Manly Alcohol Free Zone. In general, I support it permanently. Alcohol should not be used in public spaces at all. I hope having this activated for short intervals would be the start for permanent prohibition.
22	My apologies. Your explanation of the AFZ along East Esplanade is very ambiguous as it talks about the re-establishment of an alcohol-free zone along East Esplanade yet there has been no alcohol-free zone along East Esplanade during the last 4 years other than between the times of 2100 hrs to 0900 hours. If Council is serious about declaring East Esplanade a 24/7 alcohol zone then we would support this plan 100 pc. Just maybe you should rewrite your proposal to make it clear that Council is proposing a 24/7 alcohol ban along East Esplanade.
23	The failure of the NBC Rangers and the police in controlling the public nuisance anti- social behaviour by the groups of young people using the East Esplanade Park area surely is enough proof to the Mayor and several of his Councillors that they are allowing the consumption of alcohol after 4:00 pm has been a public order disaster for





	local residents. Why should local residents have to accept participants in these unsupervised parties urinating/defecating/drug-taking on their properties just so some councillors can appeal to the participants of these alcohol-fuelled parties? By allowing these groups unfettered access to alcohol Council has turned what once was a family-friendly park area into a no-go zone after 4:00 pm on a Friday/Saturday/Public Holiday because of the drunken behaviour of visitors to Manly what with the swearing and abusive language, Before voting on this unwanted establishment of AFZ's Councillors should visit some of the current AFZ's on a good weather weekend and see for themselves just how bad the situation has become since Councillor Bingham had the drinking hours extended several years ago. PLEASE, for the sake of local Manly residents reject any moves by several councillors to re-establish unfettered drinking parties on Council reserves.
24	I fully support the alcohol free zones. They improve the atmosphere, creating a safer and more pleasant experience.
25	The map and description do not make it clear whether East Esplanade Park and the West Esplanade walkway are included in the AFZ although I would be surprised if they were not as they have been included in the past. Unfortunately some people can't be trusted to drink in moderation so everyone is saddled with not being able to have a glass of champagne and a picnic prior to watching the 9pm fireworks on New Years Eve. We used to be able to do that prior to the AFZ being enforced and it was a lovely family oriented occasion as it should be. Yes, I am in favour of the AFZ being re-established.
26	I assume this applies to East esplanade at Manly Cove if yes I'm all in favour BUT it needs enforcing which will require additional resources so make sure the resources are available to make the AFZ effective
27	Living opposite East Esplanade park has not been great with the amount of alcohol that has been drunk over the years. the worst part is the young men urinating in our gardens It has eased off a bit now since some of the covid rules have been lifted
28	Please exclude east esplanade and west esplanade from the AFZ
29	Alcohol is a huge problem in Australia. Public drinking sends the wrong message to our young folk that you can't enjoy nature without alcohol. It's against all common sense to enable drinking alcohol by the sea.  There are plenty of private enterprises in Manly supplying alcohol.  I have lived opposite the wharf, the crowds destroyed safety and sanitation, The wharf has been taken over by bars- let people drink there under the supervision of licensed premises.
30	Surely we can have one area of Manly that is alcohol free? The destruction caused by drinkers at "The Office" is a disgrace to the whole suburb. We need to ban alcohol there.
31	I think it will be a very poor decision to limit the freedoms of the Manly community, especially when your diagram suggests The Office on the harbour side would be a part of this.
32	Without the enforcement of the AFZ in Manly there is too much anti-social behaviour, with people leaving broken bottles and rubbish and negatively impacting the use of the area by others.
33	Not for that amount of time, and not all of Manly as in the map
	•





34	Manly at night is very intimidating around 'the office'. I also feel this area encourages underage drinking. Please do something to stop it.
35	Very much in favour of NO alcohol zone which includes "the office". I strongly support all the areas shown on your map as alcohol free. Manly should be kept safe for all users especially families. In recent years the office area has got out of hand with many people abusing the space and leaving their rubbish, unruly behaviour etc and indecent urinating on people's property. As a ratepayer, I do NOT want to spend my rates on, cleaning up the space and ensuring that a strong police presence to ensure the safety of all the users.
36	I do not see any issue with people enjoying a quiet drink in a public space provided they are not creating a noise disturbance, or leaving rubbish behind. I think the East Esplanade is a lovely venue to have a quiet drink and take in the beautiful view. This area allows those who cannot afford expensive/exclusive waterfront dining to have an opportunity to enjoy the surrounds.
37	As a long term resident of West Esplanade, I feel the AFZ has been an excellent tool that helps maintain a family and tourist friendly atmosphere along West Esplanade and around wider Manly. I fully support the re-establishment of the Manly Alcohol Free Zone.
38	The uncontrolled bad behaviour has continued unchecked and appears to have tacit consent.
	This will eventually become the image of Manly to wider Sydney
39	If a person wants to drink alcohol there are numerous pubs, clubs and restaurants in the zone to meet that need. If it is the view that people want whilst drinking then that is also covered by the above establishments. Unfortunately some people cannot behave when they drink alcohol and other people should not have to accommodate them. Those people who have to have a drink should go home and drink in comfort with others who are of a like mind.
40	East Esplanade has been a disaster. I have seen it start as a lovely casual area respected by locals to a feral disorderly place, taken over by the masses with boom boxes etc & creating a most unwelcoming entrance to Manly. There seems to be confusion with your definition stating The area bounded by & then under the question Can I have a glass of wine & a picnic in the park? - stating that's permissible as AFZ only applies to roads & paths. It clearly doesn't - it's an area bounded by the paths etc. If it's alcohol free - then it's alcohol free. It's got to be consistently enforced or you have no way of penalising offenders - it will be open to interpretation
41	We wish to keep law and order in all outside family facilities. Alcohol served enmasse in outside gatherings usually ends with unwanted behaviour. We are not against having a drink but wish to do so socially at home or within registered premises with liquor licences. Too many people destroy the privilege which unfortunately needs to stop!
42	I remain unable to see the point of prohibiting drinking in the street whilst allowing drinking in nearby parks. I live in Sydney Rd Manly which is planned to be an AFZ. Currently there is ongoing drinking by adolescents in adjacent Ivanhoe Park.
	Sydney Rd opposite the park sees bottles discarded on the footpath most weekends indicating people are departing the Manly CBD whilst drinking, presumably in violation of existing rules. Presumably this is not policed as it most likely happens ini the early hours of Saturday and Sunday mornings.
43	I support AFZ on roads, carparks and laneways
	1





	I DO NOT support AFZ on footpaths as this could impact people simply walking to a bin or their car with a drink to get something. This is a bit silly and should be amended to allow common sense to prevail.			
44	Let's have Manly locals enjoy their life			
45	I wish to add my voice in favour of renewal and extension of the Manly Alcohol Free Zone			
	We are seeing increasingly infringements and lack of observance of current rules.			
	We had bottles smashed and scattered in the gutter and on Whistler St last Wednesday 6/04/2022			
	Not impressive with small children walking to St Mary's primary school.			
	Council must recognise that there is little point in regulation without enforcement.			
	0900 to 1600 hr rangers miss the action			
46	I am a ratepayer and owner resident in Whistler St MANLY.			
	An AFZ is important so that there is a clear distinction between the CBD venues serving alcohol and people setting up alcohol parties in the residential streets and surroundings of Manly.			
	This gives Rangers and Police powers to prevent situations from getting out of control. It is abhorrent that entrances to residential buildings, schools and parks are being used as venues to gather, often until the early hours of the morning.			
	I support the Council in reintroducing AFZs			

# B. Emailed/written submissions

Number	Submission				
1	I noticed a notice attached to a lamp post in Manly seeking feedback on making the "office" – the foreshore on East Esplanade Zone an alcohol free zone.				
	Can I record my protest to this proposed change.				
	The office is a wonderful for the local residence in Manly to watch the sunset over the harbour.				
	I live in Victoria Parade and have done so for 20 years. I find the opportunity to visit the office in the late afternoon and watch the sunset and picnic with alcohol enjoyable and should be retained.				
	This is a well used location and I do not believe you can enforce the proposed change and nor do I believe it is necessary. The residents of the area who I have spoken to support my position. Unfortunately like me they were not aware of the proposed change.				





# **Belrose**

# A. Online submissions

Number	Comment/submission		
1	I live on Pindrie Place and in many years have never seen any drinking of alcohol on the street. It simply isn't an issue and this amendment is a waste of time and money.		
2	As a resident of Pindrie Place I see no value of this extension, or indeed the AFZ at all. The only antisocial behaviour that occasionally occurs is at the playground / park in Wingara reserve, so isn't covered by the rules. Even if it was, the offenders aren't about to stop their behaviour due to regulations about alcohol. They seem more interested in vaping anyway.		
	We have a great view of Pindrie Place and can honestly say the only time I have seen someone drinking in the street in the last few years, it was myself as the street Xmas party.		
	It would be interesting to know whether anyone was charged under the previous AFZ. And whether when the zone expired, there was some increase in drinking in the street that couldn't be controlled.		
	This will simply waste time and money on putting up signage that's ignored, clutters the streetscape and gives visitors the impression there is some serious antisocial behaviour issues as if we live on Manly Corso. It probably makes it less likely that any effective measures will be taken to address the rare issues we see locally, on the basis that the AFZ being created is a sufficient response already.		
	All in all, complete waste of money on the signage. Fix up some roads or put a bin on the playground instead.		
3	The extension proposed to the current AFZ is consistent with the current AFZ so isa sensible idea which I support.		
4	I think the idea is good and it should be done but it is not going to stop the teenagers sitting in the Reserve drinking. Which is what they now do.		
	I suggest you include the reserve between Wingara Grove and Coora Avenue or at the very least to walkway otherwise it doesn't solve the problem. There is more drinking down in the Reserve than on the Streets.		
	Why not include the reserves as well that same as you had previously.		
5	I agree with proposed AFZ with changes.		
	I also like to add that local and state governments should look for effective ways of limiting underage youth from accessing alcohol.		
6	Have lived on Haigh Avenue for 4 years, there's no real alcohol related issues. The only thing is when the pub closes the youngens have nowhere to go. Let them be young!		
7	The proposed amendment was requested and submitted on my previous application. Thank you for considering it and enacting my proposal.		
8	I request also to make Ashworth Ave an AFZ between Glenrose PI and Hakea Ave. Often young drinkers come out of the cemetery area and walk down Ashworth Ave towards Glenrose causing a lot of noise. This addition to the plan would complete the		





	AFZ for the area and prevent drinkers going to Glenrose PI as well. I recall Ashworth Ave was also part of a pre-existing AFZ so I see no reason to remove it now.			
9	On the basis that there is a BWS within the Glenrose Shopping centre, please include the whole of that centre and the surrounding areas in the AFZ			
10	Alcohol does not mean rowdy behaviour. Many families might like to attend an event, have a picnic with cheese and wine.			
	Event organisers should ensure sufficient security and patron behaviour.			
11	I support these areas but wonder why Opala and Yarrabin Streets have not been included. The idea seems to be that when purchasing alcohol from Glenrose Village it can not be consumed in public until you are well away from the Centre so the addition of these streets would help with this proposal.			

# B. Emailed/written submissions

B. Emailed/written submissions				
Number	Submission			
1	As a resident living within the designated zone for the re establishment of the AFZ, I thoroughly support this proposal.			
	There is a huge problem in this immediate area with youths who gather in groups on Wingara Reserve and menace the surrounding streets. Their antisocial behaviour often involves alcohol, vaping, nangs and smoking bongs, graffiti etc evidenced by the trail of refuse they leave behind.			
	Whilst the AFZ's on their own probably won't have much of an impact on their behaviour, it will assist the Police in their law enforcement duties. Neighbourhood Watch has been up and running in this area for the last 16 months and work on encouraging the residents to report all antisocial behaviours etc to the police. The AFZ's in the designated streets and the zones that govern parks and the Lionel Watts Oval etc are mechanisms in place to assist in the overall safety of the community. The signage of the AFZ's again serving as a reminder as to what is not permitted and therefore reportable when not abided by.			
	This is an important measure in keeping the community safe.			





# **Freshwater**

# A. Online submissions

A. Offinite Submissions				
Number	Comment/submission			
1	I suggest the Council and police look at ways to stop alcohol being consumed in parks and the beach in Freshwater after say 10pm. Now that the pub has been given approval to operate later with live music, the noise, rubbish and other antisocial activities, which are already a problem, are sure to increase disturbing the residents further.			
2	Our property at has been directly affected by use (abuse?) of alcohol in surrounding streets and parks. Drunken loud behaviour, vandalism of cars and dumping of refuse in our car park, and (drunken) loitering around the entrance of our building have worsened in recent years because the AFZs are selective: covering parks but not adjacent streets pushes drunken revellers up from the beachfront parks to our property. Rate payers deserve expansion of AFZs in Freshwater as the suburb attracts more and more people who are drinking to excess, yelling, dropping their bottles and food refuse on our property and surrounding streets and making it hard to enjoy a peaceful weekend - and sleep!			
3	Lawrence Street should be removed from the AFZ to allow patrons of food take-away outlets to have a drink with their food.			
4	I live at and would prefer the whole of Evans St from Albert St to Lumsdaine drive be included. During summer we regularly have sign posts uprooted, car side view mirrors removed or broken, plus always an array of empty or half full bottles littering our footpaths. Not to mention the smell of urine near the fence lines.			
5	Without the enforcement of the AFZ there is too much anti-social behaviour, with people leaving broken bottles and rubbish and negatively impacting the use of the area by others.			
6	Simply very happy with changes which should not impact normal reasonable behaviour.			
7	Elderly people in Freshwater need to be safe from drunken youths on our footpaths			
8	I support AFZ on roads, carparks and laneways			
	I DO NOT support AFZ on footpaths as this could impact people simply walking to a bin or their car with a drink to get something. Alternatively, walking from Freshwater bottle shops to the beach with a drink in hand on a hot day. This is a silly rule and should be amended to allow common sense to prevail.			
9	The benefits of the present area need to be extended to the proposed extension.			
10	As there appear to have been problems on the streets nominated I support continuing and extending the alcohol free streets.			
11	The alcohol free zone should also include the reserve at 46 Ocean View Rd as this pathway linking Curl Curl to Freshwater is regularly used by young people consuming alcohol on their way to/from the Diggers and Harbord Hotel.			





# Narrabeen

# A. Online submissions

Number	Comment/submission			
1	We support the Wellington Street addition to AFZ. Drinking should not take place on the street, car parks or footpaths. But who will enforce this? Will NB council attend each afternoon/ evening to move these people on and stop them using the lake as a toilet. This is a very small area and is used by many people for fishing and enjoying the lake.			
2	As a local living next to Woolies/BWS, I very strongly support the re-establishment of these alcohol free zones.			
3	Unfortunately, this area near the carpark and associated Woolworths liquor outlet has become an alternate "beer garden" that seems to be preferred by a certain percentage of people due to it allowing like minded associates to attend, and all this without the normal supervision that would be customary in a hotel or "pub" situation and where they would also be subject to the normal RSA requirements. In previous times, this area has become a haven for quite a number of folk who have been known to overindulge and with that, become quite boisterous, loud and with a fare bit of swearing also involved. I definitely support the AFZ in this area.			
4	A definite yes to this amendment			
5	We are already totally over-regulated. I do not support the AFZ in the first place and certainly do not want to see it extended further			
I agree to the adding the new area proposed however it is currently the car proposed should be the adjoining grass area alongside the lagoon it is a meet drinking place for many men both during the day and evenings The rubbish I is a disgrace.				
	Their boisterous, drunken behaviour is threatening to shoppers and walkers by			
7	We support the AFZ extension into the carpark of Wellington Street. The regular gatherings on the lake in the car park are rather concerning particularly when they use the lake as a toilet!			
8	Yes I agree to the proposed extension. Too many people spending hours there drinking and smoking. Tin cans have been affixed to trees for cigarette buds.			
9	Suggest to extend it south of the bridge to include the Berry Reserve Car Park and if possible the basketball court.			
10	Yes, I agree with the submission of extending the zones to include Wellington Street carpark			
11	Supported.			
12	it's a frequent alcoholic gathering area.			

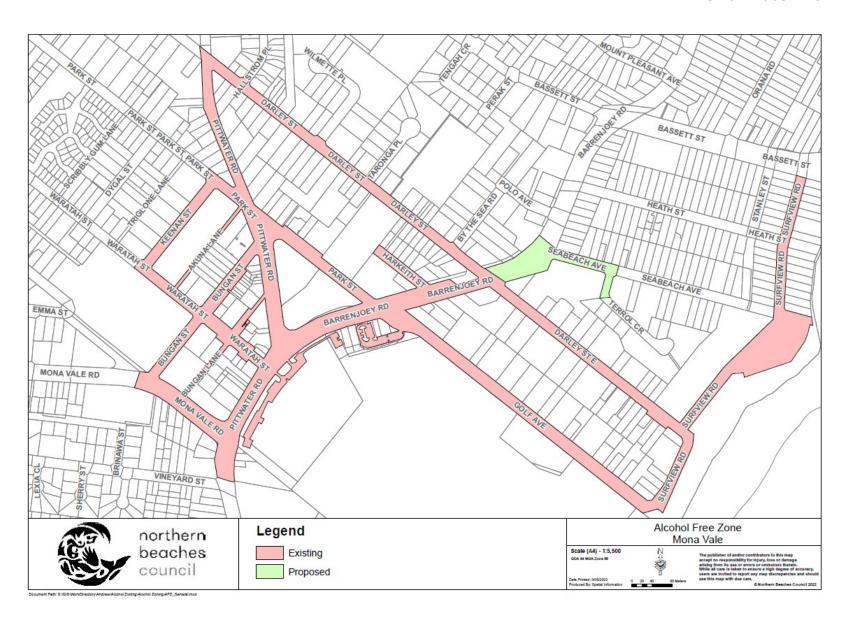




Document administration			
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Status	Draft		
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.		









#### Kath Young

From: Patrick Sharkey

Sent: Thursday, 2 June 2022 1:23 PM

To: Kath Young

Subject: RE: Proposed extension of Mona Vale AFZ [SEC=OFFICIAL]

#### Good Afternoon Kath,

In accordance with our conversation at the end of the Community Safety Committee Meeting this morning at Manly Town Hall, I have no objection to the extension as requested.

I understand this extension of boundaries is in response to concerns raised by residents of a local residential (retirement) complex where issues around persons drinking alcohol, making noise by night and leaving rubbish in the vicinity has come to light. Whilst there is limited formal reporting of this to Police I am aware the issue has been raised by residents with the office of Mr Stokes MP and also Northern Beaches Council.

Regards,



P. Sharkey
Superintendent PG Sharkey
Commander
Northern Beaches Police Area Command

From: Kath Young

Sent: Thursday, 2 June 2022 1:08 PM

To: Patrick Sharkey

Subject: Proposed extension of Mona Vale AFZ

Good afternoon Supt Sharkey

As I mentioned this morning, at Councils meeting on 24 May, Council resolved:

That Council review the Mona Vale Alcohol Free Zone (AFZ) – with consideration to extending and re-establishing the boundary of the existing Mona Vale Alcohol Free Zone area to include:

- 1. A further 102 metres to the north along Barrenjoey Road from Darley Street to Seabeach Avenue
- 2. 135 metres to the east along Seabeach Avenue to Terrol Crescent.

Could you please provide correspondence indicating whether police support the proposed area of extension, for inclusion in the report to Council on this matter.

The <u>Council papers on this matter</u> (Item 15.8, pages 114-116) include the background to this matter and maps indicating the current AFZ and the proposed extension.

1



Could you please return your advice to me by close of business on Tuesday 7 June 2022 to enable the matter to be progressed through the next Council meeting.

Apologies for the short turn-around.

Regards

Kath Young Community Safety Coordinator

Youth & Community Development

northernbeaches.nsw.gov.au







# Northern Beaches Disability Inclusion Action Plan 2022-2026





# **Acknowledgment of Country**

We acknowledge the Traditional Custodians, the Gayamaygal and Garigal and their Country on which we gather today. By these words we show our respect to all Aboriginal people. We acknowledge Elders past, present and emerging and the spirits and ancestors of the Clans that lived in this area.



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# Mayor's message



The people of the Northern Beaches have a diverse set of strengths and abilities that contribute to how they experience life on the beaches. As a community we want all people to be treated with respect, have control of their life and be active contributors in the community.

In order to do that we need to recognise and embrace the diverse abilities within the community so that we can remove barriers and actively work towards a society that is more accessible and inclusive for everyone.

Together, we continue to make significant strides towards building an inclusive and accessible Northern Beaches. This Disability Inclusion Action Plan (DIAP) 2022-2026 will build on the exceptional work of our previous plan in working towards our vision of universal access and inclusion across the Northern Beaches.

Council will always have an essential role in creating and enabling access and inclusion for all people in the community. Through service provision, infrastructure delivery, and advocacy Council can promote positive community attitudes and behaviours, ensure that facilities and programs are accessible and inclusive and provide meaningful employment opportunities for people living with disability.

Improving the accessibility and inclusion of Council facilities, public areas and programs is already a fundamental component of project and service delivery. The DIAP provides an additional 'roadmap' for Council action that will assist in making the Northern Beaches more inclusive for all.

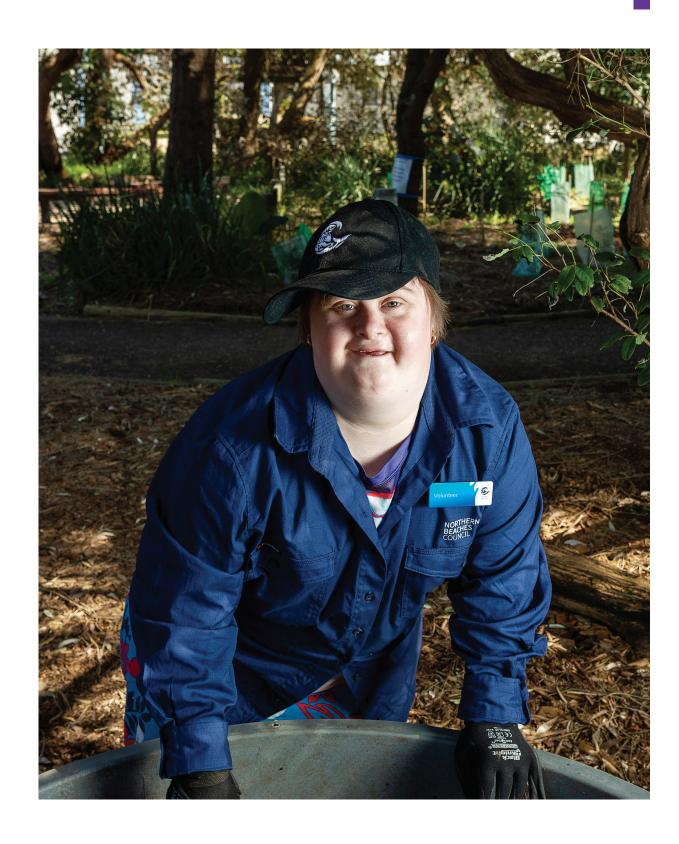
I am grateful to the many members of our community who contributed their lived experience and feedback during the consultation period which has informed the development of this plan. Your involvement ensures that this plan reflects the priorities and aspirations for people living with disability, their loved ones, carers, and service providers.

This DIAP continues our commitment to work with the community to support all people to experience universal access and inclusion.

Michael Regan

Michel Ky

Mayor





#### Introduction

People living with disability are important and valued members of the Northern Beaches community. We are stronger as a community when all people can participate, and when a diverse range of views and individual perspectives are valued. People living with disability bring a range of individual strengths, interests and knowledge that enriches and contributes to the vibrancy and diversity of the Northern Beaches.

Northern Beaches Council is committed to continually improving access and inclusion in the area. Universal inclusion and access are rights to be afforded to all people. Creating a community that is inclusive and accessible to all is a long-term vision that will not be achieved in four years.

The Disability Inclusion Action Plan 2022-2026 (the DIAP) provides information for how we are going to make the Northern Beaches a more inclusive and accessible place to live, work and visit.

Council has continued working towards universal access and inclusion over the past five years through the implementation of the first Disability Inclusion Action Plan 2017-2021. The DIAP 2022-2026 builds on the achievements of the previous plan.

This DIAP has been developed following an extensive consultation process with the community, disability service providers groups and organisations, and our Council staff to understand the existing barriers and identify opportunities for improvement related to each of the four key focus areas.

# What is disability?

"People with disability include, but are not restricted to, those who have long-term physical, mental, cognitive, intellectual or sensory impairments. People with disability have specific needs, priorities and perspectives based on their individual identities including their gender, age, sexuality, race and cultural background, and can face additional barriers and inequities." – Australian Disability Strategy 2021-2031.

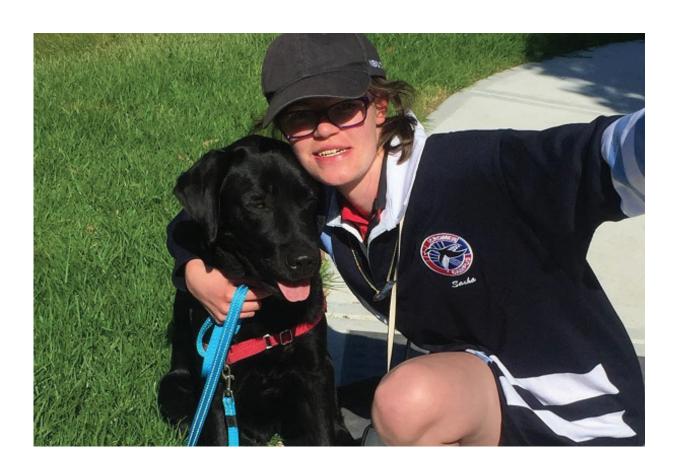


What is inclusion?

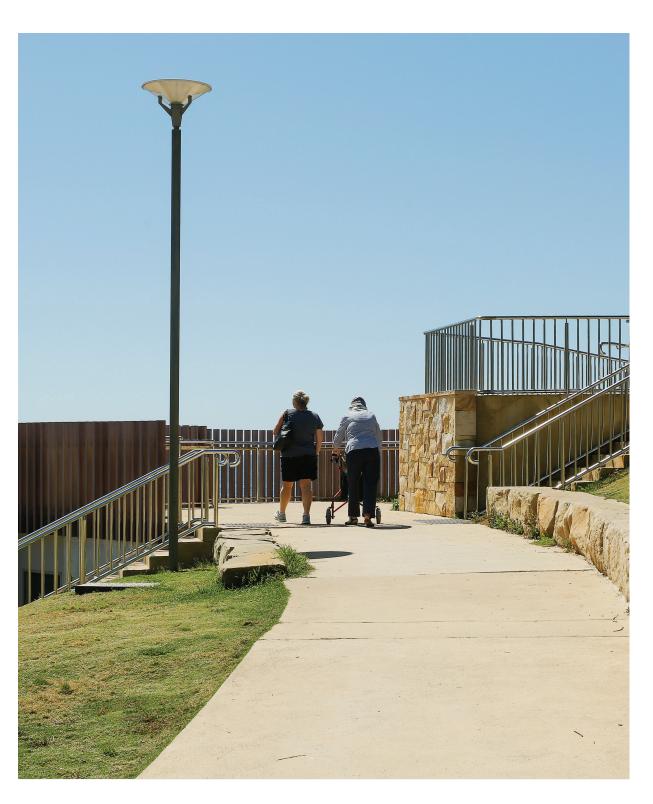
For the purpose of this plan, inclusion is defined as everybody having equal opportunity to enjoy the same experiences, and be part of groups that are meaningful to them.

Inclusion reaches across all domains of life including health, wellbeing, education and employment. When we have an inclusive community, everyone benefits. Impacts of exclusion are felt far beyond the individual, with families and the broader community being negatively impacted by a non-inclusive community.

Everyone deserves to participate, have fun, be visible, heard and celebrated. We know people living with disability require everyone's support to ensure that they also enjoy the same access to assistance when needed, social infrastructure, services and information as others living in the community.







Northern Beaches Disability Inclusion Action Plan 2022 - 2026



#### Strategic Overview - Delivering on the Better Together Strategy

Better Together 2040 Social Sustainability Strategy outlined the vision for creating a socially sustainable and inclusive community for all.

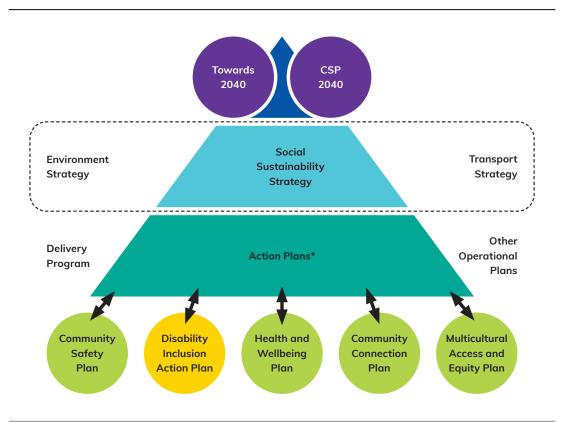
The Strategy's three strategic directions work towards achieving the vision in our Community Strategic Plan 2040: 'A safe, diverse, inclusive and connected community'.

The Disability Inclusion Action Plan 2022 – 2026 is an action identified in Better Together 2040, working towards the outcomes in the Inclusive pillar of the strategy.

The DIAP is a supporting document that will inform actions in the Delivery Program and Operational Plan over the next four years.

Council is required under the Disability Inclusion Act 2014 to develop a DIAP every four years. Appendix 1 provides a summary of the legislative context for this plan.

**Figure 1**Alignment of Disability Inclusion Action Plan in Council's strategic framework



# What the Disability Inclusion Action Plan will achieve

This DIAP continues to work towards achieving the community's' vision:

Universal access and inclusion across the Northern Beaches that enables people living with disability to fulfill their potential as equal members of the community. (Northern Beaches Disability Inclusion Action Plan 2017-2021)

It supports people living with disability to feel included and be a part of community life.

# **Key Outcome Indicator:**

Percentage of DIAP survey respondents who say they feel included most of the time in community life - 77% in 2021

In 2021, 77% of survey respondents indicated that they felt included some or all of the time. The DIAP is Council's tool to help us continue to improve the inclusion of all people.





#### Council's role in supporting inclusion and access

Local government plays an essential role in access and inclusion as a:

- Role model Council has a key role to play as a leader and role model for best practice inclusion and access initiatives
- Advocate Council is in a position to lobby State and Federal governments to secure funding and other forms of support for disability inclusion and access initiatives
- Advisor Council is in a unique position to provide advice to non-government and community organisations and local businesses on local disability inclusion and access issues
- Educator Council is able to provide information, education and training to the broader community on disability inclusion and access issues
- Policy maker Council will influence disability inclusion and access outcomes through clear policies which prioritise key issues
- Consent authority As the key development consent authority
  in the Northern Beaches Local Government Area (LGA), Council
  can support disability inclusion and access in residential and
  commercial zones through development compliance frameworks
- Landowner Council has control over land it owns, and can facilitate disability inclusion and access through improvements to the public realm and community facilities
- Service provider As a provider of community services, Council will support disability initiatives and encourage other services to be inclusive
- Funder Council can fund and support disability services, events and initiatives offered by non-government organisations
- Event planner Council will plan and run inclusive and accessible events
- Employer As the biggest employer in the Northern Beaches,
   Council can influence inclusion and access outcomes through
   establishing best practice employment practices and committing
   to the meaningful employment of people with disability.



# Disability in Australia

# 4.4 million

18% of all Australians are people **living with disability.** 



44.5%

Almost half of all people living with disability aged 65+

People living with disability are more than **twice as likely to not have a job** (10.3% compared to 4.6%)



53.4%

people 15 years and over with disability avoided common situations **because of their disability** 

in the previous year '

90%

the vast majority of disabilities are **not** readily visible

# Disability on the Northern Beaches



9,273

in our community **people need help** in their day to day lives (3.7%)



10.7%

of the population **provide assistance to a person** with disability, long term illness or old age



60+

We know that prevalence of disability increases with age.

The Northern Beaches has **a larger proportion of people** over the age of 60 than greater Sydney.

<sup>\*</sup> Source (https://www.abs.gov.au/statistics/health/disability/disability-ageing-and-carers-australia-summary-findings/latest-release). ^ Source (https://www.aihw.gov.au/reports/disability/people-with-disability-in-australia-2020-in-brief/contents/how-many-people-have-disability.

# Northern Beaches Disability Inclusion Action Plan

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This Action Plan supports the NSW Disability Inclusion Plan. It sets out actions to be undertaken by Council to support the four focus areas of the plan.



Focus Area 1

Developing positive community attitudes and behaviours



Focus Area 2

Creating more liveable communities



Focus Area 3

Achieving a higher rate of meaningful employment



Focus Area 4

Providing equitable access to services through better systems and processes

# How the plan was developed

# Review of previous DIAP

The development of this plan began with a review of the achievements and progress made on the previous DIAP 2017-2021.

Overall, since 2016 Council has made significant progress in understanding and meeting the needs of people living with disability.

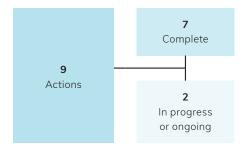
Northern Beaches Council DIAP 2017-2021 had 78 actions across the four focus areas. Since the implementation of the Plan, Council has successfully achieved 92 percent of these actions.

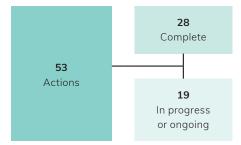
#### Focus Area 1

Developing positive community attitudes and behaviours

#### Focus Area 2

Creating livable communities





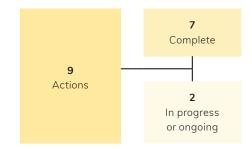
# Focus Area 3

Supporting access to meaningful employment

# Actions 3 In progress or ongoing

# Focus Area 4

Improving access to council services through better systems and processes



#### Consultation with the community

People living with disability were consulted about their experiences of living, working and visiting the Northern Beaches throughout the creation of this Plan. They were asked to share their ideas for making the Northern Beaches more accessible and inclusive.

Throughout October and November 2021, people living with disability, their family, carers, friends, service providers and other engaged and interested community members participated in the following activities to provide feedback on how Council can improve accessibility and inclusion on the Northern Beaches.

#### Consultation activities:

- Community survey An online community survey that was open to all community members from 8 October 2021 - 7 November 2021
  - 37% identified as a person living with disability
  - 29% identified as a family member or friend of a person living with disability
  - 11% identified as a carer
- Vision board community members shared their vision for an inclusive and accessible Northern Beaches on an online vision board.
- Workshop in a Box service providers supported their clients to participate in a Workshop in a Box activity that gathered lived experience.
- Community conversation several community members attended two workshops hosted by Council exploring their lived experience across the four focus areas.

#### What our community told us

People living with disability shared the reasons they love living, visiting or working on the Northern Beaches, including their love for the beach and natural environment, their connection to the community, and the infrastructure improvements they have seen made in the last few years that allow them to participate in community life.

- "I love the connections I've made with people over the years. I would say it's the community themselves who make me feel a part of the Northern Beaches."
- "Being able to enjoy most, if not all of what the Northern Beaches has to offer; from walks along the bay and ocean, or through the bush, to being able to access most venues including restaurants."
- "Northern Beaches is like an extended family. Everyone knows everyone."
- "The laid-back lifestyle no one is too busy to give you a hand when you need it or even ask are you alright?"

People shared that they felt there was generally more awareness about disability within the community and commented on the continued improvement to physical access in places like Collaroy and at recently upgraded children's playgrounds. Respondents said when they are in the community people generally try to assist them when they noticed they need help. Respondents also said that people assist them to make sure they have understood what they have said, including taking off their masks or finding another way to share information.

At the same time, people also highlighted that there needs to be more awareness and understanding of invisible or hidden disability.

Respondents highlighted the diversity within the cohort and the importance of recognising this diversity to understand the different abilities and barriers experienced by people living with disability.



# Key themes that emerged during consultation



Access to what the Northern Beaches has to offer



Opportunities for engagement



Opportunities for employment



Focus on infrastructure



Awareness and education

# How the consultation shaped this Plan

The actions included in the Plan respond to community feedback and represent what Council can directly contribute to over the next four years. Some actions involve Council advocating for change.

We acknowledge that there are barriers to access and inclusion that exist outside Council's scope of influence. Some actions have been included that involve Council advocating for change. These actions ensure that we are supporting the community to realise change that is outside the control of Council.

The Plan also includes a number of actions from the previous DIAP 2017-2021 that are now embedded practices or ongoing actions.



# Focus Area 1 - Positive community attitudes and behaviours

Aim: To build community awareness of the rights and capabilities of people with disability and support the development of positive attitudes and behaviour towards people with disability.

Attitudes and behaviours of the community towards people living with disability can present the greatest barrier to full access and inclusion. Negative attitudes towards people living with disability can have significant impact on their day to day lives and can affect education, employment, health and community participation.

Every third person in NSW who lives with disability has avoided situations due to disability in the past year – often avoiding visiting family, retail and hospitality venues, and other social situations (NSW Disability Inclusion Plan 2021-2025).

#### Key achievements in the last five years:

- Developed and supported a range of disability education and awareness initiatives including promotion of International Day of People with Disability
- Conducted a number of internal education and awareness training programs including:
  - Accessible and Inclusive Events Training
  - Disability Awareness online learning module for all staff and included in the New Starter induction program
- Established Access and Inclusion Awards encouraging local businesses to make their services more accessible
- Established Inclusive Event Guidelines.



#### We heard that:

- Most people think that negative attitudes and behaviours are influenced by a lack of knowledge and awareness
- People living with disability want the opportunity to share their stories and experiences with Council and the community.

# You told us there are opportunities to:

• Ensure we utilise the expertise of people living with disability about accessibility and disability inclusion





# Focus Area 1 – Behaviours and Attitudes

Code	Actions	Performance Measure	Responsibility	Timeframe
FA1.01	Build community awareness about disability and promote inclusion	Number of programs and events delivered each year	Community Development	Ongoing
FA1.02	Incorporate storytelling and other creative approaches into Council communications and engagement to increase awareness and understanding of disability and inclusion	New approaches implemented	Community Development, Communications	Ongoing
FA1.03	Engage the local disability sector to identify relevant actions and/or advocacy relating to community transport, services and support, lower cost activities or other identified priorities	Engagement undertaken and opportunities identified and realised	Community Development	Ongoing
FA1.04	Partner across Council to find ways to celebrate International Day for People with Disability each year	International Day of People with Disability celebrated each year	Community Development	Years 1 - 4
FA1.05	Investigate ways to ensure the grants program supports the improvement of disability inclusion and accessibility for the community	Improvements identified and implemented	Community Development	Year 2 & 3
FA1.06	Implement inclusive events guidelines across all Council run events	Percentage of events delivered each year that incorporate the inclusive event guidelines	Events	Ongoing
FA1.07	Include information relevant to people living with disability in mainstream communication	Number of Weekly Newsletters that include information targeted at people living with disability is increasing each year	Communications	Ongoing
FA1.08	Include images of people living with disability in regular marketing and communication materials produced by Council	Number of marketing and communication materials that include images of people living with disability is increasing each year	Communications, Graphic Design & Production	Ongoing



Code	Actions	Performance Measure	Responsibility	Timeframe
FA1.09	Review and improve training about inclusion and access for Council staff, in particular for staff in customer facing roles	Staff training updated and rolled out to organisation	Human Resources	Year 1
FA1.10	Deliver inclusive and accessible library programs that encourage connection for all people	100% of program planning and implementation is aligned to inclusive practice	Library Services	Ongoing
FA1.11	Explore the provision of devices that enable accessible library features in the home	Programs delivered	Library Services	Year 2
FA1.12	Increase the number of library materials offered in a range of formats and ensure the inclusive collection is maintained	Inclusive collection maintained	Library Services	Ongoing
FA1.13	Promote opportunities for local arts and cultural activities that are accessible and inclusive through the Culture Map live	Culture map includes accessible and inclusive activities	Arts & Culture	Ongoing
FA1.14	Implement and maintain the Inclusion Policy and Working Together Agreements between families and educators to support inclusion of children living with disability	Policy reviewed regularly and Working Together Agreements in place for all children living with disability using the service	Children's Services	Ongoing
FA1.15	Continue to provide inclusive and accessible childcare services for children living with disability	Number of children living with disability attending Council provided Long Day Care, Vacation Care, Pre-school, and Family Day Care services	Children's Services	Ongoing

# Focus Area 2 - Creating liveable communities

Aim: To increase participation of people with disability in all aspects of community life. Use targeted approaches to address barriers in access to infrastructure, transport, social engagement, housing, learning, transport, health, social and cultural engagement and wellbeing.

Liveable communities are places where people have the opportunity to live, learn, work, play, to belong and to grow old. Liveable communities help to promote social inclusion and opportunity.

People living with disability encounter many barriers in the built environment and Council has a role to play in ensuring everyone has the same opportunities to access:



The built environment and public spaces



The natural environment, in particular our beaches and parks



Services, retail and hospitality venues they need and want



Appropriate transport options

Creating liveable communities involves more than just increasing physical accessibility. Liveable communities are those where everyone has access to participate in community activities, decision making, housing and a range of opportunities for social engagement.

Council plays a key role in enabling and facilitating liveable communities. As a service provider, landowner and consent authority, Council can directly influence the accessibility and inclusivity of the LGA.

Where Council does not have responsibility, we can use advocacy and partnerships with other levels of government and organisations to support the needs of our community.

# Key achievements in the last five years:

- Undertaken an accessibility audit of Council's public facilities and assets (ongoing)
- Conducted an annual review of accessible toilets
- Reviewed accessible parking provision
- Improved access to beaches and rockpools
- Implemented a playground renewal program with a focus on all abilities play
- Upgraded footpaths, kerbs, ramps and bus stops.

"I'm a carer and can see the many improvements made by Council, for example wider footpaths and general areas easily accessed."

#### We heard that:

- Community members recognise the significant improvements made to improve physical access to a range of public spaces and places
- Access to appropriate amenities is critical to being able to participate in the community
- Accessibility legislation, standards and guidelines provide the minimum expectations for access and inclusion but talking with people that have lived experience of existing and potential barriers will lead to the best outcomes.

# You told us there are opportunities to:

- Improve connectivity between public spaces, Council buildings and amenities.
- Advocate for improved transport options in hard-to-reach areas of the Northern Beaches.

northern beaches



Focus Area 2 - Creating Liveable Communities

Code	Actions	Performance Measure	Responsibility	Timeframe
FA2.01	Improve consultation and engagement with people living with disability during the design and delivery of capital projects to better understand access requirements for users of infrastructure	Number of projects per year that have proactively engaged people living with disability is increasing	All asset owners	Ongoing
FA2.02	Ensure all new footpaths works are constructed to Council's standard specifications for width to enable safe and easy access and pram ramps are upgraded to continue to improve pedestrian safety and accessibility	% of New footpaths 1.5metre width	Transport & Civil Infrastructure	Ongoing
FA2.03	Advocate for improved transport options on the Northern Beaches	Advocacy undertaken	Transport & Civil Infrastructure	Ongoing
FA2.04	Deliver new or upgrade existing accessible parking spaces, working towards all accessible parking spaces being compliant with current legislation as part of Council's carpark renewal program	Number of compliant spaces delivered per year	Transport & Civil Infrastructure	Years 1 – 2
FA2.05	Ensure all bus stops adjoining new and renewal footpath capital works are DDA compliant and continue to deliver a proactive bus stop renewal program that makes existing bus stops DDA compliant	Number of DDA compliant bus stops built each year	Transport & Civil Infrastructure	Ongoing
FA2.06	Conduct road safety audits around identified schools each year to improve safety and identify areas of concern	4 road safety audits conducted around schools each year	Transport & Civil Infrastructure	Years 1 – 2
FA2.07	Provide ongoing education about safe utilisation of the road and pedestrian transport network including use of shared paths	Number of education programs delivered	Transport & Civil Infrastructure	Year 1



Code	Actions	Performance Measure	Responsibility	Timeframe
FA2.08	Improve access to unisex accessible toilets in public spaces and Council assets and incorporate adult change table facilities where possible	2 or more new/renewal amenties works include accessible facilities each year	Property	Ongoing
FA2.09	Implement a capital works program to improve accessibility to Council owned buildings	Number of buildings where access has been improved during capital projects each year	Property	Ongoing
FA2.10	Improve connectivity between community centres and surrounding infrastructure such as parking, transport hubs, amenities, etc	Transport & Civil Infrastructure, Parks & Recreation and Property to meet annually to discuss planned Capex and to coordinate programming of intended works	Property, Parks & Recreation, Transport & Civil Infrastructure	Ongoing
FA2.11	Investigate options around the use and implementation of Master Locksmiths Access Key (MLAK)	Year 1 - Options identified and preferred approach selected	Property	Years 1 – 4
		Years 2-4 - Preferred approach implemented		
FA2.12	Undertake an audit of accessibility of Council owned buildings to ensure Council is an accessible place to work and prioritise recommendations of audit	Year 1 - audit completed Year 2 - 4 - Prioritise outcomes of audit and begin works	Property	Years 1 – 4
FA2.13	Investigate the inclusion of hearing loops in key Council facilities	Hearing loops installed in appropriate locations	Property	Ongoing
FA2.14	Investigate how Council could create quiet or safe spaces for people with sensory needs in public spaces	Report completed	Transport and Civil Infrastructure, Parks & Recreation, Property	Year 1
FA2.15	Improved access to beach rock pools at key locations including Bilgola Beach and Freshwater Rockpool	Locations identified and access improved	Parks & Recreation	Years 2 - 3



Code	Actions	Performance Measure	Responsibility	Timeframe
FA2.16	Identify more locations each year to improve access to the natural environment	3 or more locations identified and access improved to the natural environment each year	Parks & Recreation	Years 1 – 4
FA2.17	All playground upgrades are designed for all abilities	100% of playgrounds delivered are designed for all abilities	Parks & Recreation	Years 1 – 4
FA2.18	Work with businesses and the broader community to identify barriers to access in town and village centres	Number of improvements identified and implemented each year	Place & Economic Development	Ongoing
FA2.19	Improve access to walking tracks	2 or more walking tracks have improved accessibility each year	Environment & Climate Change	Years 1 – 4
FA2.20	Trial the use of QR codes to increase access to the natural environment	Trial of QR codes undertaken	Environment & Climate Change	Year 1
FA2.21	Ensure the Northern Beaches Community Engagement Policy and Strategy provides for equality of opportunity for people with a disability to participate in Council's community engagement and decision-making process	Update and implement Policy and Strategy	Community engagement	Year 1
FA2.22	Collate list of engagement channels to reach people living with disability that can be used in community engagement planning to determine appropriate approach and tools	List of stakeholder channels developed and distributed	Community engagement	Years 1 – 2
FA2.23	Advocate and plan for housing to meet the needs of our community through Council's Local Housing Strategy	Housing Strategy implemented	Strategic planning	Ongoing

Code	Actions	Performance Measure	Responsibility	Timeframe
FA2.24	Review and update requirements for universal design as part of the development of the Northern Beaches Local Environmental Plan (LEP) and the Development Control Plan (DCP)	LEP and DCP updated to include universal design guidelines	Strategic planning	Year 1
FA2.25	Include inclusive and accessible arts and cultural infrastructure in Place Plans and other key planning documents	Place Plans include recommendations about accessible arts and cultural infrastructure	Strategic planning	Ongoing
FA2.26	Identify and promote volunteering roles for people living with Disability	% of Council volunteer roles that are inclusive of people living with disability each year	Volunteering	Ongoing

# Focus Area 3 - Supporting access to meaningful employment

Aim: To increase the number of people living with disability accessing meaningful employment, enabling people with disability to plan for their future, exercise choice and control, and increase their economic security.

Employment supports people living with disability to have more autonomy over their lives, be financially independent and have a better standard of living. Paid employment can also increase mental and physical health and wellbeing.

Employment rates for people living with disability in Australia are significantly lower than those without disability across all sectors:



Northern Beaches Disability Inclusion Action Plan 2022 - 2026

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### Key achievements in the last five years

- Developed guidelines for inclusive recruitment practices and the continued implementation of this is now business as usual.
- Continued to offer equitable employment and volunteering opportunities across Council
- Established inclusive workplace practices. One element of this is the development of the 'Working Remotely Toolkit' which assists in overcoming some of the access barriers to our facilities.

#### We heard that:

- There is a need to increase employer awareness and knowledge about how to remove barriers to employment for people living with disability
- Common practices in recruitment and hiring processes often cause people living with disability to be excluded from consideration
- There are often challenges in workplaces understanding the way
  adjustments and adaptations can be used to make workplaces more inclusive
  and boost employment opportunities for those living with disability
- Community services are critical for providing support for those living with disability seeking opportunities.

# You told us there are opportunities to:

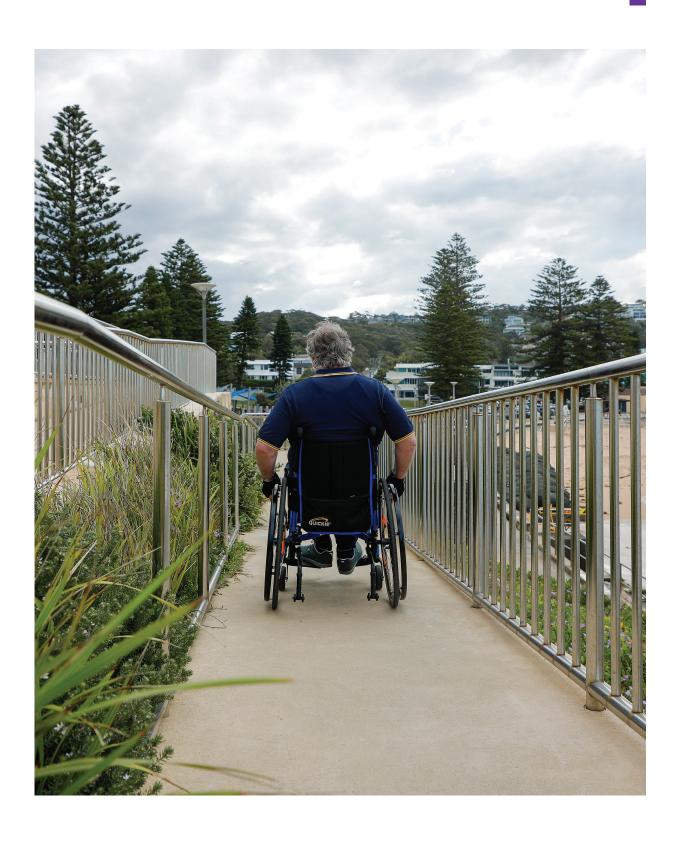
- Explore ways to promote and support the work of community services in increasing meaningful employment
- Reduce barriers to employment by looking to promote more diverse employment opportunities and pathways to access them.



# Focus Area 3 – Meaningful Employment

Code	Actions	Performance Measure	Responsibility	Timeframe
FA3.01	Identify and build relationships with local Disability Employment Service (DES) providers to support people with disability	Number of relationships established/ programs implemented	Community development	Ongoing
FA3.02	Raise awareness about accessibility adaptations and inclusive hiring and employement practices with the business community through our regular communication pathways	Information distributed annually to the business community	Place & Economic Development	Ongoing
FA3.03	Investigate inclusive employer certifications to continue to make Council a more inclusive place to work	Inclusive employment certification identified and undertaken	Human Resources	Year 2
FA3.04	Review hiring and notification process to ensure inclusion of all abilities	Council hiring and notification process updated	Human Resources	Year 2
FA3.05	Provide employment transition opportunities for people living with disability	2 positions each year	Library Services	Ongoing





# **Focus Area 4 -** Improving access to mainstream services through better systems and processes

Aim: To ensure that people with disability can make informed choices about available services and to access mainstream Council services and other opportunities easily and efficiently.

People living with disability often face barriers navigating the systems and processes required to access the services and supports they need. Council has a significant role to play in the improvement of access to services and information given the range of services we provide, including general customer service, information requests, community feedback and complaints, facilities and programs, and decision-making processes.

Difficulty accessing information and systems can be impacted by:

- a lack of availability of different formats of information to meet diverse needs
- lack of awareness and understanding of customer facing staff members
- inflexible processes
- limited opportunities for feedback and input.

In recent years, new information and communication technologies and an increase in availability of alternative formats have improved access to information for everyone.

#### Key achievements in the last five years:

- Audited all of Council's media platforms, documents, forms and booking systems to identify strengths and gaps.
- Amended Council's website to meet the Web Content Accessibility Guidelines (WCAG) 2.0.
- Updated online information for consistency, readability and ease of use across customer service, compliance and planning business units.
- Continued promotion of the availability of accessible systems, processes, and formats.

#### We heard that:

- Most people are happy with the increased availability of online services and information that has occurred recently due to the COVID-19 response
- Respondents highlighted the impact of mask wearing on their ability to communicate effectively
- Signage and wayfinding is often difficult to understand.

# You told us there are opportunities to:

 Explore the increased use and promotion of accessibility technology like hearing loops, videos and subtitles and captioning to increase access to information and services

#### Focus Area 4 – Systems and Processes

Code	Actions	Performance Measure	Responsibility	Timeframe
FA4.01	Investigate additional ways to promote existing accessible infrastructure and then develop and implement a plan to communicate with the community.	Plan developed and implemented	Parks & Recreation	Years 1 – 2
FA4.02	All relevant staff to undertake training on inclusive and appropriate language for communication and document writing	Training completed	Community Development	Year 2
FA4.03	Advocate and provide guidance to teams across Council about best practice in designing inclusive communication, marketing and written material	Internal advocacy and guidance provided	Communications & Community Development	Ongoing



Code	Actions	Performance Measure	Responsibility	Timeframe
FA4.04	Identify and distribute relevant information about events and opportunities supporting disability inclusion through council communication channels (including the Disability Newsletter)	Events and opportunities sourced and distributed monthly	Community Development	Ongoing
FA4.05	Provide referral services to connect people living with disability and their carers to service providers and community groups to increase community participation	Referral services provided	Community Development	Ongoing
FA4.06	Raise awareness of accessibility at Council run events	Attendee feedback on knowledge of event accessibility is increasing	Events	Ongoing
FA4.07	Ensure Council website is compatible with assistive communication technology and is disability friendly, including consideration of images, contrasts, language etc and utilising appropriate subtitles, graphics and transcripts for video content	Ensure Council website maintains AA rating under WCAG 2.0 and 2.1 standard	Communications	Ongoing
FA4.08	Ensure all written communication is Plain English and formatted in way that is accessible (font, size, colours etc)	All written communication is plain English	Communications, Graphic Design & Production	Ongoing
FA4.09	Relevant staff undertake training in writing to meet diverse needs of the audience	Training completed	Communications	Year 2
FA4.10	Engage people living with disability to investigate the need for alternative communication options such as hard copy, online, email etc	Engagment undertaken and opportunities identified and realised	Communications, Community Development	Years 1 - 2

Code	Actions	Performance Measure	Responsibility	Timeframe
FA4.11	Corporate writing and style guidelines are followed when preparing material to support community engagement projects including communicating with community members and stakeholders	All written communication is plain english and meets corporate writing guidelines	Community Engagement	Ongoing
FA4.12	Investigate the process to be recognised as a Communication Accessible organisation and report on proposed approach	Report completed and proposed approach implemented	Customer Service	Years 2 - 3
FA4.13	Key staff undertake training to build knowledge in supporting people living with disability to prepare for and respond to emergencies	Training Completed	Social Planning	Years 1 - 2
FA4.14	Local Emergency Management Committee to build knowledge and work proactively with people living with disability	Forum held that positively influences emergency preparedness	Local Emergency Management Officer	Years 2 - 3
FA4.15	Support implementation of the National Disability Insurance Scheme (NDIS) legislation amendment to build emergency preparedness of people living with disability.	Information shared with service providers and community members	Community Development, Social Planning	Years 2 - 3
FA4.16	Build knowledge and capability of staff to plan for and deliver easy read versions of key council strategies and plans.	Training completed and easy read versions of documents delivered	Communications, Social Planning	Years 1 - 4

#### 38

# **Delivering the Plan**

#### Implementation, monitoring and evaluation

The implementation of the Northern Beaches DIAP 2022-2026 is the responsibility of all areas of Council. Every action in the plan has a performance measure, timeframe and responsible team/s to enable effective progress tracking and reporting.

Each year, Council will report on its progress against the Disability Inclusion Action Plan 2022-2026 as part of its Annual Report. The section of the Council's Annual Report relating to the implementation of the plan will be provided to the Minister for Disability Services and the NSW Disability Council. The Disability Inclusion Action Plan will continue to be reviewed and updated every four years.

#### **Key Outcome Indicator:**

Percentage of DIAP survey respondents who say they feel included most of the time in community life. Baseline from 2021 is 77%.

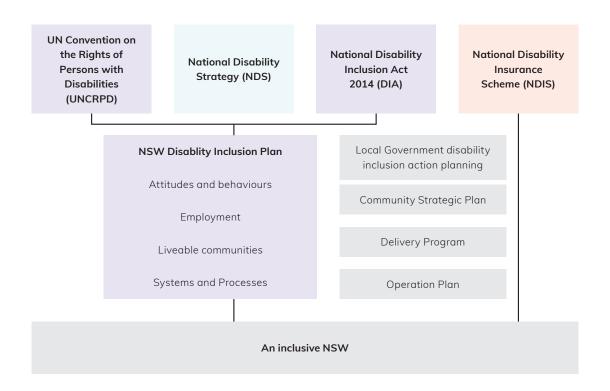
In the preparation of our next Disability Inclusion Action Plan we will report on the key outcome indicator. This will provide information about our continuous improvement in access and inclusion for the community.



Northern Beaches Disability Inclusion Action Plan 2022 - 2026



**Appendix 1**Relevant legislative and policy documents











# Disability Inclusion Action Plan 2022 to 2026

Easy Read







This info is about the Disability Inclusion Action Plan from the Northern Beaches Council.

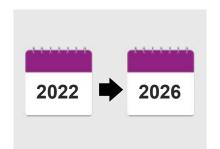
We will say **plan** for short.



The plan says what Council will do for people with disability.



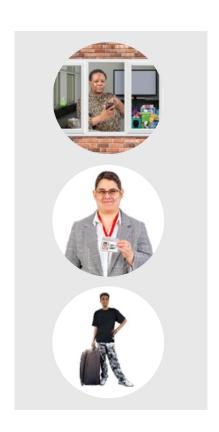
The plan is for 4 years.



It goes from 2022 until 2026.



# Why we need the plan



Lots of people with disability come to the Northern Beaches to

• Live

• Work

Visit

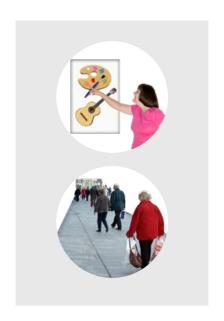


Council wrote this plan to make life better for people with disability.





We also want to make things easier for their families, carers and support workers.



We want to make sure people with disability can

• Do the things they want

• Get to the places they need to go



We want everyone to be part of the community.



# How we made the plan



We talked to many different people to make this plan.



# We talked to

- People with disability
- · Carers and support workers
- · Friends and family of people with disability
- · Disability service providers
- People from the community



We asked them what can be better for people with disability on the Northern Beaches.





We wanted to know what the biggest issues are for people with disability.



We used this information to write this plan.



We will work on these 4 things.

- Change the way people think about people with disability
- 2. Make our community a better place to live
- 3. More jobs for people with disability
- 4. Accessible information and services



This info says what we will do about each of them.



# 1. Change the way people think about people with disability



We want to change the way people think about people with disability.



People might think

- · It is too hard to include people with disability
- People with disability cannot do many things because of their disability



We want the community to understand disability better.



This will help to include people with disability more into the community.



# This is what we want to do



We want to train Council staff to support people with disability better.



We want people with disability to share their stories with the community.



This will help the community learn more about disability.

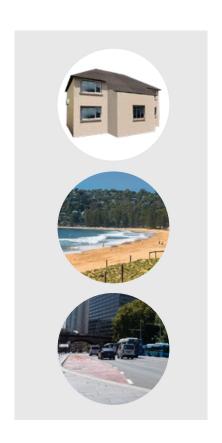


We want to make sure more events include all people.





We want to hear more from people with disability about what the community can do better.



Council looks after many different projects.

This could be things like

• Buildings

Beaches

Roads and footpaths



We want to make sure people with disability can be part of all the projects.



# 2. Make our community a better place to live



We want the Northern Beaches to be a great place to live for people with disability.



People said we need to make it easier for people with disability to get around.

# This is what we want to do



We will build better footpaths.

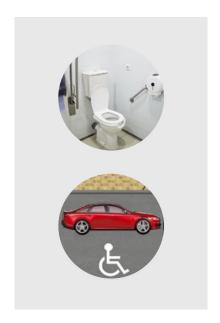


We will make sure parks and public places are easy to get to and move around.





We will make it easier to go to beaches and rock pools.



We will build more

· Accessible toilets

Accessible car parks



# 3. More jobs for people with disability



We want more people with disability to have jobs.



When people have a job it helps them

- Make money and be independent
- · Make plans for the future
- · Make choices in their lives



We want the community to see how great it is to work with people with disability.



# This is what we want to do



We want Council to have more jobs that people with disability can do.



We will write information about jobs in a way everyone can understand like Easy Read.



We will make sure that job interviews are accessible for everyone.



We will hire the best person for the job no matter if they have a disability or not.



# 4. Accessible information and services



It is important to have information in a way that everyone can understand.



This helps people find services and support.



Services must be easy to use so that people can get the support they need.



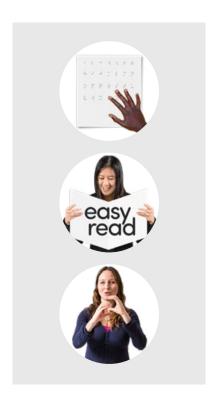
# This is what we want to do



We will have our information in different ways so that lots of people can use it.



We will make sure information online is easy to find.



This means information in

Braille

• Easy Read

Auslan



# Making sure the plan works



We will keep talking to the community about the plan.



We want to hear what you think is going well.



We will put into our Annual Report how we are going with the plan.



The **Annual Report** talks about all the things we did in the last year.





When the plan ends after 4 years we will look at how things went.



We will talk to the community to see

- What we did well
- What still needs to change.



We will use all of that information to write a new plan in 2026.



# Contact



You can contact us if you want to know more about the plan.



# You can

- Phone us on 1300 434 434
- Send an email to council@northernbeaches.nsw.gov.au
- Go to our website
   www.northernbeaches.nsw.gov.au

Council for Intellectual Disability made this document Easy Read. **CID** for short. You need to ask CID if you want to use any pictures in this document. You can contact CID at **business@cid.org.au**.





# **Community and Stakeholder Engagement Report**

Disability Inclusion Action Plan (DIAP) 2022-2026 (Stage 2 of 2)

Consultation dates: 29 April 2022 to 29 May 2022

#### Contents

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# 1. Summary

This report outlines the outcomes of stage 2 community and stakeholder engagement involving the public exhibition of the Draft Disability Inclusion Action Plan (DIAP) 2022-2026and the Easy Read DIAP between 29 April 2022 and 29 May 2022.

A total of 37 submissions were received during the exhibition period. While most indicated support for the draft DIAP, many provided suggestions in their comments for how Council could further improve accessibility and inclusion. The proposed changes related mainly to physical access requirements, but also included requests for more available housing, more focus on mental health and autism, and the increased provision of Easy-Read documents.

Feedback received during the public exhibition has resulted in several changes to the DIAP and the detailed comments have been shared with teams across Council responsible for delivering on DIAP actions.

# 1.1. Key outcomes

Total unique responses	37	
How responses were received	Submission/Comment form Written responses (email/letter Verbal responses	Completions: 25  Number received: 10  Number received: 2
Online sentiment question:  Do you support the draft Disability Inclusion Action Plan (DIAP) 2022-2026	*The above graph only represents ser email and verbal submissions did not	<ul> <li>Support</li> <li>Support with changes</li> <li>Don't support</li> <li>Neutral/undetermined</li> <li>Total responses = 25</li> <li>ntiment provided in the online submissions, respond to a sentiment question.</li> </ul>
Feedback themes	Footpath & pedestrian safety Availability of housing Beach access Inclusion of people living with mental health and autism	Accessibility of bus stops and ferry wharves  Accessibility of playgrounds and other recreation assets  Accessible parking





Implementation, monitoring and evaluation	Easy read format
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# 1.2. How we engaged

	Visitors: 1010	Visits: 1348	Average time onsite:
Have Your Say: visitation stats			43secs
ขางแลแบบ งเลเง			
Ç.	1 Council Facebook	posts	4,607 reach 11 link clicks
Social media			
,	4 Council Facebook	ads	27,232 reach 431 link clicks
	1 Council LinkedIn a	nd	4,305 reach 58 link clicks
	1 KALOF Facebook	post	280 reach 6 link clicks
	1 Library Facebook <sub>I</sub>	post	290 reach 5 link clicks
	Collateral availability: Print copies of the draft DIAP available on demand		
	Community Engagement (fortnightly) newsletter: 2 editions		Distribution: Approx. 22,000 subscribers
Electronic direct mail (EDM)	Council (weekly) e-News: 3 editions		Distribution: Approx. 160,000 subscribers
	The Wave Disability Newsletter: 1 edition		Distribution: 1288
	Business newsletter: 1 edition		Distribution: 13,955
[	Creative Newsletter:	1 edition	Distribution: 1915
[	Stakeholder emails:		
	- EDM to stage one respondents	community engagement	Distribution: 141
	- Email to identified	service providers	Distribution: 77

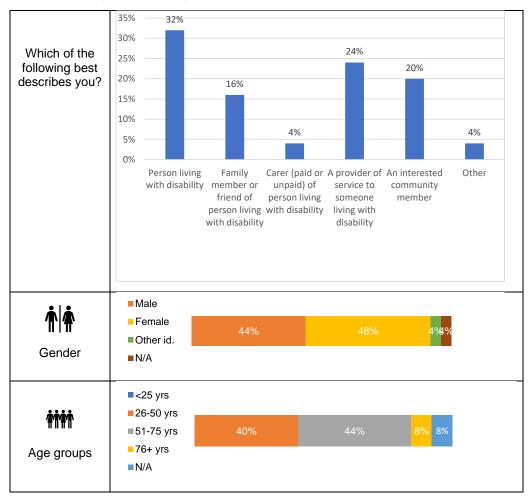




	1 online session via Microsoft Teams	Attendance: 2
Community Gathering sessions	1 face-to-face session offered but session moved to telephone	Attendance: 1

# 1.3. Who responded<sup>1</sup>

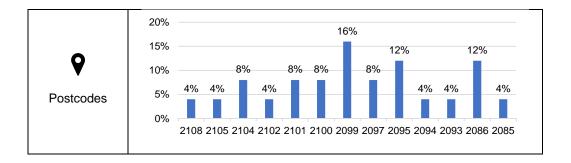
The data represented below was gathered in the online Your Say submission form and only includes those respondents who provided this detail.



<sup>&</sup>lt;sup>1</sup> Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.







# 2. Background

The Community and Stakeholder Engagement Plan for DIAP 2022-2026 was devised on a two-stage approach.

During stage 1 community consultation in October-November 2021 we gathered people's experiences and ideas about how to make the Northern Beaches a more accessible and inclusive place to live, work and visit across the four focus areas:

- 1. Positive community attitudes and behaviours
- 2. Creating liveable communities
- 3. Supporting access to meaningful employment
- 4. Improving access to mainstream services through better systems and processes.

This feedback helped inform actions within the draft DIAP 2022-2026. Details of stage 1 community consultation can be found on the project's Your Say page2.

Stage 2 community consultation was the public exhibition of the draft DIAP 2022-2026 to understand level of support and suggestions from the community to finalise the draft. This engagement report relates to the stage 2 consultation for the draft DIAP 2022 – 2026.

# 3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values.

# 4. Engagement approach

Community and stakeholder engagement for the public exhibition of the Draft Disability Inclusion Action Plan (DIAP) 2022-2026 was conducted between 29 April 2022 and 29 May 2022 and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).





A project page<sup>2</sup> was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through social media, internal and external stakeholder notifications and a range of Council newsletters.

Feedback was captured through an online submission form embedded onto the have your say project page. The form included a question that directly asked respondents for their levelof support on the proposal.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wishedto contribute.

We offered online and in person community information sessions. This was an opportunity forpeople to ask questions and share their feedback with the project team in a more conversational manner.

Email and written feedback were also invited. Contact details for the project manager were provided to allow people to speak directly with them and provide feedback over the phone.

# 4.1. Reaching diverse audiences

As part of this public exhibition, we undertook community-wide and targeted engagement to reach a diverse audience.

This included sharing information about the consultation in our Disability Newsletter, Business Newsletter and youth focused KALOF Facebook page.

We contacted via email over 75 local service providers to promote the consultation to their diverse networks. This ensured we had engagement from people living with disability and their networks.

# 5. Findings

37 submissions were received during the public exhibition period of the draft DIAP 2022-2026.

Most submissions were in support of the draft DIAP, with respondents recognising Council's commitment to improving access and inclusion and acknowledging the benefit of our proposed initiatives.

While many submissions were supportive, a number of comments included suggestions for improvement, resulting in changes to the plan.

Of the 37 submissions, 23 related to Focus Area 2: Creating Liveable Communities, highlighting the community's desire for Council to continue focusing on physical access requirements.

The table below outlines the four DIAP focus areas and the number of submissions related to each of these. Some submissions related to more than one focus area, reflected in the numbers below.

<sup>&</sup>lt;sup>2</sup> https://yoursay.northernbeaches.nsw.gov.au/diap-2022-2026





Focus area	Number of submissions
FA1: Attitudes & behaviours	6
FA2: Creating liveable communities	24
FA3: Meaningful employment	3
FA4: Systems & processes	5

The amount of feedback related to physical access requirements is consistent with comments received during the initial engagement period in developing the draft DIAP. Mostof the submissions relating to physical access can be linked to existing actions already identified in the draft DIAP 2022-2026. All submissions have been provided to the appropriate Council teams responsible for completing the actions outlined in the draft DIAP. The further detail provided in these submissions is valuable for relevant Council teams responsible for completing actions to continue gaining a better understanding of the nuances and complexity of access and inclusion when delivering new and upgraded assets.

Comments were received about the value of having had the draft DIAP presented in Easy Read format on the project's Your Say page. In addition, a submission outlined the potential benefit of having a range of key Council documents in Easy Read format for people living with communication disability.

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests and other considerations raised	Council's response
Footpaths and pedestrian safety	General improvements need to be made to footpaths across the Northern Beaches including curbs, footpath transitions, and obstruction free footpaths.	Comments were received about the value of having had the draft DIAP presented in Easy Read format on the project's Your Say page. In addition, a submission outlined the potential benefit of having a range of key Council documents in Easy Read format for people living with communication disability.
Housing	People living with disability have identified a need for appropriate and affordable housing for people living with disability on Northern Beaches.	Council recognises the importance of all members of the community having access to appropriate housing on the Northern Beaches. We will





		continue to advocate for additional social and affordable housing in line the 2036 target in the Northern Beaches Local Housing Strategy.
Beach access	People living with disability want improved access to the beach and water. Suggestions to improve access included the installation of beach mats and extension of walkways at the beach.	Council is committed to continuing to improve access to the beach and water for everyone. Council has trialled the installation of beach mats at Collaroy and Manly beaches. Unfortunately, these were ineffective due to the granular nature of the sand at our beaches. Where there are significant changes to beach shape and orientation over a 24-hour period this can also impact our ability to provide beach mats.
		We have a number of beach wheelchairs available to the public with more details available on our Council website.
		We will continue to improve access to our beach rockpools through capital works upgrades, creating better pathway connections and access points to pools.
Inclusion of people living with mental health & autism	Respondents indicate that it is not easy to see how people with mental health or autism are included in the plan.	People experiencing psychosocial disability were involved during consultation in the development of the plan.
		The definition of disability expressed within the DIAP is inclusive of anyone who experiences long-term physical, mental, cognitive, intellectual or sensory impairments.
Accessibility of bus stops and ferry wharves	Respondents have indicated a number of bus stops on the Northern Beaches are not accessible. One submission also requested more information about accessibility of wharves and ferries.	Action FA2.05 in the draft DIAP reconfirms Council's commitment to ensuring that all bus stops adjoining new and renewal footpaths are accessible. While not all bus stops are owned or managed by Council, we will continue to advocate for improved outcomes to TFNSW. Where people have





		provided specific details about bus stops this information has been passed onto the relevant Council team.
Accessibility of playgrounds and other recreation assets	People living with disability want improved access to leisure and recreation facilities, including aquatic facilities and playgrounds.	There is an action in the draft DIAP to implement the Accessible Event Guidelines. An ongoing commitment of Council is that playground and facilities upgrades are designed for all abilities play.
Accessible Parking	There is demand for increased accessible parking across the Northern Beaches.	Council provides accessible parking spaces in all its car parks. As capital works projects are undertaken these are reviewed and updated in line with accessibility requirements in the current Australian standards for accessible parking.
Easy read format	There are significant benefits for people living with disability to have access to documents in Easy Read format to understand and engage with the information. There is demand for key Council documents and strategies to be presented in Easy Read formats.	An additional action was included in the draft DIAP to improve provision of Easy Read documents.
Implementation, monitoring and evaluation	Comments asked for a clearer understanding of how the DIAP will be measured.	The Implementation, Monitoring & Evaluation section of the draft DIAP has been reviewed and amended to better explain how the overall plan will be measured. For every action identified in the plan there is a performance measure to track success of each action.
Consultation of people living with disability	One respondent suggested forming an advisory group or community of practice as a way of consulting with people living with disability and including them in decision making.	A number of the actions in the DIAP will build capability, awareness and opportunities across Council to enable all people living with disability to participate in consultation and decision making. This will deliver greater improvement to access and inclusion as it will engage a larger more representative sample compared with a smaller advisory style group.





# Appendix 1 Verbatim community and stakeholder responses\*

List people's comments and feedback verbatim so they can directly see how their input has been considered (de-identify data by recording feedback rather than any personal information about the participants).

## A. Online submissions

Number	Submission <sup>3</sup>
1	I would also like to see that paths are clear of low overhanging branches. My disability is such that my head is falling on to my chest making it hard to spot until the last minute.
2	I applaud the council's ongoing commitment to a robust and respectful DIAP. I have a few suggestions or ideas to make, I hope that these are helpful.
	It may be useful to consider the inclusion possibilities in emerging technology and innovation as a particular focus of your plan. Smart, connected places can benefit PWD greatly for example in wayfinding and mobility. In my work with Transport for NSW we have a particular focus on addressing issues of social isolation and exclusion (for target populations such as PWD and aged) and there are many nascent and emerging uses for technology to promote inclusion.
	Another very different idea is to consider more holistically leverage the heft of the council as both an employer and service provider to understand the lived experience of PWD and their carers in the formation of an advisory group, or community of practice informing and deepening the DIAP. Or you may consider an in-residence role at the council - an example of best practice in the Carer-in-Residence role at UTS, which is a part-time employment contract that sits across both student and faculty, reviewing policies, undertaking advocacy and comms roles, as well as research and M&E. You can find the case study here. (https://www.uts.edu.au/research-and-teaching/our-research/institute-public-policy-and-governance/about-institute/centre-for-carers-research/about-us/our-work/carer-in-residence).
3	I've read the Draft Plan and there's one thing I would like looked into. I'm an amputee and find crossing roads at pedestrian crossing a challenge. I'm finding the time allowed to cross is too short and I'm only just making it across before the lights change to green. If I was to hesitate then then lights would change to green before I got to the pavement. This is especially relevant crossing Pittwater Rd at Fisher Rd. I would find it extremely helpful if the timing could be increased by just a few seconds.
4	I am an older person living with both severe back and breathing problems who until recently as a member of Warringah Golf Club have been able to play golf regularly using a Mobility Scooter. Due to the persistent rain and flooding of the course from Water Board overflow I along with many other have not been able to play for over four months. A solution, which would mitigate the problem, would be to install all weather footpath connecting all 18 holes. I believe this

<sup>\*</sup>Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

<sup>&</sup>lt;sup>3</sup> Not every respondent made a comment in addition to answering the sentiment question





	very worthy project which should immediately be supported by Council with maybe the help of the State and/or Federal Governments.
5	The core of the DIAP 2022-26 is positive and workable. My key issue relates to improved access to social housing for people with a disability. One of the points in the DIAP states "Advocate and plan for housing to meet the needs of our community through Council's Local Housing Strategy" - I'm uncertain what this Strategy is but I would like to see the NB Council strongly support affordable housing options in our area. My understanding is the recent DA (Submitted by Link Housing) for the Queenscliffe Health Centre site was rejected by Council. Part of this submission included a portion of the site being dedicated to housing for a group of young people with a disability. Surely the Queenscliffe Health Centre redevelopment proposal is in line with the Council's DIAP - advocate for people with a disability and 'plan for housing to meet the needs of our community'? This DIAP is only worthwhile if the council is prepared to act and support such proposals.
6	Looking good, but would like to see the action plan, especially to do with wharfs and access to ferries
7	I read the "Easy Read" and I am happy with it.
8	I Believe you have it partially right I do think improvements need to be made to footpaths, Parks, & tourist venues. There are many areas around which are to steep to access. Parking should be more accessible to people with a disability. There should be more concrete paths in dog walking areas not just grassy ovals. I agree with a lot of the plan but do you feel there's room for improvement
9	Wheelchair accessibility onto the beach/water area and close to the water to make easy access for people with disabilities to enter the ocean or water area.
10	The disability action plan is prepared in line with NSW disability action plan and responsibility area. It is very hard for me to understand what is in there for mental health.
11	I work as a local area coordinator partner of the NDIS I think people with disability who use mobility equipment would love access to even one of our beautiful beaches with those awesome mats that are rolled out so they can go down to the water. They have them at Fingal Bay I believe. Also more events at places like the PCYC and community halls that cater to those who live with disability particularly youth would be an awesome initiative.
12	While there are many wonderful initiatives in the draft plan, there needs to be a means of providing more disability and low cost/community housing within the broader community.  While those with physical disabilities have access to SDA funding via the NDIS and those with severe intellectual & mental disabilities are catered for in group homes, the those with mild to moderate disabilities are forced to join the ablebodied community in finding housing. Because many are on a disability pension or are lowly paid, this is an almost impossible task on the Northern Beaches. In addition, it is becoming increasingly difficult to find carers because these are low paid workers and once again unable to afford the rental prices on the Northern Beaches. Often people with disabilities require care on a 24-hr basis, potential carers do not want to travel distances in the early mornings to provide personal care for two or three hours before their client goes to work or a day program. Carers need to be able to live on the Northern Beaches, so there needs to be community or affordable housing for them.  To enable those with disabilities to be truly included in the community, there must be some mechanism for increasing disability and low-cost housing within existing and especially new developments on the Peninsular.  Older members of the community are catered for in Over 55 developments and





	retirement villages. Special regulations enable these developments to flourish. To truly integrate people with disabilities, Council needs to create similar incentives to incorporate community and disability housing within all new developments. This needs to be at a high percentage of housing stock- say at least 15%. This would truly integrate people with disabilities into the community. Other initiatives such as your planning department championing development applications for community and disability housing, showing a determination to make such developments a reality, despite objections from potential neighbours, would also assist in addressing the lack of housing in this area. As an over view, it is a sad reality that the Northern Beaches are changing their demographic. Once there was a diverse population. At surf clubs a butcher, doctor, builder and council worker would be amongst the parents standing along the shore for Nippers on a Sunday morning. Today, only the doctor and maybe the builder can afford to buy a house or even rent here. We are losing our diversity and our workforce. While I agree that the Council cannot fix everything in housing, it can address the housing affordability for this with a disability and their carers. If there is no attempt at fixing the housing shortage in the disability area then everything else is meaningless.
13	The Action Plan looks fine as a signal of purpose however I still find that council is approving new facilities that have poor access. The latest one that I regularly go to is on the Manly beachfront which has a step at the front so that I cannot get in to the main room. I am in a wheelchair. Surely this should have been picked up with the planning approval before it opened.
14	As a resident of the Northern Beaches, and as a speech pathologist  I was delighted to see the draft Disability Inclusion Action Plan which I understand was required, under the commitment of the NSW Government, to improving the lives of people with disability in NSW and to work towards a fully inclusive society for all.  I commend you for the development of a DIAP in the Northern Beaches, and for your work in reducing and removing barriers for people with a disability, in order to foster a more accessible and inclusive community. An important segment of our community includes people with a communication disability and can involve people with developmental or acquired communication disabilities that might limit their capacity to speak, understand others, read or write, and in turn, impacts on their ability to interact and participate in society.  Communication is an essential part of what it is to be human and without it, our quality of life is greatly diminished. Being able to communicate successfully is critical for our dignity, our happiness, and our development. As a fundamental human right, communication is enshrined in the Universal Declaration of Human Rights (Article 19). We tend to take it for granted until we lose it. If the right to communication is taken from people forcibly, for example, through the actions of a government or other form of authority, community outrage will be swift and loud. If that right is denied due to an illness, injury or other disorder, it often goes unnoticed even though 1 in 7 of us will struggle with a communication disorder at some stage in our lives. ABS data highlights that around 1.2 million people in Australia have a communication disability. Ensuring communication accessibility for these Australians means they are treated with dignity and respect.





Communication disability can be experienced by a wide range of people, of any age, gender, or social economic status, and can be caused by numerous conditions. Communication disabilities can affect people's understanding of language, their ability to express themselves effectively, or interact socially. Sometimes those disabilities are obvious, for example if someone has a stutter or if they use an electronic communication aid to express themselves, however often communication disabilities are, for various reasons, not easily detected by the untrained eye. People who may experience communication disabilities. I have attached a factsheet on some of the common types of communication disabilities, and statistics relating to this.
As a speech pathologist I am deeply committed to advocating for and facilitating the rights of people with a wide range of communication disabilities in speaking, understanding and communicating inclusively. Communication accessibility is crucial for people to be able to communicate and to participate as fully as they are able in society. Communication accessibility, like physically accessible buildings, means that everyone is able to access information and communicate in a way that will be understood by everyone. I'm pleased to see that there is consideration about the investigating becoming a communication accessible organisation, and the need for information to be given in "plain English" but I would like to highlight several other opportunities for further consideration of communication disabilities, e.g.
Focus Area 1 - it would be good to ensure "hidden" disabilities, such as many communication needs, and how they may best be supported are included when raising community awareness and in workforce training. Speech pathologists should be consulted and/or included in the training delivery team to ensure this important area is fully addressed.
Focus Area 2 - there are many opportunities for further development of signage to be more easily accessible to those with communication disabilities. Speech pathologists should be further consulted on this.
Focus Area 4 - it is important to stress that "plain English" is unlikely to be sufficient to ensure it is understood by those with communication disabilities. I highly recommend that there are Easy English versions of key documents. I look forward hearing from you in relation to how the draft Disability Inclusion Action Plan will be amended to ensure more is considered in regard to communication accessibility
I take 2 wheelchair using clients to Manly using public transport (Bus). We get the ferry into the city quite regularly. On the way back from Manly to Dee why we sometimes get off at several stops. On the way to Warringah mall there are several stops with no cut out for a wheel chair to get down. This is especially difficult when the boys are in their heavy electric chairs.  For example the stop by North Harbord bowling club and the next stop opposite the garage near the Tennis and Squash courts have no possible wheelchair access. It makes it very difficult to get across the road safely.
more wheel chair access to council facilities  We've recently had 2 bus stop signs added to the street our street runs off, and
they've erected these signs in the middle of the concrete nathway resulting in



15

16 17

they've erected these signs in the middle of the concrete pathway, resulting in



	the pathway being unusable, and pushing people in wheelchairs and pushing
18	prams onto the road.  I see that sensory sensitivities and needs have been brought up before, and I
10	wanted to give it another voice.
	Travengers AU - Supported Youth Travel, based in Manly. We connect like-minded neurodivergent young adults to travel and
	connect socially. Kind of like Contiki with support.
	We're heavily focused on breaking down barriers in travel and social life for
	those who are autistic and have sensory needs.
	There are a lot of things we do to make travel more accessible and less
	overwhelming, such as the detailed itineraries we create, offering noise-
	cancelling headphones etc.
	But in addition to what we do, we need venues and restaurants, tourism
	providers and services in the community to be aware and inclusive of autism
	and hidden disabilities, as well as visible disabilities.
	This can be done in many ways - from education and staff training, sensory
	rooms, sensory maps, and much more.
	And most importantly, recommendations must primarily come from those with lived experience.
	iived experience.
	Ideally it would be about working in partnership with organisations like Hidden
	Disabilities ANZ and the Sunflower scheme, and Aspect's autism friendly team, or even us if we can help by bringing in our community of young autistic people.
	or even as it we can help by bringing in our community or young autistic people.
	I believe a message such as an «Autism Friendly» or «Sensory Friendly
	Northern Beaches» would not only be inclusive for the local community, giving out a message that families with kids, or adults, are welcome, and that
	differences are celebrated.
	It could also help send a message to travellers from around Australia and
	overseas - that Northern Beaches is autism friendly, welcoming a large number
19	of families who might currently not be travelling.  I would strongly recommend and respectfully request that more emphasis be
	included in the DIAP around the less visible aspects of disability in the
	community such as the autism spectrum. Whilst physical disability can be more
	visible in society, mental and cognitive disability is often not as visible for the
	fact that it is internal and not observable. When observed it can unfortunately be misunderstood by those in the community who are less educated or less familiar
	with it. My overall takeout is that the DIAP is too centric to physical disability and
	needs to be more balanced in terms of content to include less visible conditions
	such as autism and neurodiversity.  Awareness of autism and sensory challenges of others requires a community
	(citizens, business, local government) to be more educated on the challenges
	that a society largely structured to accommodate the needs of a majority
	neurotypical population places on the minority of the population who are neuro
	diverse. As a father of 3 young children who have been diagnosed with ASD and have
	sensory challenges, I'm determined to ensure that every opportunity for them to
	be included in the local community and in society is made available to them as
	they grow up. My biggest concerns and frustrations thus far are however issues





	(to the best of my knowledge) that fall under the remit of the state government (schooling and assistance) and federal government (NDIS funding and the bureaucracy underpinning the system) as opposed to the local government. We need to foster greater awareness of autism in our community, educate those less familiar with neurodiversity and proactively advocate for the strengths and capabilities of the neurodiverse population amongst us. More sensory friendly events, facilities, and promotion of disability awareness by the Northern Beaches Council would be great to see.  On a separate note, I was disappointed to only find out about the 2 information sessions (held on 18th and 19th May) just today via Facebook. What information on this was communicated to Northern Beaches residents (mail, email etc) prior to the sessions run last week?
20	it would really help to be able to catch a bus into the city if I ever got a job but it's really confusing and everyone seems in a rush  I know I know people are busy but is it possible to get a guide on how to catch the bus it can be confusing because sometimes I don't stop and now there's on demand which I don't understand  I also raise that to northern beaches is one of the coolest areas but even still
	people can be rude
21	Living in Narrabeen I would like to see a boardwalk going from the rock pool at North Narrabeen to the end of Collaroy as well as along other beaches. We have a beautiful beach. It it is not accessible for people with disabilities to walk along it and enjoy it with ramps to get to the water. This would also allow for healthy exercise for people with prams and elderly to enjoy it together as a community and interaction
22	Footpaths are broken and hard for any wheels to access (Wheelchair, Strollers etc). Would love footpaths and curb "lips" to be a priority. Collaroy is a great source of enjoyment for all abilities.
23	My observation is that there are just so few spots around this wonderful area where it is possible to park and take in the view. There are some, but they are a matter of chance that they are available. Obviously, if you have a mobility limited person in the car, in a situation where it is preferable for them to remain in the car, it would be great to have the availability of (some) reserved parking spots from which there is a view. One example would be the area just along The Serpentine, NW of the Bilogola Lookout, from where there is a great view, and usually, one can park there, but that is a matter of luck,
	Would it be possible to identify some suitable locations where this idea is feasible and could be implemented? It would mean a great deal for those who are effectively limited to being in the car, in terms of promoting their enjoyment of the environment.

## B. Emailed/written submissions

Number	Submission
1	To me, access and inclusion will always be about footpaths that are even and
	wide. It is also about every bus stop having a shelter in place and it being
	connected to a footpath. Furthermore, access means Council considering as
	important, the fixing of footpaths affected by tree roots and other hazards.
	Additionally, it would be appropriate for Council to prioritize potholes on local
	roads. They have become noticeably bigger after the recent rains. Talking of





rains, not all buildings have any shelter in place over entry or exit ramps. This would be an adaptation worthwhile considering and, much welcomed by me.

The Council's key areas of focus have not changed for some time. I do not think Council can do much in relation to employment and certainly, engaging DES providers will guarantee wasted time and money but no jobs. See: <a href="https://engage.dss.gov.au/wp-content/uploads/2016/12/Submission-re-DES.docx">https://engage.dss.gov.au/wp-content/uploads/2016/12/Submission-re-DES.docx</a>. This remains my view of the DES system and the employment figures your disability plan quote have remained stubbornly the same for 20 to 30 years. This report from the NDIA itself (<a href="https://data.ndis.gov.au/media/2815/download?attachment">https://data.ndis.gov.au/media/2815/download?attachment</a>) shows the employment of those with disability is still well below the general population. Just over half of those employed are still in receipt of the Disability Support Pension, or part thereof (including me).

This hardly seems worthy of nine years of the NDIS and billions of dollars, which is the source of my growing frustration, as expressed at: <a href="https://www.aph.gov.au/DocumentStore.ashx?id=e7e5b939-3a5b-4b3d-8a1c-c4cd4c43fd45&subId=720681">https://www.aph.gov.au/DocumentStore.ashx?id=e7e5b939-3a5b-4b3d-8a1c-c4cd4c43fd45&subId=720681</a>. Meanwhile, questions over the integrity and efficacy of NGOs have rolled around for years, yet we keep co-opting these bodies for civic functions at all levels of government – see: <a href="https://www.aph.gov.au">Adam-Johnston-310865.pdf</a> (treasury.gov.au). This should stop. Rather that finding expensive and unsuccessful ways to allegedly 'live' with disability, why not deliver the best form of inclusion there is – a cure. Why not reimagine the proposed Town Centre in Frenchs Forest as a science and technology hub. It is close to the Northern Beaches Hospital and delivers on the mayor's much talked of (by him) but never realised university campus. This would be more useful than another Town Centre. It would also appear to meet an urgent need. As recorded by MSN: <a href="https://missing.in.action:five-issues-the-major-parties-are-avoiding-in-the-2022-federal-election">Missing-in.action: five-issues-the-major-parties-are-avoiding-in-the-2022-federal-election (msn.com)</a>

## Science funding

Australian scientists are calling for more government research funding, which has declined in recent years despite vaccines and treatments for Covid-19 highlighting the key role science plays in tackling global challenges.

The pandemic has brought <u>widespread job insecurity and plummeting</u> <u>morale</u> among Australian researchers. A Morrison government decision in December to veto some funding grants has had a "chilling effect" on academic independence in Australia and made it harder to attract international talent, a <u>Senate inquiry heard in March</u>.

A new position statement released by the Australian Academy of Science (AAS) has criticised the current approach to science funding as "not fit for purpose".

It said: "Today, Australia's science funding system is characterised by a real declining base level of government support for public science agencies and universities."

"Despite one-off funding for research and science during the pandemic, in 2021 the Australian government's investment in science was 0.56% of gross domestic product – which is lower than peer nations – and has declined over the past decade."





	It comes amid criticism by a leading Australian climate scientist that the national science agency, the CSIRO, has turned into a "very extravagant consulting company" under the Coalition.  Prof David Karoly, who worked on four of the six major assessments by the Intergovernmental Panel on Climate Change, told Guardian Australia this week that CSIRO scientists had been barred from speaking publicly about government policy, and that budget cuts had transformed the agency into one reliant on external contracts to survive.  It is difficult to judge the exact situation, or the reliability of this report (sourced from The Guardian). However, I know personally of scientists leaving research positions and losing grant funding. If I want to be cured of my disability and see others healed likewise, writing to consultations like this one is a good place to
	start.
2	I read both the easy read and the full plan, which both seem good, but without enough detail to really know whether it will work.
	It was easy to see that the draft disability action plan addresses many of the concepts needed for people with intellectual and physical disability. However, it wasn't easy to see whether people with psychosocial disability were included in the plan. One example that leads me to think that they were not included was the statement about consultation: "Community survey - An <b>online</b> community survey that was open to all community members from 8 October 2021 - 7 November 2021" and the use of an " <b>online</b> vision board".
	One of the main things for people with severe psychosocial disability is lack of ability to find out about things. They often don't have a smart phone or laptop or any other computer. Their disability often includes difficulty with communication so going to ask a librarian for help to access a public computer is difficult. Is there a way to increase access to local information for people with no private internet, and support them to do this? That way they could be included in the consultation process.
	The plan states on p18 that participants told you that they love "their connection to the community". Now I know there wasn't much consultation with people living with severe psychosocial disability because one of the greatest issues for them is their lack of connection. They become very socially isolated which leads to even greater lack of connection and social exclusion.
	I think the plan is a good start, and shows response to community feedback from those who were able to participate. However, I think it risks missing the mark if it missed out on getting consultation from those people who really need to be included.
	So please, try to ensure that people with severe psychosocial disability and their carers and advocates are included in the consultation process.
3	I have just read the easy to read format of the disability action plan for the next four years. As I wasn't sure how to send a submission, I wanted to email you with a few of my thoughts.





	I have a 25 year old daughter who has an intellectual disability. There are 2 issues that are challenging for us as a family right now. My daughter wants to work during the week and she also wants to move into accommodation with friends. These are common goals for most young adults in their 20's, regardless of ability.
	I am committed to supporting my daughter to achieve these goals and realise that as well as perseverance, we also need to be creative in both areas of seeking employment and housing. Please find below my suggestions for council to consider.
	Our family is part of a group of 9 other families who all have a young adult child with an intellectual disability. The group is called Amaroo and the young adults are friends who have known each other for many years. We have formed a cooperative and are in the process of setting up a website. We have been meeting for about 4 years, with the aim of creating an intentional community where our young adults can move into their own homes, either buying in or on long term leases. We envisage that following the successful creation of Amaroo, other family groups will be able to use the model to form their own intentional communities for their young people.
	With employment, is council able to look at running an awareness campaign targeted at successful businesses in the area that have space and an established market with the aim of encouraging these businesses to employ people with disabilities? For example, Australian Native landscapes in Terrey Hills has a lot of space and a retail nursery right next door, could a covered area be erected where people of all abilities planted seeds, repotted plants, watered, mixed soil etc and the plants could be sold in the nursery? I believe the council also has a nursery in the area, could something like this be set up there? Or at the ecohouse at Kimbriki tip? With councils backing and support from an enthusiastic disability service provider, more jobs can be created so more people with disabilities can have meaningful employment.
	The last two years have taught us all that we need to be flexible, adaptable, proactive and think outside the square. What better way for people living with disability to feel included and part of the community than having a job and a place to call home.
4	Submission received about inclusion in the community, community member requested that this submission not be shared in the public forum.
5	I have a disability but not enough for ndis. Can anyone teach me how to upload images on computer to sell some things and my art? I have many ideas to help others enjoy some creative activities but need folk to help set up and support.
6	I am a carer of a child with a disability.
	I am also a writer, and am doing a lot of work on stories concerning disability at the moment. I noticed part of the plan is to tell the stories of those with a disability and would love to be involved in this. Do you know how I could put my name in the hat, so to speak please?
7	I take 2 wheelchair-using clients to Manly using public transport (Bus). We get the ferry into the city quite regularly. On the way back from Manly to Dee why we sometimes get off at several stops.
<u> </u>	





	wheelchair to get down. This is especially difficult when the boys are in their heavy electric chairs.  For example the stop by North Harbord bowling club and the next stop opposite
	the garage near the Tennis and Squash courts have no possible wheelchair access. It makes it very difficult to get across the road safely.
8	Both my son and I are living with sensory challenges and associated anxiety. We are not alone in our experience of the world as being too noisy, too visually stimulating just to overwhelming for the nervous system. In a modern world that is increasingly filling with noise, visual and other sensory stimulation it is becoming increasingly difficult to access community and be out in the world.
	My comment for the plan is that, while the plan could be applied to sensory related "disabilities", in reality it is probably more focused on other, perhaps more obvious physical disabilities in the way it will be implemented. I say this because even improvements in access for people living with disabilities have resulted in services becoming less accessible for us in many cases. As just one example libraries are physically opening up in design, which may benefit some but are making them noisier (eg: the Forestville library upgrade you can here conversations from the foyer of the community areas as well as the bathroom hand dryers from inside the library), there are screens everywhere (eg: a massive screen in the kids section of Glen Street library), bathrooms have hand dryers and no towels. My son wears earmuffs in the library and that is one of the quieter places in the world.
	So, in general when considering Council plans for a space or event it would be good to consider sensory sensitivities and challenges. Furthermore it would be good to actively pursue the creation of low sensory stimulation spaces and/or times for Council spaces and events etc. Also when conducting your assessments for accessibility, to consider sensory related inputs as part of those assessments.
9	northern beaches Rehabilitation - a specialist private rehab service, we think this initiative is fantastic.
	Practically speaking - our disability clients have an extreme need for aquatic physiotherapy - and our clients and us are having to travel at least an hour to access services with a proper change room or hoist access into a warm water pool. Given the amount of disability services in the area, an upgrade with

specialist input would greatly benefit the northern beaches disability community

Furthermore, ensuring the construction of more disability accommodation in the future years will enable local families to live and continue in their local council areas. A huge amount of acquired injuries occur in the beaches, so water related injuries are common however accessible accommodation is not. Whilst a

large number of group homes exist within the community, more of these accommodations would allow better stratification and matching of people to ensure intellectually disability accommodation is different from physical disability

On the way to Warringah mall there are several stops with no cut out for a



clients.

and ability to access pertinent physical services.



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Given the amazing Sargood and Fighting Chance services, as well as our growing clinic next year, it would be amazing to have council support in exploring better leisure and recreational options within the community including wheelchair sports and facilities with change tables appropriate to wheelchair users. People are flocking to the area without these things in place.

Northern Beaches Council could consider small things that could be quickly and cheaply done to make the everyday lives of disabled and older people easier to navigate our footpaths, public spaces and public transport. These simple things need to be repeated the same every time a piece of infrastructure is installed, repaired or replaced. Cities like Oslo in Norway have reduced their pedestrian fatalities to zero and made navigating the city for their disabled population safer and more accessible by following similar things below: Footpaths: - Footpaths need to be clear of objects like stems and poles to allow easy access. -Wherever possible, move signs onto existing infrastructure or buildings and place away from the road if the footpath is next to the kerb. - Working with other councils to design a pamphlet to show footpath envelope clearances that can be mailed to households with overgrown vegetation blocking footpaths. - Identify noxious weeds like Privet, Africa Olive, Camphor laurel and Lantana that are creating trip hazards along footpaths, and remove them by poisoning around the sap line of the stump. Footpath Ramps: - Wherever possible, install ramps wider than the minimum 1.5m width so that disabled pedestrians do not feel that they have to wait for an able bodied pedestrian to use the ramp. The 1.2m minimum is required if an object like a building is close to a road and does not allow a wider ramp to be built. - At traffic signals, the ramp should be 3.6m wide as per TfNSW's R0300-11 kerb ramp standards. - The wing of the ramp at traffic signals should start at the pedestrian push button to allow the visually impaired and people in wheelchairs or elderly using walking frames easy access to the button and not need to step off the kerb but use the ramp without needing to readjust their position. - At zebra pedestrian crossings, the ramp should be 3.6m wide. - At raised zebra pedestrian crossings, the footpath should be level with the raised crossing with a grill or drain installed over the gutter so visually impaired pedestrians do not walk in the water. Bus Stops: - When upgrading bus stops, make sure the kerb height is 210-230mm (8-9 inches) to allow elderly and less abled passengers easier access. Under the Australian Disability Standards, the minimum height of an existing kerb before it must be jackhammered up and replaced with a higher kerb is 150mm (6 inches). Other councils around Australia and the world are jackhammering up all kerbs at bus stops with a height of 150mm and replacing them with higher kerbs to make buses more accessible for less abled people. - The bus stop 209386 Curban St opp Valley Rd Balgowlah Heights has recently had the curb replaced, creating a trip hazard for disabled passengers getting off the bus due to the kerb being reduced to less than 150mm from the original 210mm. - A large level pad around the bus stop flag should be installed to allow people in wheelchairs to board that bus and read the timetable safely. - Bus stops should be moved to safer locations like after intersections to allow buses to pull into the stop close to the kerb to enable elderly and disabled passengers to exit the rear door safely. Wherever possible, as many objects should be removed from the bus zone area to allow buses to swing into the stop to enable elderly and disabled passengers to board safely. - Brand new bus shelters should not have stairs between the shelter and the bus. - Bus stop seats should be back on the boundary facing the road so that elderly and less able passengers can see the approaching bus and children cannot lean against them close to the road. Pedestrian Crossings: -Pedestrian crossings must have a clear line of sight so that both the pedestrian and driver can see each other. - All trees and shrubs around crossings should





be removed or be extremely low so that drivers can see visually impaired pedestrians, including children, in time to stop safely. - Signage at pedestrian crossings should be simplified as per Australian Standards with only two R3-1 signs in both directions and, if at a raised crossing, a single 25km/h sign under the left R3-1 sign, nearest edge of the sign placed more than 600mm away from the vertical edge of the kerb, so not to be damaged by trucks. - If zig-zag marking or advanced signage is required, then the pedestrian crossing location should be reviewed as zig-zag markings must not be installed at new crossings. - Many brand new crossings around the Northern Beaches do not meet the minimum Australian Standards by only having one R3-1 sign instead of two in each direction. In Oslo, all pedestrian crossings have only two crossing signs in each direction with a clear line of sight so drivers can see visually impaired pedestrians crossing the road. Traffic Signals: - Ask TfNSW to, wherever possible, program pedestrian crossings to be 'Green for Walk' so that pedestrians do not need to press the button. Due to Covid-19 and people being distracted, many pedestrians no longer push the button when they arrive at a crossing, meaning that all other pedestrians, including less-able people, cannot cross. Green for walk is different to 'Auto Introduction', whereas if nobody presses a button and no vehicles are on any other loops, the lights do not continually change. This in no way will slow down vehicles but will improve vehicle flow. - Ask TfNSW to install Pedestrian Countdown Timers at crossings without vehicle conflict to allow pedestrians, especially disabled people, to know how long before the vehicles start to come through the crossing. Currently, disabled and elderly pedestrians that take a little longer to cross the road get anxious nearing the other side even though plenty of time still exists to finish crossing. - Program traffic signals to rest on a pedestrian green man in high pedestrian areas, prioritising people walking. TGSI: Ramps: - TGSI's should be only installed by certified installers who know what they are doing. Many installations direct the visually impaired pedestrian into the middle of the road instead of safely to the ramp on the other side of the road. - At ramps with the correct wings and angles as per TfNSW R0300-11, TGSI should not be installed unless other issues exist. - At ramps that do not meet these standards, TGSI's should be installed 300mm away from the edge of the road perpendicular to the direction of travel. - Install TGSI pavers instead of drilling into pavers/concrete and glueing TGSI buttons to the ground so that they do not perish in the sunlight or dislodge, lasting longer. - Brand new TGSI tiles have recently been installed at the corner of Sydney Rd and Condamine St Balgowlah and placed in the middle of the footpath. The new ramps meet the disability standards, so the TGSI tiles are unnecessary. The location of the tiles in the middle of the footpath indicates to a pedestrian using a cane that a hazard exists on the footpath. - Opposite side of Sydney Rd ramps have been installed between stop lines and pedestrian guidance lines confusing visually impaired pedestrians and vehicles blocking crossing. Navigating Busy Areas - When new footpaths are installed in high pedestrian areas, consider installing guidance TGSI's in the middle of the footpath so that visually impaired pedestrians using a cane do not need to try and navigate around outdoor seating for restaurants and other objects.





## C. Verbal submissions

Number	Submission <sup>4</sup>
1	Struggles with physical accessibility to some areas of the Beaches. Noted in particular that footpath transitions from paved to gravel can make it difficult to use a wheelchair. Hasn't had much to do with Council but other levels of government has found accessing information & forms is overcomplicated. Lack of availability of carers is a problem.
2	Commented that in Beacon Hill there is a lack of footpaths and this impacts mobility issues. Has been in contact with Council to understand how to get footpath installed however details given were complex and difficult to understand. Commented on the benefit of having an Easy Read version of the plan to engage with.

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Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.			









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#### 5

## **Executive Summary**

Resilience is a concept that epitomises the times in which we live. The storms of 2016, 2020 and 2021, Black Summer bushfires of 2019/20, and particularly the COVID-19 pandemic are strong reminders of how our lives can be turned upside down at any given moment. They highlight the need to prepare ourselves mentally and physically to put us on the front foot to meet these challenges.

While our stunning bushland, lagoons and coastline provide our community with boundless opportunities to connect with nature, it also presents us with several challenges. Over 19,000 properties are classified as bush fire prone, 22,000 flood prone, 63,000 properties at being of moderate to high-risk landslip potential, 270 properties affected by coastal erosion, and a further 4,400 associated with estuarine inundation. In addition, some of our communities such as the Offshore Communities within Pittwater, Duffys Forest, Cottage Point, and Ingleside have an increased risk due to their proximity to large areas of bushland, in combination with their geographical isolation affecting their ability to evacuate during an emergency.

Pressures from climate change, population growth and increased property values will drive increased exposure to our entire community, from a safety, wellbeing, and financial perspective unless we take active steps to limit these risks.

Furthermore, the Northern Beaches community expressed high levels of concern about housing affordability, climate change, environmental degradation and mental health, citing low levels of preparedness to these challenges.

The complexity and interconnectedness of these future challenges demands a holistic and collaborative approach that puts resilience front and centre of what we do as individuals, local neighbourhoods and as a broader community. Resilience is not a given; nor is it something we are born

with or born into. It is a conscious practice and deliberate effort to be aware of threats and vulnerabilities, find ways to prepare for different scenarios, and manage and recover from impacts from shocks and stresses.

The Strategy is informed by our ongoing collaboration with the Resilient Sydney Network, and scientific evidence spanning regional, state and local plans. Local knowledge and the lived experiences of more than 1,300 community members who contributed their time and insights to the development of this Strategy played an equally important role.

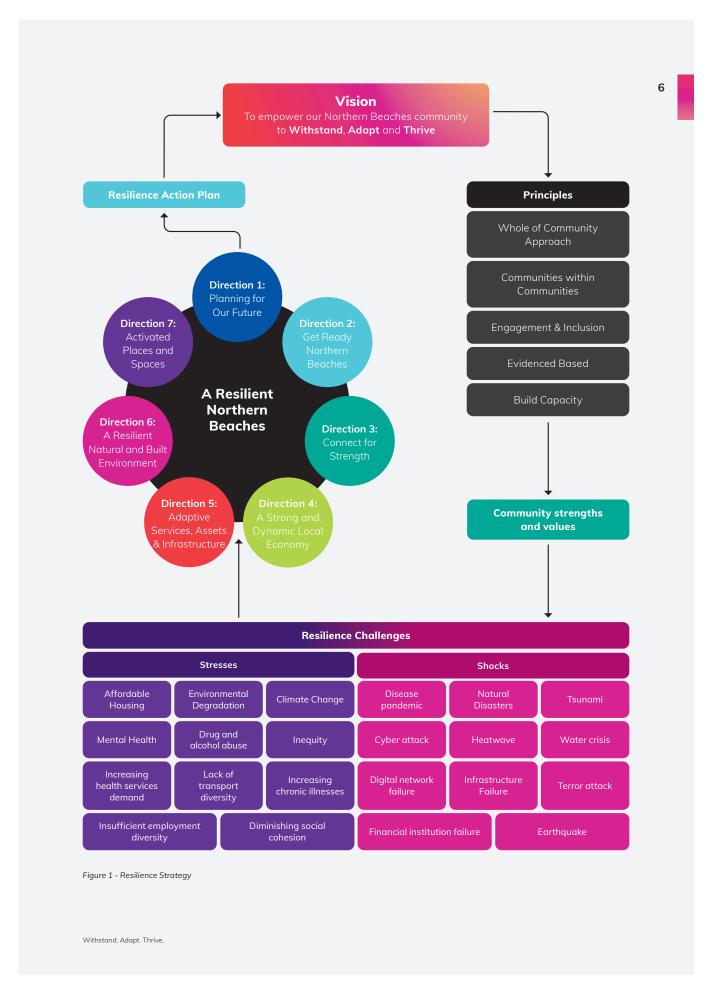
The Strategy establishes seven Strategic
Directions to address these shocks and
stresses and support a more resilient Northern
Beaches. The Strategic Directions identify key
priorities and actions and creates a platform
for collaboration and partnerships between
the community, businesses, government
agencies and non-government organisations.
A Resilience Action Plan will articulate the
full range resilience actions including their
timeframes for delivery and key partners.

The priorities and recommendations focus on:

- building the self-sufficiency and capacity of our community
- capitalising on our strengths as a connected community
- providing support mechanisms that harness on our willingness to learn and adapt
- increasing awareness of current and emerging challenges, and
- implementing a range of mitigative and adaptive measures

The purpose of this Strategy is to outline our vision for a resilient Northern Beaches and provide a shared reference for collaborative action.







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The Strategy summarises key challenges ahead for the Northern Beaches community. It assesses the risks associated with shocks and stresses that threaten the wellbeing of our community.

#### Shocks

Any sudden, intense, short-term events that significantly impact our community.



Bushfires



Digital network failure



Terror attacks



Storms (including floods, coastal erosion and inundation)



Financial institutional failure



Tsunamis



Heatwaves



Water crisis



Earthquake



Disease pandemic



Cyber attacks



Utilities and infrastructure failure



Landslides

#### Strocco

Systemic, interconnected and complex issues that impact our community on a daily or cyclical basis.



Housing Affordability



Drug and alcohol abuse



Lack of transport diversity



Climate Change



Employment diversity



Increasing Health Service Demand



Environmental degradation



Social cohesion



Mental health



Inequity



Mayor's Message





It's been five years since we developed our shared vision for the whole of the Northern Beaches to be a

"safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment" (Community Strategic Plan - Shape 2028).

This overarching vision for the whole Northern Beaches holds truer than ever. In a world that can seem out of balance and holds some uncertainty, we strive to feel secure and safe. In the five years since we developed our first Community Strategic Plan (2018a), we have experienced storms, fires, floods, landsides and a pandemic. A lot has happened, and it is now time to pause and reflect on what we need to do in the future to stay safe and to thrive as a community. We need a specific vision and clear direction for becoming more resilient.

For me personally, if there is one thing that stands out it's the Northern Beaches lockdown. The Christmas of 2020 was spent in close quarters unable to gather with friends and family and future freedoms felt a long way off. Yet there was a strong sense of community with everyone pulling together and doing their bit to support each other and our local businesses. Our community developed a renewed gratitude for our special places - the beaches, bushland and open spaces that enabled us to reconnect with each other and our environment.

It is this community spirit we want to tap into when we look at ways to improve our collective resilience. We need a whole of community and government approach, one that looks at the big picture to enable us to tackle the complexity and urgency of future challenges, such as housing affordability, climate change, environmental degradation, mental health and natural hazards

This Strategy puts resilience - our adaptive capacity to deal with shocks and stresses - front and centre of our planning work. This is about being aware of what's on the horizon, building on our strengths and addressing our vulnerabilities, to work together to ensure everyone is safe and given opportunities to thrive.

We are not unprepared. We already have plans in place that provide evidence-based strategies for protecting our environment, dealing with climate change, enhancing our social sustainability, and planning for our urban centres. This Resilience Strategy builds on our existing planning work in providing a shared reference for collaboration and a concise roadmap for protecting lives and properties, adapting to a changing climate, and thriving as a community in this special place.

Michael Regan

Michel Ky

Mayor



# Part A

Introduction

"Building resilience must start at the grassroots level - building resilience in our local communities, our ability to withstand, prepare for and rebound after disruptions is really important"

Shane Fitzsimmons - Commissioner of Resilience NSW

**About this Strategy** 

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#### Purpose

The purpose of this Strategy is to outline a vision for a resilient Northern Beaches and provide a shared reference for collaborative action. Resilience planning needs to happen on different levels and across a broad spectrum of our community. This Strategy includes a framework that brings together a wide range of stakeholders and specific plans intending to boost the collective capacity of the Northern Beaches to Withstand, Adapt, and Thrive in uncertain and challenging times.

Taking a proactive resilience approach means our community has the best opportunity to implement a range of mitigative, adaptive and transformative options that allow them to face current and future challenges with confidence.

#### How this Strategy was developed

More than 1,300 people have contributed to developing the Resilience Strategy through three stages of community and stakeholder engagement.

The Strategy has come together through a combination of research, analysis and extensive engagement with the community and stakeholders as illustrated below Figure 2. The Strategy has also benefited from the community engagement findings from a range of other strategies including Better Together 2040 - Social Sustainability Strategy and Protect. Create. Live - Northern Beaches Environment and Climate Change Strategy 2040.

The Strategy identifies critical risks associated with the shocks and stresses that threaten the wellbeing of our community. The seven Strategic Directions and supporting key priorities and actions will help the Northern Beaches community to withstand, adapt and thrive.







# **Engagement activities**

Figure 3 presents the broad range of engagement undertaken that has enabled an in depth understanding of our strengths, vulnerabilities and where we need to prioritise our actions, all of which has shaped this Strategy.

To ensure successful execution of key recommendations, additional community engagement take place during the implementation phase.

	Inform		Consult		Involve	Collab	Collaborate	
Objective	Create awareness and interest to encourage participation in engagement activities.		To gain an in depth understanding of our community's values, concerns, strengths, vulnerabilities and perceptions of resilience.		Deep exploration of the community's behaviourd responses to the challenges they face.	I represen identify ke generate shape the	Engage with community representatives to identify key priorities, generate ideas and shape the strategic directions.	
Activities	Social Email Media	Present- ations	Surveys	Youth Poster	888 Focus Groups	Ç. Wor	ΙΩΩ kshops	
Results	Your Say webpage 2227 visits  Council eNewsletter 150,000 reach 530 page views  Community Engagement newsletter 22,000 reach Social media 150,000 reach 198 clicks  Youth Face to Face sessions 4 sessions 200+ attendees 6 Strategic Reference Groups briefings		602 internet survey responses 401 telephone survey responses 288 youth survey responses		3 community focus groups (including representation of priority populations) 1 business focus group	Group  all-in w  Represe from all 6  Referenc  1 Councillo  10+ works	Strategic Reference Group (SRG) all-in workshop Representation from all 6 Strategic Reference Groups 1 Councillor workshop 10+ workshops with internal stakeholders	
Outcome of engagement			Knowledge		Deep Understanding	- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Strategic Directions	

## Delivering on our vision

12

Our vision is to:

# Empower our Northern Beaches community to withstand, adapt and thrive.

The Strategy has strong links with all of Council's strategic documents, therefore it is necessary to embed resilience as core principle across the full spectrum of Council's strategic and operational activities. The Strategy will be implemented in tandem with a range of key strategies and plans with progress monitored through the Integrated Planning and Reporting Framework (IP&R), as shown in Figure 4.

This Strategy establishes seven Strategic
Directions towards achieving this vision
in building the coping, adaptive and
transformative capacity across all levels of our
community, from individuals, to neighbourhood,
to businesses and the broader community.

Each Strategic Direction identifies:

- outcomes we seek
- a description of resilience challenges and opportunities, and
- key priorities and actions.

A Resilience Action Plan will be developed to further articulate the full range of resilience actions and be implemented in close collaboration with our community and partners. We acknowledge that some of the challenges ahead are 'wicked problems' with global and national influence that cannot be solved 'head-on' or in isolation.

The Chief Executive Officer will oversee the Resilience Strategy, and it will be reviewed in line with Council's four-yearly Delivery Program cycle. Public updates on progress of actions will be provided as part of Council's annual reporting program.





# 13 Strategic alignment

This Strategy supports and complements priorities and actions within a range of global, national, state, regional and local frameworks; however, is tailored to reflect the unique needs of our local community.

As organisations, business and the community develop a greater understanding of their collective and shared responsibility for community resilience, plans and policies will mature to reflect new knowledge.

## Global









## National









# Regional











## Local































Guiding principles 14

The following principles have guided the development of the Strategy and will continue to provide a solid foundation for future engagement activities and decision making during implementation. The core principles include:



## Whole of Community Approach

Everyone in our community has a shared and collective responsibility, requiring a whole of community approach involving individuals, households, communities, service providers, businesses as well as infrastructure providers and governments.



#### **Communities within Communities**

The Northern Beaches community is made up of many layers and smaller communities influenced by their social and geographical settings, each with their own unique set of strengths, vulnerabilities, and evolving levels of resilience.



#### **Engagement & Inclusion**

Everyone should have equitable opportunities to genuinely participate in decisions which affect their lives. Equal rights should be established and promoted, with opportunities for all people.



## **Evidenced Based**

There will be a focus on using the most current evidence to respond effectively to the priorities of this Strategy. Best practice models, where available, will be identified for implementation. Where these are not available, new innovative actions will be developed with rigorous evaluation to strengthen the evidence base.



## **Build Capacity**

The strategy implementation will aim to ensure the best conditions are created for success in achieving effective resilience outcomes for the community. Capacity building activities will be led and supported by collaboration between the community, stakeholders and Council. Collaboration will ensure any initiatives build on existing community strengths and reflect the local context.

Figure 5 - Resilience Strategy guiding principles



# Part B

Our Community and Resilience

"The capacity of individuals, communities, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks the experience."

Definition of resilience - Resilient Cities Network

## What does a resilient community look like?

16



#### Our definition of resilience

The capacity to deal with acute shocks and chronic stresses requires action at all levels of society from individuals to the collective and broader community. When we asked our community, what resilience means to them, they described it as: "stepping up", "bouncing back", "ability to keep going", "persistence" (Focus Groups, May 2021). The engagement also showed that some community members view resilience as a reactive response rather than something we can continually work towards.

This Strategy seeks to reinforce the importance of proactive action in an evolving process of adapting to new and emerging challenges, "rather than simply return to the status-quo" (Skerrat, 2013, p. 26).

For this Strategy we have adopted the Resilient Cities Network definition of resilience (left) as it resonates with agencies, business groups and communities.

Resilience in this sense, means having a keen awareness of our strengths, and vulnerabilities and understanding the shocks and stresses that threaten the values and wellbeing of our community. It also means having robust structures, plans and supporting measures (capacity) to deal with these vulnerabilities in the face of hardship.

To build and maintain resilience, the Northern Beaches community must:

- 1. Understand its vulnerabilities
- 2. Harness its strengths to overcome resilience challenges
- 3. Monitor and manage critical issues (shocks and stresses)
- 4. Develop its capacity to:
  - Withstand

Acknowledge that shocks and stresses will continue to occur, and that it will be necessary for our community to build self-sufficiency and take protective action to limit their impact. Often referred to as coping or absorptive capacity.

## Adapt

Make intentional and incremental adjustments in anticipation of, or in response to change, in ways that create more flexibility in the future. Often referred to as adaptive capacity.

## Thrive

Our community is empowered to make intentional change to overcome significant challenges to achieve an improved state of wellbeing. Often referred to transformative capacity.

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#### Characteristics of a resilient community

A resilient community is one that is selfsufficient, they are able to support each other to prepare, act, respond and recover from challenges both individually and collectively. The Resilient Cities Framework identifies the critical characteristics of a resilient community include:

- Integrated there is consistency in decision-making that ensures all investments achieve a common outcome.
- Flexible the community can change, evolve and adapt in response to changing circumstances.
- Reflective we have mechanisms to continuously learn from their past experiences and modify standards or norms based on emerging evidence.
- Robust assets and infrastructure can withstand the impacts of hazard events without significant damage or loss of

- function. There is sufficient investment in critical systems and infrastructure to minimise impacts. Over-reliance on a single asset, cascading failure and design thresholds that might lead to catastrophic collapse if exceeded are actively avoided.
- Resourceful the community can rapidly find different ways to meet their needs during a shock or when under stress.
   This may include investing in capacity to anticipate future conditions, set priorities, and respond, for example, by mobilising and coordinating wider human, financial and physical resources.
- Redundant there is spare capacity purposely created within systems so that they can accommodate disruption, extreme pressures or surges in demand. It includes diversity: the presence of multiple ways to achieve a given need or fulfil a particular function.



 Inclusive - there is consultation and engagement with communities, including the most vulnerable groups.
 An inclusive approach contributes to a sense of shared ownership or a joint vision to build community resilience.

#### Human behaviour and resilience

Understanding human behaviours in how we respond to the shocks and stresses that we face, helps us implement any planned actions and build resilience effectively. Through review of current literature and engaging with our communities several key influences were identified that impact on the effectiveness of resilience initiatives and presented in Appendix B.

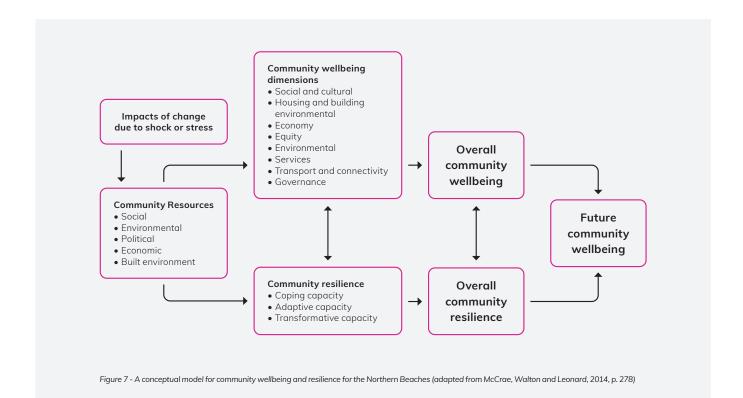
## Relationship to community wellbeing

The concepts of community wellbeing and resilience are intrinsically linked.

Community resilience -is a process of anticipating change and responding in a way that maintains or enhances community wellbeing (McCrae et al, 2014). It's an ever-evolving process and characterised as an act of doing.

Wellbeing on the other hand is a state of being, at a moment in time. and is often the focus of resilience actions (Norris et al., 2008)

Figure 7 below describes the relationship of both community wellbeing and resilience and how it influences future community wellbeing.

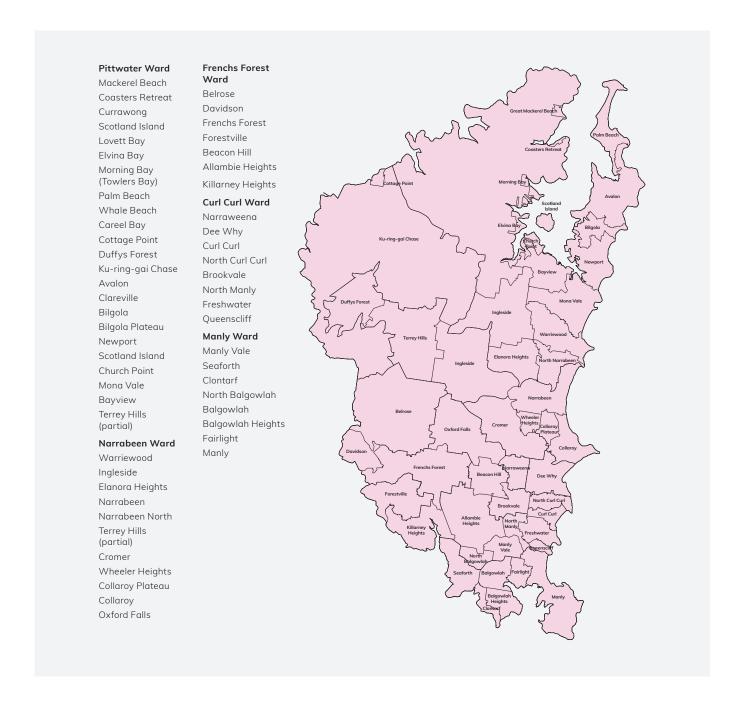






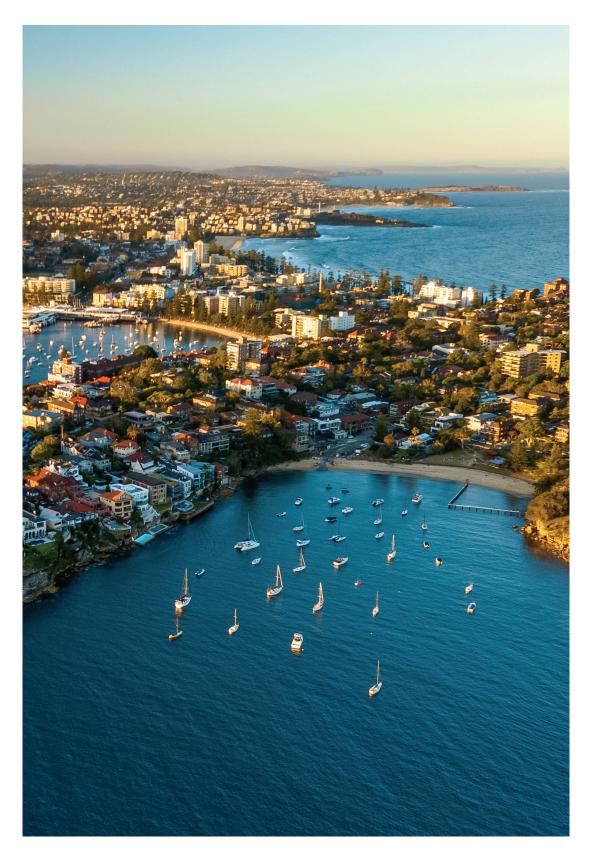
# A snapshot of our community

The Northern Beaches encompasses an area of 254km², stretching from its southern border at Sydney Harbour to Broken Bay and Pittwater to the north and Middle Harbour and Cowan Creek to the west.









Withstand. Adapt. Thrive.



# 21 Our Community

# Where we come from



**272,184** population



**+31,816** residents by 2036 (3% of Greater Sydney's growth)



**304,000** residents by 2036

# Where we come from



28.8% Northern Beaches residents born overseas

**36.7%**Greater Sydney residents born overseas

# For those born overseas



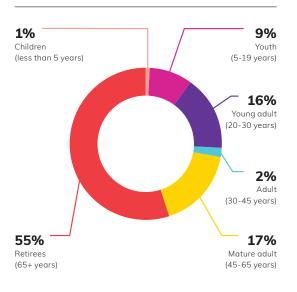




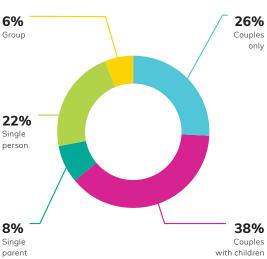
three highest countries of birthplace are:

United Kingdom, New Zealand and China

# Population growth by age



# Household composition



# Environment



114km² national parks



80km coastline



254km² total area



**1,460** native plant species



 $540\,$  native animal species

**19,000** bush fire affected properties



**20,000** flood affected properties



**63,000** properties affected by moderate to high-risk landslip potential



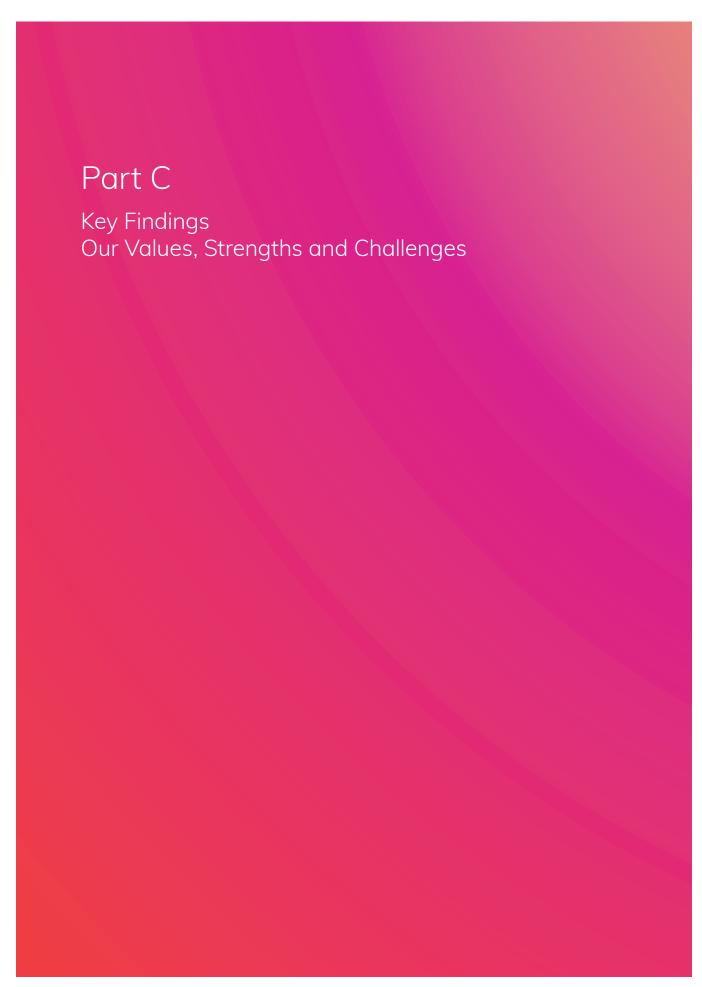
**270** properties affected by coastal erosion



**4,400** associated with estuarine inundation

# Economy Our labour force Top 5 professions **82,700** jobs **3.5%** unemployment rate Managers **32,700** businesses 66.2% participation Professionals **130,000** employed Community and personal 52% live and work locally service workers Jobs by industry Technicians and trades workers Clerical and administrative workers 15% 23% Industrial Health and education Commuting to work **60%** drive **17.6%** transport 7.1% work from home **3.4%** walk 24% 38% Knowledge-intensive Population-serving **1%** cycle Let's talk money Rent vs own \$2,173 \$1,745 Northern Beaches Greater Sydney weekly median weekly median income income **67%** own \$2.1m+ median house price 25% rent \$895 \$520 5.9% 11.8% Northern Beaches Greater Sydney Northern Beaches Greater Sydney average rental average rental experiencing experiencing 8% other/not stated cost cost housing stress housing stress





# Our values, strengths and challenges

24

The resilience of our community is defined by its strengths and our ability to overcome challenges and vulnerabilities.

Northern Beaches is blessed with vast bushland areas, an iconic coastline, and waterways that are deeply valued by the community and support our wellbeing. While recent experiences such as the pandemic, highlight the importance of the natural environment and open space to our capacity to thrive, it also exposes us to some natural hazards especially floods, bush fires, coastal erosion and landslides.

# Our values

We asked our community what they value about the Northern Beaches, and this is important as many shocks and stresses threatened these values.

# Our community values:

- a distinct sense of place and identity
- the geographic isolation, however we are still able to access world class services, facilities and amenities
- unfettered access to nature and the abundance of space

- a very high level of self-sufficiency
- the sense of community and laid-back lifestyle

## For our business owners:

 Work-life balance - they cite that having a business on the Northern Beaches is not easy, primarily due to transport constraints in and out of the area. However, they are willing to make sacrifices to maintain their lifestyles.

# Our strengths

Respondents to our Resilience Survey highlighted some key strengths which are outlined in Figure 8. These findings were reiterated by participants of our community focus groups, who reflected on our community possessing:

- a very strong attachment to the area
- a well-connected community
- a high level of self-sufficiency
- access to services that support our community
- a willingness to learn how to be more resilient



# High quality of life

71% rate their quality of life as very good or excellent 1% only rate their quality of life poor or very poor.



# Community support

52% said we are a well-connected community, coordinated and support each other in times of need. 30% stating we are doing well, but

can improve.



# Support networks

66% would turn to a neighbour in a time of crisis 89% would turn to a family member, professional service, or friend.



# Community preparedness

81% are prepared to make changes in order to be more prepared 71% said that our local emergency services are capable and resourced adequately.

Figure 8 - Community Strengths (Phone survey n=401)

The Australian Disaster Resilience Index (Parson et al, 2020), provides a snapshot of the disaster resilience and capacities of communities across Australia. According to this index the Northern Beaches possess an "enhanced capacity" to use available resources to cope with adverse events, and can adjust to change through learning, adaptation and transformation.

These strengths have played a vital role in the way we have managed the numerous shocks and stresses we have faced over the years and will be at the heart of future initiatives to enhance and build our resilience.

# Our resilience challenges - shocks and stresses

We surveyed over 1000 residents to understand the greatest shocks and stresses affecting our community. We ask them to identify their:

- Level of concern for each shock and stress, and
- Perceived level of preparedness as a community

While community concerns suggested moderate levels of awareness and preparedness for shock events, concerns over chronic stresses such as housing affordability, mental illness, climate change, environmental degradation and transport were dominate themes. There was a general appreciation for the high quality of life the Northern Beaches offers however, there were also deep concerns about the wellbeing of our community and the environment in face of increasing pressures of life.

Housing affordability is also one of our key challenges for many in our community, as it is critical to our ability to retain a diverse population and attract and retain key workers, young families and youth in the area. For example, we all experienced first-hand during the pandemic how important

essential workers such as nurses, teachers, health care workers and cleaners are critical to the health and wellbeing of our community, however affordable housing options for essential workers is limited.

### Local shocks

When shock events occur such as storms, floods, bush fires, heatwaves, disease pandemics, terrorism and cyber-attacks, there is a significant acceleration in the demand for services and information, often as a matter of extreme urgency.

The information below provides a general characterisation of risk across the LGA. It is important to note that some communities are likely to have a higher or lower risk depending on their exposure to a particular shock.

Results of the community survey showed that for acute shocks (Figure 9):

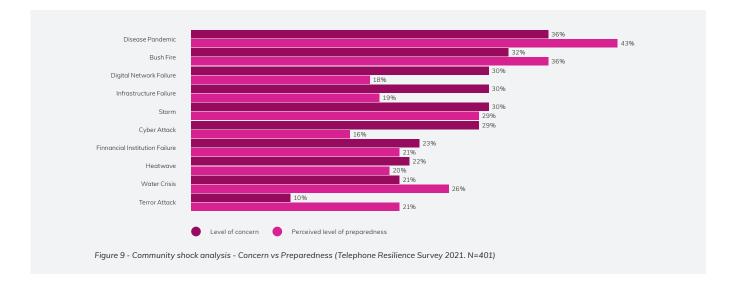
The highest levels of concern were for:

- 1. Disease (pandemic)
- 2. Bush fires
- 3. Storms, cyber-attack, digital network failure, infrastructure failure

The highest perceived level of preparedness were for:

- 1. Disease (pandemic)
- 2. Bush fires
- 3. Storms

Whilst the engagement showed moderate levels of preparedness, there remains a large proportion of the community that is not adequately prepared for shocks as represented in Figure 10.

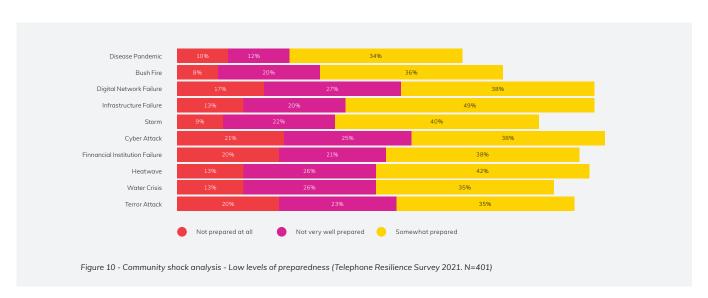


The lowest levels of preparedness, in addition to the greatest gap between levels of concern and low levels of preparedness were for:

- Cyber attack
- Digital network failure
- Infrastructure failure

This may be an indication of the lack of a clear authority and who has primary

responsibility to respond to such shock events, given the varying ownership arrangements of digital network systems and critical infrastructure. In comparison to events such as bush fire and storms which illustrate higher levels of preparedness, which possess a clearly identifiable emergency service to manage these situations.





# Local shocks risk assessment

Table 1 represents the specific shocks affecting the Northern Beaches using a likelihood and consequence analysis from a range of data sources including the Northern Beaches Local Emergency Management Plan and Council's Enterprise Risk Framework. It's important to note that some risks may

possess a lower residual risk based on existing mitigation activities. Conversely some locations, communities and socio-demographic groups may possess a higher (or lower risk) depending on their potential exposure.

	Shock	Likelihood	Consequence	Overall Risk	Areas with highest risk
	Disease Pandemic	Unlikely	Major <sup>1</sup>	High <sup>1</sup>	Whole of community
(A)	Bush Fire	Likely	Major	Extreme	Duffys Forest, Terrey Hills, Ingleside, Narrabeen, Cromer, Cottage Point, Belrose and Oxford Falls and the offshore communities of Pittwater Refer Northern Beaches Terregency Preventeeness
					webpage for information on bush fire  Mona Vale, Avalon, Newport, Brookvale, Beacon
	Flood	Possible	Major	High	Hill, Forestville, Davidson and Belrose Narrabeen Lagoon, South Creek (including Cromer), Dee Why Lagoon, Curl Curl Lagoon, and Manly Lagoon
					Refer Northern Beaches Emergency Preparedness webpage for information on flood risks
^	Storm				Whole of community
	(inc. coastal erosion and inundation)	Likely	Moderate	High	Refer Northern Beaches Emergency Preparedness webpage for information on coastal erosion and inundation.
	Digital Network Failure	Possible	Moderate	High	Whole of community
	Infrastructure Failure	Possible	Moderate	High	Whole of community
	Cyber Attack	Possible	Major²	High²	Whole of community
	Financial Institution Failure	•	Variable	•	Whole of community
	Heatwave	Likely	Major	Extreme	Whole of community, particularly the elderly and young children
	Water Crisis	Possible	Moderate	High	Whole of community
	Terror Attack	Probable <sup>3</sup>	Not rated	Not rated	Whole of community
	Landslide/ Rockfall	Possible	Moderate	High	Communities within Existing or old landslide areas, at the or on the top or base of slopes, within or at the base of drainage hollows, any sloping ground in an area known to have a landslide problem
	Tsunami	Unlikely	Major	Medium	Coastal communities below 10m AHD within 1km of the coast. Refer to Figure 26 NSW SES Tsunami Evacuation Area
	Earthquake	Possible	Moderate	High	Whole of community

Table 1 - Risk assessment of shock events for the Northern Beaches

 $<sup>^{\</sup>rm 1}$  Northern Beaches emergency risk assessment undertaken prior to COVID-19 pandemic

<sup>&</sup>lt;sup>2</sup> Cyber-attack risk assessment taken from Council's Risk Management Framework <sup>3</sup> Current Terror Alert Level as of December 2021 (Source: NSW Police)

# **Local stresses**

Stresses are the slow burn issues which are systemic, interconnected and complex in nature that weaken the fabric of our community on a daily or cyclical basis. They have the potential to erode the identity, values and lifestyle that our community treasures.

The issues themselves, and responses to them, are more complex and less tangible than shocks.

The community survey showed that for chronic stresses, the highest levels of community concern were as follows. (Figure 11).

These results were consistent with the findings of the youth survey:

- 1. Housing affordability
- 2. Climate change and environmental degradation (equal second rating)
- 3. Mental health

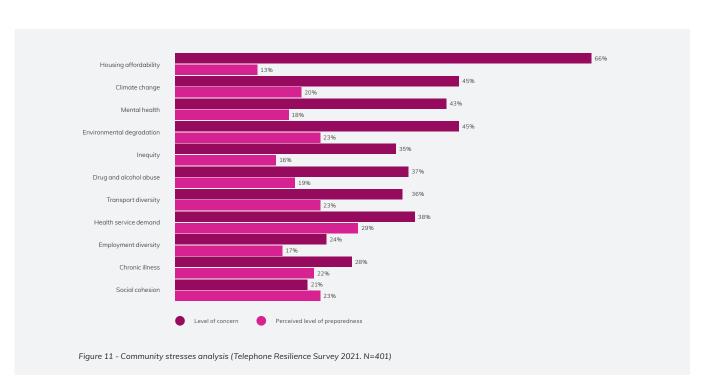
The lowest perceived levels of preparedness were for:

- 1. Housing affordability
- 2. Inequity
- 3. Employment diversity

"A natural disaster is just something that people can understand, you can prepare, it's something about nature you accept it, but with social ones there's something scary about that it creeps up on you and undermines your own individual power or your own freedom"

(SRG Workshop participant)





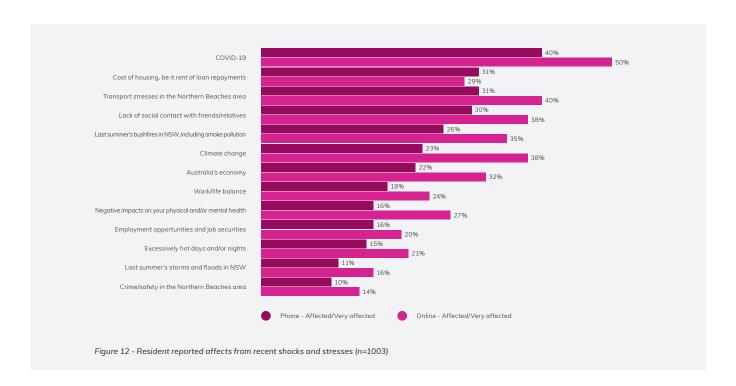
# Effects of recent shocks and stresses

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We also asked the community about effects of recent events on their quality of life. There is a strong correlation between the top three shocks and stresses (Figure 9 and Figure 11) and the recent events that have impacted on residents (Figure 12). Figure 12 shows the events with more than 25% of people registering as being affected or very affected are:

- COVID-19
- Cost of housing
- Transport
- Lack of social contact (likely as a result of COVID-19)
- Bush fires





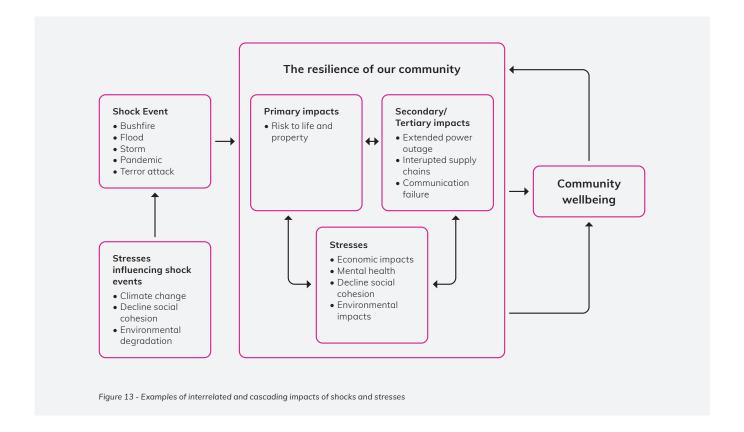


# Inter-relationship and cascading effects of shock events and stresses

There is an intrinsic relationship between the cascading impacts of shock events and stresses and the effect they collectively have on community wellbeing. Figure 13 illustrates this synergy whereby significant shock events such as a pandemic, a bush fire or earthquake have the potential to have long-lasting effects on the community well after the impacts of the event have subsided.

It may also be the case that the secondary and tertiary impacts possess a greater effect on community wellbeing than the initial event itself.

This highlights the need to understand the association of impacts relating to a shock event, particularly those that have long-term impacts on community wellbeing.





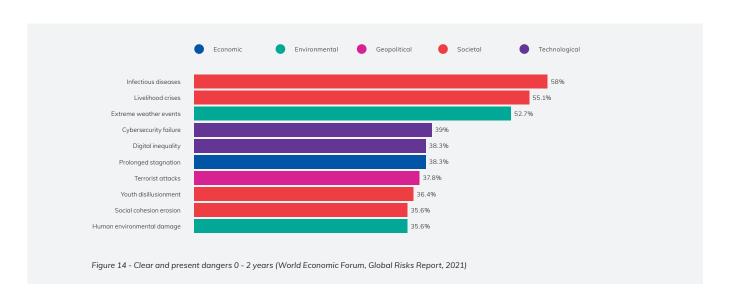


Withstand. Adapt. Thrive.



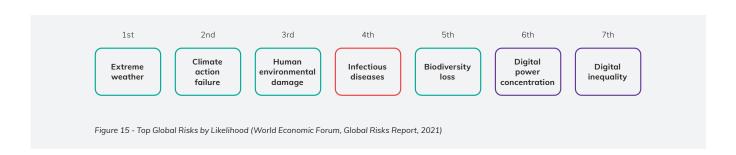
# Emerging risks and resilience challenges - A global and regional perspective

The Northern Beaches community is influenced by many regional and global challenges. The 2021 Global Risks Report describes the clear and present dangers the world is likely to face within the next two years (Figure 14).



In terms of global risks by likelihood and by impact, extreme weather has dominated the

primary risk by likelihood over the past four years as shown in Figure 15.

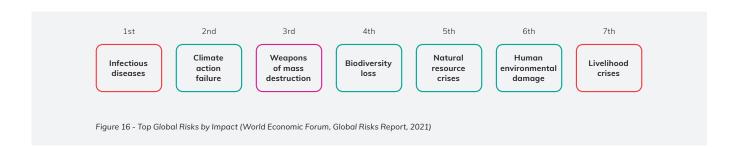


Whilst Figure 16 illustrates infectious diseases as the highest risk by impact, which is understandable given recent events, interestingly it has only featured

on one other occasion since 2012. This occurred in 2015 which coincided with the Zika virus outbreak, highlighting how quickly the global risk landscape evolves.

There is strong consensus between this global risk assessment and concerns relating to shock and stresses affecting

the Northern Beaches obtained through the engagement with our community during the development of this strategy.



From a regional perspective, Resilient Sydney Strategy (2018) identified a range of megatrends anticipated to have the most influence in shaping Sydney's resilience over the next 30 years. These emerging trends include:

- continued pressure on housing affordability and diversity of housing supply
- increased rate and distribution of chronic illnesses
- increased interdependencies with global supply chains
- increase in domestic and drug-related crime

- increased cultural diversity and distribution of population
- unequal access to multimodal transport options
- increased reliance on digital solutions
- Increase in global temperatures and rising sea levels
- Increased focus on metropolitan scale governance
- Short-term political cycles and fragmented governance of the metropolitan city.

# Critical assets, infrastructure & supply chains



Critical assets, infrastructure and supply chains support our everyday lives such as energy, food, water, transport, communications, health and banking and finance. Secure and resilient infrastructure and supply chains support productive communities and help to drive the business activity that underpins economic growth. A disruption to these systems could have serious implications for business, governments and the community, impacting supply security and service continuity.

The vulnerability of our infrastructure systems and services is influenced by:

- high levels of dependency and growing system interconnectedness
- just-in-time supply, low levels of storage, centralised distributions
- single sources or lines of supply and few alternative sources
- dependence on imports to meet demand (e.g. food, fuel)
- high expectations of continuous ongoing supply

- low tolerance for loss and disruption
- complex supply chains involving multiple entities at local, regional, national and international scales (Resilient Sydney, 2018)

# Critical infrastructure

The 100 Resilient Cities process identified the critical city assets and infrastructure of Sydney as:

- 1. Health infrastructure increased demand from ageing and growing population
- 2. Wastewater and stormwater capacity constraints and ageing network polluting the city's waterways
- 3. Commercial buildings and structures interdependencies with city systems
- 4. Communication networks criticality of information technology services
- 5. Energy network strong interdependency for a reliable supply
- 6. Water supply limited diversity and availability during droughts.

From a Northern Beaches perspective,
Figure 17 below represents a range of critical

assets and infrastructure that supports the very basic needs of our community.

Regional roads	Mona Vale Road, Wakehurst Parkway, Forestway, Warringah Road, Pittwater Road, Condamine St/ Burnt Bridge Creek Deviation, Barrenjoey Road	
Local roads	distributed across the local government area	
Telecommunications infrastructure	distributed across the local government area	
Educational facilities	all schools and tertiary education facilities within the local government area	
Electricity infrastructure	distributed across the local government area	
Health facilities	Mona Vale and Frenchs Forest Hospitals	
Waste management facilities	Kimbriki Resource Recovery Centre, Belrose Resource Recovery Centre	
Wastewater treatment facilities	North Head and Warriewood treatment facilities	
Water supply and treatment facilities	distributed across the local government area	
Stormwater infrastructure	distributed across the local government area	
Bridges servicing regional roads	Spit, Roseville & Narrabeen Bridges	
Public wharves & jetties for transport purposes	major/critical transport routes - Manly Wharf, Palm Beach Wharf, Offshore Community Wharves	
Fuel	distributed across the local government area	
Supermarkets	distributed across the local government area	

Figure 17 - Critical Infrastructure supporting the Northern Beaches community

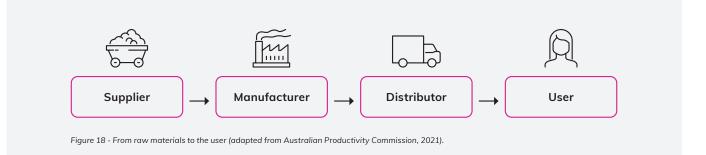
In addition to the above, there is a range of important assets and infrastructure that supports the wellbeing of our community including:

- Paths and walkways
- Sporting and recreational facilities
- Community and cultural facilities and amenities
- Parks, reserves and community gardens
- Public wharves and jetties for recreation use.

# Supply chains

Supply chains are the processes and support networks that process raw materials into goods that are delivered to users, whether they

be industries or consumers and often rely on a combination of local, national and international supply chains (refer Figure 18).



Supply chains are potentially exposed to a range of shocks and stresses that can affect our local community and economy, including:

- geopolitical shocks, such as a trade war that might affect regional or global trade, such as a fuel supply shortage
- environmental shocks, such as the 2019-2020 bush fires in Australia that affected transport and communication
- economic shocks, such as the 1973 oil crisis that changed how firms and households use energy
- societal shocks, such as recent labour disputes or the COVID-19 pandemic that affect labour supply and demand, especially in tourism and hospitality sector reliant on international skills and students
- infrastructure related shocks such as disruptions at a port or along a road
- technological related such as cyberattacks

The COVID-19 pandemic has highlighted the fragility of our collective dependency on national and international supply chains. There were immediate impacts on logistics and transport, as well as panic buying and a number of economies placing

export restrictions on some essential goods (Australian Productivity Commission, 2021).

The Northern Beaches community have a high dependency on critical supply chains:

- High levels of food importation as a result of low levels of local food production.
- Wholesale trade and manufacturing industries are the two largest export industries contributing 18% and 33% respectively to our local economy, with manufacturing contributing 16% to the NSW economy.
- High levels of importation of goods and services from global suppliers with manufacturing being the largest total imports by industry, accounting for 30% of the Northern Beaches economy, generating \$4,455 million in 2019/20 (.idcommunity, 2021).

Whilst supply chain vulnerability is heavily influenced by national and international forces, it is important for Northern Beaches businesses to be aware of and understand supply chain vulnerabilities and develop strategies to reduce these risks.

# Interdependency and interconnectedness of infrastructure systems and supply chains

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The infrastructure and supply chains that supports our everyday lives is an intricate web of assets and systems that are interconnected and rely on each other for continued service provision. Disruptions to one or more parts of a system, particularly as a result of natural disasters can trigger cascading effects, particularly within highly integrated systems.

They can expose vulnerabilities and

inequities throughout society - particularly if disrupted for extended periods (National Resilience Taskforce, 2018).

Figure 19 highlights the complex nature and interdependency of critical systems, services and infrastructure. This emphasises the need to promote resilience across the entire system, network or supply chain and not simply focus on single elements in isolation to remainder of the system.

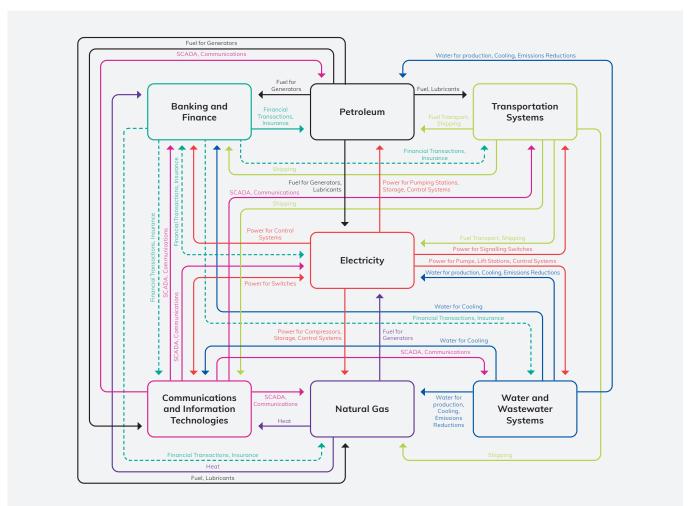


Figure 19 - Example of complex nature of infrastructure system interdependence (NSW Department of Justice, 2018)





# Infrastructure resilience

Figure 20 - Elements of Infrastructure Resilience (NSW Department of Justice, 2018)

Infrastructure resilience refers to the ability of the infrastructure to continue providing an adequate level of service in the face of

significant disruption. There are four critical elements that determine the resilience of infrastructure, including:

Resistance	is concerned with direct physical protection. It is infrastructure's ability to withstand shocks to continue operation (e.g. storm surge barriers built to withstand severe storms)
Reliability	is the capability of infrastructure to maintain operation in a variety of conditions (e.g. electricity networks designed to operate in extreme heat or extreme cold)
Redundancy	is the adaptability of an asset or network to cope with loss of individual components (e.g. a hospital with two physically separate water supplies)
Enhancing Response and Recovery	is infrastructure resilience designed to enhance a provider's ability to recover from disruptions (e.g. modular infrastructure for single part replacement

To understand the resilience of an asset or infrastructure we need to develop a mature understanding of:

# 1. Infrastructure criticality

Infrastructure criticality refers to the consequences of a failure of the asset on the Northern Beaches community from a social, environmental or economic aspect.

Elements that determine the criticality of an asset may include:

- Safety
- Cost of failure
- Complexity
- Impact of failure
- Impact on the environment
- Location
- Loss of service
- Number of customers serviced
- Site function
- Public image impacts
- Cross-dependency with other assets

# 2. Infrastructure vulnerability

The vulnerability of infrastructure is determined by its exposure to a range of hazards, particularly the impacts of bush fire, flood, storms and landslides pose a clear risk to these assets. The level of exposure may be influenced by:

- the type of hazards to which the asset is exposed
- the likelihood, intensity and frequency of hazard events
- the effectiveness of existing mitigation and adaptation measures
- geospatial context

Assets and infrastructure are not only exposed to the impacts of natural disasters, however their vulnerability and criticality is influenced by a range of other changes including:

- rapid population growth and change
- rapid urbanisation
- changes in climatic conditions
- decline of biodiversity
- decline of soil productivity; and
- fluctuations in the global economic market (Australian Government, 2018).

Other shocks and stresses also pose a risk to assets and infrastructure but are less obvious and like the slow-burn stresses are more complex issues to resolve, such as inadequate investment in infrastructure maintenance and renewal. Further, climate change is likely to change the exposure to a range of hazards over time.

# Principles for determining resilience investments

It is well document that increased investment on risk reduction activities leads to a reduction of avoidable damages and recovery costs, clearly highlighting the financial benefit to focus on anticipatory, mitigative and adaptive actions.

Failing to adequately invest in infrastructure resilience will result in:

- significant increase in insurance costs or inability to obtain insurance
- the asset becoming vulnerable to current and future risk
- significant disruption to services, particularly in times of crisis

- the asset is unable to achieve the level of service as intended
- repair or replacement costs may exceed the mitigation/adaption costs
- a reduction in mitigation/adaption opportunities as options are no longer available or feasible.

To determine the priority of resilience investments, an assessment of likelihood, vulnerability and criticality of the asset must be undertaken. The general principle is that resilience investments are prioritised for assets that possess a higher level of criticality and vulnerability as described in Figure 21. Whilst these principles apply to infrastructure resilience, they equally apply to broader resilience actions.





Figure 22 below describes the staged process for assessing and prioritising resilience actions. The assessment should be informed by robust

data, where available, in order to adequately characterise the criticality and vulnerability of infrastructure assets.

# Asset Portfolio Assess

**Prioritise** 

Action

Review

- Identify and map each asset and their critical components and interdepencies
- Identify relevent risks potentally impacting the asset
- Undertake a detailed risk assessment for each asset and their current and future impacts on physical asset and operational capacity including:
  - **Likelihood** the occurrence of events potentially impacting the asset. Based on known or modelled values
  - Vulnerability the extent of which the asset, or exposed elements
  - Critcaility the projected or anticipated impact of the hazard occurring
- Determine the risk rating as per Table 3 in Appendicies
- Assess mitigation and adaptation priorites as per Table 4 in Appendices
- reductions and incorporate into asset management plans

• Develop action plans based on the highest value risk resilience options per vulnerability

• Review of the asset portfolio must be undertaken at appropriate intervals, particularly when risk profiles change, infrastructure is modified, or new infrastructure created

Figure 22 - Process for determining infrastructure resilience investments



# Part D

Strategic Directions

"Make me feel empowered to take action myself - I want to feel I can do something and am supported in taking that action"

(SRG Workshop Participant)



The pathway to a resilient Northern Beaches requires a multifaceted approach that not only addresses immediate risk and vulnerabilities, but also responds to longer-term and emerging challenges. The Strategic Directions establish the outcomes we seek and identify a range of key priorities and key actions which have been developed based on the extensive research and engagement with our community.

In addition to adopting the recommendations provided in a number of state and national inquiries.

A Resilience Action Plan will be prepared that will further articulate the full array of initiatives across all Strategic Directions, their timeframe for delivery and key partners.

The actions will use a combination of:

### Direct action

Actions that directly target and reduce the impact of the shock or stress on our community i.e. hazard reduction works to protect critical infrastructure

# Supportive action

Actions that are designed to improve supporting mechanisms that reduce the impact of shocks and stress on our community, particularly where no clear solution or targeted action can be applied i.e. increasing opportunities to access community services

# Advocacy

Supporting our community to influence change where the primary responsibility lies with another entity i.e. changes to legislation

The timeframes for delivery of key recommendations are categorised as:

- Short term actions (S) action to be undertaken within five years,
- Medium term actions (M) actions to be undertaken between five to 10 years,
- Longer term actions (L) actions that will likely take 10+ years to implement, and
- Ongoing actions (O) actions that will be undertaken on a regular or continuous basis.



# **Direction 1: Planning for our future**

Resilient land use planning reduces the impact of natural hazards on our community and enables access to a broad range of housing, employment, education, and transport options that support individual and community needs.

Areas of our community are highly exposed to a range of natural hazards with over 19,000 properties classified as bush fire prone, 22,000 flood prone, 63,000 properties at being of moderate to high-risk landslip potential, 270 properties affected by coastal erosion, and a further 4,400 associated with estuarine inundation. Some communities are geographically isolated and/or possess evacuation constraints that compound the risks to those communities.

It is critical that land use planning limits intensification of development in areas that pose a threat to the health and wellbeing of our community. Given our community's passion about our environment, these values must not be compromised in order to achieve risk mitigation measures for new development, and where possible environmental condition enhanced.

Population diversity is essential to the socioeconomic resilience of any community. From an LGA level and strategic planning perspective, service group diversity is essential to the best use of assets and infrastructure, ensuring a relatively stable and equal distribution of aged groups are continuously catered for instead of needing divestments/ reinvestments in different types of social infrastructure if the demographic profile changes over time. For example in the case of a non-diverse population, there would be a need to divest from aged care to reinvest in social services to support a change in demographics over time to young families.

Professional diversity is similarly critical to our local economy and community by ensuring a multiskilled and essential workforce is able to access affordable housing options. Similarly, young people and young families are increasingly priced out of the area. Affordable housing - and greater housing choice that can cater for our ageing population - is of central importance to our individual resilience and personal wellbeing.

On an LGA level, affordable housing and broad employment, education and transport options all contribute to our ability to attract and retain a diverse population, which is of fundamental importance to our collective capacity to withstand, adapt and thrive into the future.

# Be mindful of growth and our ability to cope with it (environment and lifestyle)

(SRG Workshop participant)



Key Priorities	Key Actions
Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards	Establish planning controls that limit intensification, inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards (S-M)
Carefully manage population growth     without compromising our local environment,     wellbeing and lifestyle of our community	Establish planning controls that limit impact on our local environment and the wellbeing and lifestyle of our community (S)
Integrate resilience principles into land use planning processes	3a. Establish resilience assessment processes within Council's planning and development application frameworks (S)
Develop a mature understanding of climate change risks and its influence on strategic land use planning	4a. Undertake a Climate Change Risk Assessment to inform planning controls with a focus on bush fire, flood, urban heat, coastal erosion and inundation (S-M)
5. Improve disaster recovery provisions within the planning process	5a. Implement "build back better" provisions into the local planning framework to reduce future risk and improve community recovery (S)
Increase the resilience of infrastructure to support current and future communities	6a. Engage with infrastructure providers to ensure critical infrastructure on the Northern Beaches achieves the objectives of the NSW Critical Infrastructure Resilience Strategy (S-L)
7. Improve social and affordable housing options particularly for very low to moderate income earners and essential workers	7a. Deliver the Housing Strategy that establishes mechanisms to increase affordable housing options to support our low to moderate income earners and essential workers (M-L)
8. Improve transport accessibility & diversity within, and out of the Northern Beaches	8a. Advocate for improved transport accessibility & diversity within, and out of the Northern Beaches area (M-L)
9. Increase local food production to increase food security and reduce reliance on regional and global supply chains.	9a. Explore urban agriculture initiatives to increase local food production such as increasing community growing spaces, partnering with private enterprise, engagement and education, promotion of existing community gardens (M).

# Links to Existing Plans and Strategies











# **Direction 2: Get Ready Northern Beaches**

Our community understands the risks they face and works together to prevent, prepare, respond, and recover from significant disruptions.



The importance of a community that is aware and prepared for shocks and stresses cannot be overstated. We know from recent experiences, and particularly from the Black Summer bush fires, that the ability to protect lives and properties are contingent on the community's capacity for planning ahead and supporting each other to respond in times of crises.

In recent years, Northern Beaches has experienced floods, coastal erosion, landslides, bush fires, and the COVID-19 pandemic.

Despite the severity of these shocks, the level of preparedness in the community remains a priority area, with only approximately 42 percent of survey respondents stating they are prepared for major events.

We know that the effects of climate change will increase the frequency, magnitude, and duration of events that it will affect everyone, directly or indirectly. The risks cannot be isolated to specific places and compounding effects emphasises the need for a holistic and collaborative approach.

According to Deloitte Access Economics (2021), natural disasters currently cost the Australian economy over \$38 billion per year with the majority of disaster funding consumed in the recovery phase, with only 3 percent

investment to preparation and mitigation activities (Productivity Commission, 2014).

By 2060, this cost will rise to at least \$73 billion for a low emission scenario and as high as \$94 billion under a high emissions scenario.

The three drivers of this increase are:

- Population growth
- Climate change
- Property value increase.

It's vital we increase investment in prevention and mitigation activities in order to minimise the cascading effects of shock events on our community.

Resilience to natural disasters is extremely important for community to be prepared for the inevitable increasing e.g., storm surges, flooding, bushfires, so preparation is necessary via education, training, developing skills

(SRG Workshop participant)



Key Priorities	Key Actions	
	Continue to support the Emergency Services in delivering community prevention and preparedness campaigns (0)	
	Develop a "Get Ready Animals" program to improve the preparedness of owners of domestic and large animals (S)	
Empower our communities to enable them to effectively prevent, prepare, respond and recover from shock events	1c. Develop a "Get Ready Business" program to ensure local business owners are aware of the risks to business continuity and are able to identify and implement strategies to minimise the negative economic impact of shock events (S)	
	1d. Continue to work with priority populations, vulnerable communities and facilities (aged care, childcare and schools) to ensure they have plans in place to respond effectively to shock events (O)	
Increase understanding of the cascading impact of shock events and their interconnectedness with stresses	Undertake local risk assessment to increase understanding of community's awareness of risks, improve response protocols and identify mitigation/adaptation initiatives (S)	
Focus investment on disaster prevention activities to avoid or minimise the impacts of shock events	3a. Seek to increase natural hazard prevention activities by maximising grant funding opportunities (O)	
	4a. Work with the emergency service organisations and supporting agencies to continue to improve emergency planning and response arrangements to reduce impacts on our community (O)	
Improve emergency planning and response arrangements to reduce impacts on our community	4b. Continue to strengthen Council's Incident Management and Business Continuity arrangements (O)	
	4c. Invest in technologies that improve access to natural hazard information, emergency communications, monitoring and forecasting capability (S-M)	
5. Further develop local disaster recovery arrangements to ensure our community is able to recover from significant shock events	5a. Prepare a Northern Beaches Recovery Plan in line with the requirements of the NSW Recovery Plan and Toolkit (S)	
Increase regional resilience through prevention, preparedness, response and recovery activities with regional partners	6a. Actively engage with Councils in the region to build relationships and capability, and establish resource sharing arrangements to build regional capacity (S-M)	

# Links to Existing Plans and Strategies















# 49 Direction 3: Connect for strength

Connected communities are stronger together. We look after each other in good times and bad, and care for those of who may need extra support.



We know from the research from our Better Together 2040 - Social Sustainability Strategy (2021a) that social cohesion and connectedness is critical for a community's vitality and wellbeing. COVID-19 has emphasised the absolute importance of social connections in dealing with crisis events and provides a platform for individual and collective adaptive resilience.

At global, national and community levels, the pandemic also highlighted the existing and deepening inequalities in our societies and placed the need to look after those groups who may be particularly vulnerable to effects of shocks and stresses front and centre of resilience planning.

Our research shows that while the community generally feel they have a high quality of life, there are a range of chronic stresses and pressures that impact on our community.

Housing affordability, mental health, and looking after people who may need extra support are some of the key concerns coming out of the community. Similarly, our ability to support each other through acute crisis and recover from traumatic events rests on our capacity to pull together as a community.

Building capacity in others and not living in silos... Having lots of interconnected community groups offering their ideas and solutions to other community groups

(SRG Workshop participant)



### **Key Actions Key Priorities** 1a Continue to undertake the actions identified in Council's Better Together 2040 - Social 1. Strengthen social cohesion, community and cultural Sustainability Strategy (2021a) (S,M,L & O) connection in alignment with Council's Better Together 2040 - Social Sustainability Strategy (2021a) 1b. Celebrate the diversity of our community and increase inclusivity through activities, events and programs that promote connection, engagement and participation (O) 2a. Develop actions (such as a Reconciliation Action Plan or 2. Increase recognition of our First Nations treaty) that improves recognition, relationships, respect Australians and their connection to country and opportunities with First Nations Australians (S) 3a. Support agencies and programs to maximise the community's motivation to participate 3. Support programs that maximise the community's in volunteering activities (O) motivation to participate in volunteering activities 3b. Continue to celebrate and acknowledge the commitment of our volunteers and their contribution to our community (O) 4a. Engage with our priority populations and initiate 4. Increase the resilience of our priority capacity building and support programs to increase populations to shocks and stresses their resilience to shocks and stresses (S) 5. Build the capacity of the community services sector to 5a. Engage and partner with the social service sector to build support priority populations to strengthen relationships, capacity to support priority populations when needed (O) personal resilience and increase wellbeing

# Links to Existing Plans and Strategies













# Direction 4: A strong and dynamic local economy

Our local economy is diverse and offers rich opportunities for innovation, education and career growth, and community vitality.



A diverse local economy is critical to resilience as it minimises reliance and stimulates innovation through participation in broader and global economies and helps to attract and retain a diverse population (namely young people and key workers). While an outward focus is essential to stay innovative, it is equally important for an economy to be open, offer a degree of self-containment and selfreliance in job and education offerings as this creates stability and minimises pressures on transport systems. For the Northern Beaches, one of the most urgent and critical gaps is access to local tertiary educational facilities. Along with housing affordability (see Direction 1 above), the lack of tertiary education options is a significant driver for young people to leave the area (Northern Beaches Council, 2017).

The COVID-19 pandemic has changed the nature of how we work or study, reducing the 'insular peninsula' economic vulnerability by making working or studying from home more viable and reducing our reliance on (restricted) transport options.

This however exposes us to other vulnerabilities in step with increased dependency on communications, digital infrastructure, and energy provision and security.

Supporting our local businesses to navigate these challenges as well protecting our employment lands in the face of increasing residential land-use pressures, will be of critical importance not only to the health of the local economy, but also to the ability of the community to thrive into the future.

# Remove barriers for business to be flexible in their local area and be drivers for sense of community

(SRG Workshop participant)



Key Priorities	Key Actions	
	Prepare an Economic Development Strategy     that reflects our local resilience challenges,     opportunities and priorities (S)	
Increase the resilience of our local businesses to effectively prepare, respond and recover from shock events and adapt to a changing climate	1b. Develop a "Get Ready Business" program to ensure local business owners are aware of the risks to business continuity and are able to identify and implement strategies to minimise the negative economic impact of shock events (S)	
	Continue to undertake natural hazard     mitigation and adaptation actions in areas     that support economic development (O)	
	Support local businesses to transition to a green economy and adapt to climate change (O)	
Increase the resilience of infrastructure that supports our local businesses, particularly telecommunications and energy supply	Undertake a critical infrastructure risk assessment and partner with infrastructure providers to undertake mitigation/adaptation to increase business resilience and continuity (S-L)	
Protect critical employment lands to strengthen economic growth and industry diversity	3a. Review planning controls to ensure critical employment lands are protected and encourage innovation (S)	
Increase affordable housing options     for our essential work force	4a. Deliver the Housing Strategy that establishes mechanisms to increase affordable housing options for our essential workforce (M)	
5. Increase education options on the Northern Beaches to address skill gaps, promote local training and jobs opportunities, particularly for our youth	5a. Investigate opportunities and partnerships to increase job skill, education and training opportunities (M-L)	
Support community and economic vibrancy through diverse night-time and weekend activities	6a. Explore opportunities to increase night-time and weekend economies, in appropriate locations (S-M)	

# Links to Existing Plans and Strategies















# Direction 5: Adaptive services, assets and infrastructure

We partner with key agencies and providers to protect our diverse portfolio of services, assets, and infrastructure so that we continuously, and through significant disruptions, can meet the needs of our community.



The events of recent years (global pandemic, bush fires, droughts, floods, other extreme weather events and cyber threats) have highlighted Australia's and the Northern Beaches' vulnerability to natural and nonnatural threats and their social, environmental and economic impacts. They have emphasised the critical role services, assets and infrastructure has in our adaptive capacity to withstand, adapt and thrive.

When faced with acute shocks and crisis, we rely on critical infrastructure to continue to service the very basic needs of our community including communication, food, water, transport and electricity.

In our day to day lives, we rely on secure water and energy provision in addition to communications services to access increasingly digitalised employment and education sectors. Similarly, as emphasised during the pandemic, equitable access to supportive services and community facilities is critical to our ability to deal with stresses and hardships and are essential to our individual and collective wellbeing.

Adaptive services, assets and infrastructure are lynchpins in our society; the 'glue' that holds us together. It highlights the need for a collaborative and systems-based approach to minimise reliance on single assets or systems with a high level of interdependency.

We need to invest in infrastructure resilience, build in redundancy and effectively mitigate against existing shocks and stresses, and adapt to the challenges ahead. "No infrastructure asset exists in isolation. Failure of a single asset can amplify impacts for people, economies and the natural environment and increase the risk of cascading, systemic failures. (A Pathway to Infrastructure Resilience, Infrastructure NSW 2021: page 8).

# Planning needs to anticipate threats to the resilience of infrastructure

(SRG Workshop participant)





# Key Priorities Key Actions

- Ensure critical infrastructure is not placed in areas that are exposed to current and future risk
- 1a. Undertake a Resilience and Climate Change Assessment across all of Council's infrastructure and assets that identifies:
  - risks and vulnerabilities to critical assets as a result of natural disasters and climate change impacts
  - critical assets that will have a consequential impact on the community due to the failure
  - adaptation/mitigation actions strategies that minimise impact on the asset and community to ensure continuity and reduce recovery time (S).
- Focussed adaptation and mitigation investment for critical assets and infrastructure to ensure they are resilient to natural disasters and climate change impacts
- 2a. Update Council's Asset Management Strategy (2018b) and plans to:
  - embed resilience as a core principle
  - articulate adaptation/mitigation actions identified in the Resilience and Climate Change Assessment,
  - include "build back better" processes to reduce future risk and aid recovery (S).
- 3. Build understanding of system and asset risks, interdependencies and vulnerabilities and identify opportunities to improve service continuity, redundancy and scalability
- 3a. Engage and partner with critical service and infrastructure providers to increase resilience investment across all critical asset and service portfolios within the Northern Beaches (M-L, O)
- Ensure assets, services and infrastructure are adaptive and multifunctional to meet the varied and changing needs of our community
- 4a. Continue to focus on resilience outcomes through the implementation of Council's Community Centre Strategy, asset and delivery plans with a focus on supporting priority populations (O)

# Links to Existing Plans and Strategies











# Direction 6: A resilient natural and built environment

We live in balance with our natural and built environments, and proactively take steps to protect and enhance our environment, cool our suburbs and green our buildings.



Our community deeply values the natural environment of the Northern Beaches. It is a core feature of our landscapes, way of life, and culture. It also supports our local economy by attracting skilled workers and vibrant recreation and tourism industries.

The need to protect our bushland and beaches and live in balance with our urban environments is a core principle of all community engagement, including the engagement for this Strategy. Although our unique natural environment poses threats such as bush fires and floods, we also directly rely on it for our livelihoods and wellbeing. Our vast natural reserves, parks, coasts, lagoons, wetlands and waterways not only provide much needed reprieve, particularly in times of stress or hardship such as during the pandemic, they also clean the air we breathe and help regulate the climate.

There is an urgent need to reduce our environmental footprint, reduce climate emissions, cool our cities, reduce runoff to protect our waterways, and create more sustainable homes and buildings.

# Appreciating and protecting what we have in terms of our natural environment

(SRG Workshop participant)



Key Priorities	Key Actions
Focussed investment on natural hazard and climate change mitigation and adaptation actions to avoid and reduce future risk	1a. As per Direction 5 - Undertake a Resilience and Climate Change Assessment across all of Council's infrastructure and assets that identifies: - risks and vulnerabilities to critical assets as a result of natural disasters and climate change impacts - critical assets that will have a consequential impact on the community due to the failure - adaptation/mitigation action strategies that minimise impact on the asset and community to ensure continuity and reduce recovery time (S).
	Continue to enhance Council's approach to how we manage natural hazards with increased focus on prevention and mitigation/adaption actions (O)
Our local environment is resilient, protected and enhanced in recognition of its contribution to community wellbeing and support of critical ecological processes	<ol> <li>Increase investment in programs that protect and enhance our natural environment in alignment with the Council's Environmental Sustainability and Climate Change Strategy (2021d) (S,M,L,O)</li> </ol>
	Continue to deliver environmental education activities to foster awareness, understanding and ownership of our environment (O)
Buildings and precinct-scale developments are adaptive and ready to transition to a low carbon future	3a. Develop planning controls to improve energy, water and waste efficiencies in new developments, support the push for net zero buildings and require sustainability certification for certain developments (threshold to be developed) (S)
	3b. Prepare decarbonisation plans for existing precincts to identify opportunities for retrofitting and precinct scale opportunities (e.g. community solar) - as per the GBCA Climate Positive Roadmap for precincts (new and existing) (S-M)
Ensure the natural environment is recognised as key priority within disaster recovery plans and programs  4a. Include environmental recovery strategies within the Northern Beaches Recovery Plan (S-M)	4a. Include environmental recovery strategies within the Northern Beaches Recovery Plan (S-M)
Our community has sustainable access, recreation and engagement opportunities in natural areas	5a. Prepare an Open Space and Recreation Strategy that enables sustainable access, recreation and engagement opportunities in natural areas (S)
Invest in urban heat mitigation programs to cool homes, streets and public spaces	6a. Develop an urban heat mitigation program to reduce the impact of urban heat stress, improve amenity and increase ecological function (M)

# Links to Existing Plans and Strategies











# Direction 7: Activated places and spaces

Our safe and accessible public places and spaces support our social, emotional and physical wellbeing.



There is a large and growing body of knowledge that confirms the importance of activated social places and community connectedness to our wellbeing and resilience. For example, a decade of research by the Australian Unity Wellbeing Index (2020) demonstrates a strong correlation between the wellbeing of people and the sense of community, belonging and social opportunities where they live. Having a sense of 'being connected' to people and places in meaningful ways is especially important to young people as they seek stability, balance and identity at a time of great personal transformation and growth.

As we are facing a mental health crisis and emerge from multiple lockdowns the need for activated places and spaces are more urgent than ever and critical to our individual wellbeing and collective resilience.

Our Arts and Creativity Strategy (2021f) recognises the fundamental importance of the arts and creativity to the Northern Beaches way of life and the wellbeing of its community and considers active, vibrant places integral to our mental health.

Our Community Centre Strategy (2021g) creates a vision for a network of multipurpose centres that are attractive spaces for our community. At the core of this is accessibility, with good connections to public transport and affordable rates for hire. Council is committed to delivering inclusive community centres that embrace diversity and are available and inviting to all ages, cultures and abilities.

This Direction builds on this Strategy in providing focussed direction for making sure our public places and spaces cater for a wide range of needs and interests in supporting our wellbeing.

Designs should reflect and integrate the diversity of the community that they're serving and ensure there is access to services.

(SRG Workshop participant)

""

Key Priorities	Key Actions
Create environments that connect us to	Continue to undertake the iniatives within Council's     Creative Arts Strategy (2021f) to cultivate creativity,     identify opportunities for arts and cultural expression     and connect our diverse communities (S,M,O)
place and to each other, enriching our community and sense of belonging	1b. Continue to hold a diverse range of public events that activate and increase vibrancy of public spaces, provide economic benefits to local business and bring the community together in line with Council's Events Strategy (2018c) (0)
Our community has access to places and spaces that inspire creativity and connection	Investigate options to increase opportunities for our community to access places that encourage and inspire creativity and connection
Places and spaces are designed to promote accessibility and inclusion and cater to the varying needs of our community	3a. Continue to deliver on the actions within Council's Community Safety Plan (2021e) and Disability Inclusion Action Plan to create safe and accessible places for our community (S,O)
Celebrate our cultural heritage through creative expression in public places and spaces	4a. Increase opportunities to recognise our diverse cultural identities in public spaces in alignment with Council's Public Space Vision & Design Guidelines (2021h) (O)
Facilitate active and passive recreation to improve the physical and mental wellbeing of our community	5a. Prepare an Open Space and Recreation Strategy that embeds resilience as a core principle and acknowledges the importance of quality, safe, accessible and inclusive open space and its contribution to the physical and social wellbeing of our community (S)

## Links to Existing Plans and Strategies















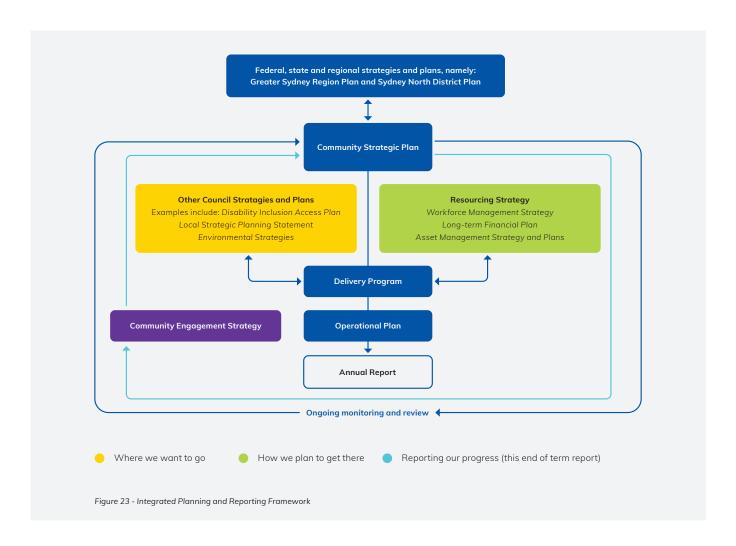


## Implementing the Strategy

The Strategy will be supported by the Resilience Action Plan which will articulate the full spectrum of projects and actions that Council will undertake to deliver the key priorities in this document and drive us towards achieving resilience outcomes. The Action Plan will also establish a range of key indicators to monitor and evaluate progress of key actions and their effectiveness to achieving the Strategy outcomes and priorities.

We will aim to deliver the Strategy and Action Plan within existing resources in line with the Long Term Financial Plan. However, we will seek opportunities to leverage external sources of funds where possible. Evaluation on our progress against the outcomes, priorities and actions will be undertaken on an annual basis in accordance with the Integrated Planning and Reporting Framework (refer Figure 23).

A detailed assessment, report and review will be completed every four years. This will allow us to adapt the priorities and actions in order to be adaptive to changes in our community, knowledge, technology, science as well as federal and state policies.



Everyone has a role to play to increase our collective resilience as a community. We will work closely with our community and stakeholders to deliver on the priorities within this Strategy to empower the Northern Beaches community to **Withstand, Adapt** and **Thrive.** 





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# Appendix A

## Summary of the risk profile for the shocks and stresses

Council continuously monitors and manages a broad range of risks as an integral part of our operations. For the purposes of defining the Key Directions, priorities and actions for this Strategy, a summary of shocks and stresses is provided in the following summary. This also include an indicative assessment of the risks of highest concern and greatest relevance to the Northern Beaches, given our geographic, social, economic, and environmental characteristics.

Some communities will have a higher or lower rating of risk depending on their exposure to a particular shock.

This section also provides indication of levels of community concern, based on the engagement outcomes. It's important to note these results do not reflect the capability of our community service providers, rather they are an indication of how our community perceives the gravity of the issue.

In partnership with key stakeholders, agencies and emergency services, Council continues to assess and monitor these and other risks on an ongoing basis using rigorous systems and processes that enable timely mitigation and management.



Shock profiles 66

#### Disease pandemic

While COVID-19 naturally dominated discourse about pandemics, worldwide there is an increase in a broad range of infectious diseases. This reflects the combined impacts of rapid demographic, environmental, social, technological and other changes to our way of living.

Since European settlement, Australia has experienced a number of pandemics such as the Smallpox, Spanish flu, Polio, H1N1 Influenza and Swine Flu etc some of which resulted in significant mortality and morbidity rates.

Epidemics such as Measles, Scarlet Fever, Whooping Cough, Chicken Pox and Mumps have significantly impacted the community. However, the implementation of vaccination programs have significantly reduced the prevalence and risk of serious illness and death over time.

The general consensus from international health experts is that there is an everincreasing risk of pandemics noting the Indo-Pacific region's climate, distributional pattern of species richness, and rapid urbanisation which will propel zoonotic diseases, vectorborne diseases and drug resistant diseases.

This reflects the combined impacts of rapid demographic, environmental, social, technological and other changes in our ways of living. Climate change will also affect infectious disease occurrence (WHO, 2003).

While Australia's relatively low population density and geographic isolation are strong mitigative factors that reduce the prevalence and spread of infectious disease, our ever increasing international connectedness through trade and travel, means that risk cannot be completely removed.

Though the Northern Beaches is relatively well placed to deal with infectious diseases, there are a range of significant cascading effects across social, financial and political impacts that affect the community. These may affect the community disproportionately, with some demographic groups being more affected than others either directly in terms of impacts on health and wellbeing, or indirectly such as in terms of financial impacts. Vulnerable groups include elderly people, children, essential workers, and people from lower socio-economic backgrounds.

Analysis	Rating
Community concern	High (Concerned or very concerned - 36%)
Perceived level of community preparedness	High (Prepared or very well prepared - 43%)
Likelihood	Unlikely
Consequences	Major <sup>4</sup>
Overall risk	High⁴
Risk trend (+ 30 years)	Potential increase driven by climate related changes and increased global populations
Communities at highest risk	Whole of community
<sup>4</sup> Risk assessment undertaken prior to COVID-19 pandemic	



#### **Bush fire**

Bush fires are an intrinsic part of Australia's environment. Natural ecosystems have evolved with fire, and the landscape, along with its biological diversity, has been shaped by both historic and recent fires. Aboriginal and Torres Strait Islander peoples have long used fire for hunting, cultural ceremony and regeneration.

Many of Australia's native plants are fire prone and very combustible, while numerous species depend on fire to regenerate. Hazard reduction burning continues to be used to clear land for agricultural purposes and to protect properties from intense and uncontrolled fires.

As shown Figure 24, a significant proportion of the Northern Beaches are classified as bush fire prone land within the Northern Beaches. This includes 19,000 properties, National Park, Crown and Council owned land.

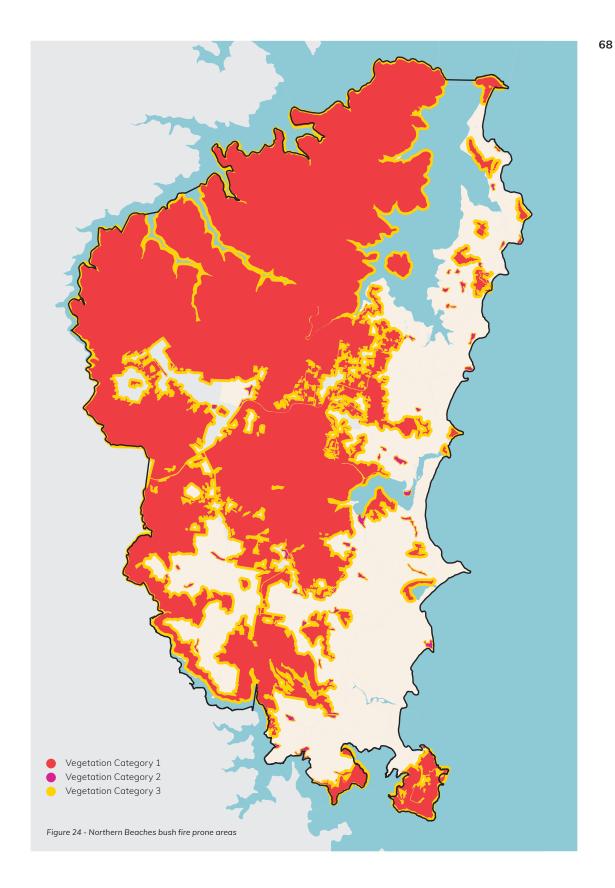
The region is at significant threat from bushfire given the large areas of bushland adjoining the urban interface, and the impacts from ember attack on areas well away from the fire front. Areas of high risk are Duffys Forest, Terrey Hills, Ingleside, Narrabeen, Cromer, Cottage Point, Belrose and Oxford Falls and the offshore communities of Pittwater.

While properties in these areas are directly affected by bush fire risks, the wider community are also both directly and indirectly affected in terms of risks to health, critical infrastructure, mobility, and intrinsic values. Bush fires pose significant risk to ecological and natural values, which are considered of fundamental importance to the wellbeing of the community.

Climate change is a key driver for increased bush fire risk, with long-term trends showing a 10-15 percent reduction in rainfall in recent decades in south-eastern Australia, largely driven by a lack of wet years, or wet months, since the mid-1990s (BoM, 2020). This change has been most significant in the cool season (April-October). Projections also indicate that droughts in southern Australia are likely to last longer and be more intense (Ukkola et al, 2018).

The BoM also explained that NSW is seeing an increase in annual mean sea level pressure over time. Higher pressures mean reduced rainfall and cloudiness which lead to increased landscape dryness, and the drying trend is especially strong in spring (Bureau of Meteorology, 2020).

Analysis	Rating
Community concern	High (Concerned or very concerned - 32%)
Perceived level of community preparedness	High (Prepared or very well prepared - 36%)
Likelihood	Likely
Consequences	Major
Overall risk	Extreme
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased long term climate temperatures, and increased intensity, duration and frequency of drought and heatwave conditions
Communities at highest risk	Duffys Forest, Terrey Hills, Ingleside, Narrabeen, Cromer, Cottage Point, Belrose and Oxford Falls and the offshore communities of Pittwater.



#### Storms (inc. coastal erosion and inundation)

Severe storms can happen anywhere and generally occur more often than other natural hazard events. These range from localised storms that affect only a small area, to powerful low-pressure systems such as East Coast Lows that can affect an area spanning thousands of square kilometres.

Severe storms can produce hail, strong winds, heavy rainfall, flash floods and storm tides. Climate change is associated with potential large increases for short-duration rainfall extremes, with larger uncertainties for extreme winds, tornadoes, hail and lightning.

Storms in New South Wales cause greater losses to local communities than any other single hazard. Storms can happen anywhere at any time of the year and be any combination of strong winds, heavy rain, hail and lightning.

As a result, storms can pose a significant safety risk to people and animals.

Potential hazards include flying debris, falling trees, large hailstones, lightning strikes and fast-moving floodwaters.

Severe storms can remove roofs from buildings, break windows, damage vehicles, bring down powerlines disrupting electricity supply and cause flash flooding. Storms may also restrict people or vehicles from moving around safely during and after the event.

Coastal erosion is a significant risk along the entire eastern shoreline and especially in known erosion hot spots including Collaroy-Narrabeen Beach, Bilgola Beach, Basin Beach at Mona Vale and Great Mackerel Beach.

Under climate change scenarios, it is expected that this risk will intensify both in frequency and magnitude and will affect the whole of the Northern Beaches community (e.g. through compounding risks such as infrastructure, utilities and communications failure).

Despite the recent lived experiences of coastal erosion, community concerns with storms, floods and coastal inundation were relatively moderate, at 30 percent concerned or very concerned, - only 8 percent were very concerned and similar perceived levels of preparedness (30%).

Council undertakes a number of operations in order to reduce the effects of erosion including maintaining the protective vegetation on sand dunes, constructing and maintaining properly designed seawalls, as well as undertaking beach scraping and nourishment.

Analysis	Rating
Community concern	High (Concerned or very concerned - 30%)
Perceived level of community preparedness	High (Prepared or very well prepared - 29%)
Likelihood	Likely
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased storm intensity and frequency
Communities at highest risk	Whole of community





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#### Floods

Flooding occurs most commonly from heavy rainfall when natural watercourses and the stormwater system do not have the capacity to carry excess water. Flooding can also be caused or exacerbated by storm surge as a result of an east coast low, tropical cyclone or a high tide coinciding with higher than normal river levels (Geosciences Australia, 2021).

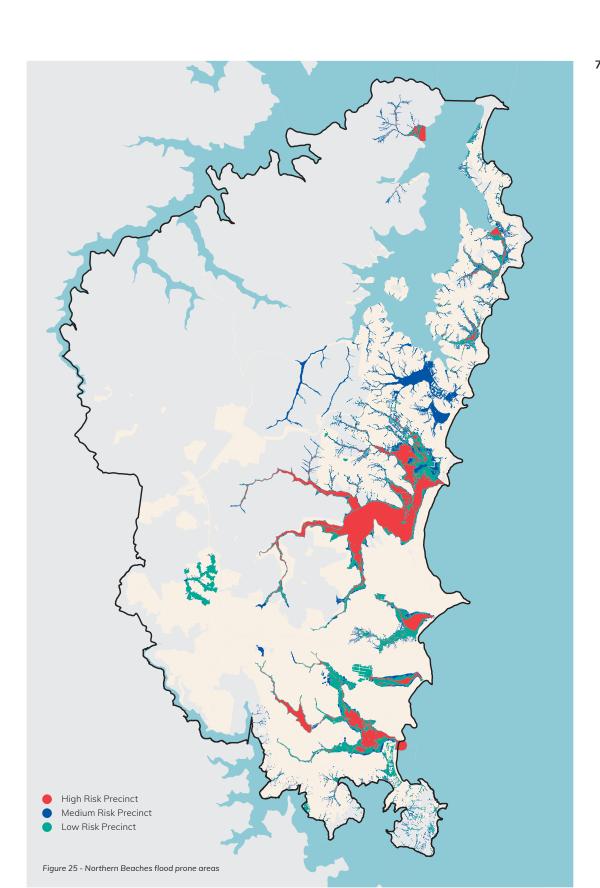
Other factors which can contribute to flooding include:

- volume, spatial distribution, intensity and duration of rainfall over a catchment
- the capacity of the watercourse or stream network to carry runoff
- catchment and weather conditions before rainfall
- · ground cover
- topography
- tidal influences.

Over 22,000, or one in five properties have some degree of flood risk in the LGA (Refer Figure 25). There are three main types of flood risk, varying by location type, which may require emergency evacuation and road closures, including:

- Overland flow (flash flooding) risk from large rain events is present in urbanised areas with high impervious surfaces and steeper terrain which concentrate water flows, such as Mona Vale, Avalon, Newport, Brookvale, Beacon Hill, Forestville, Davidson and Belrose.
- Mainstream creek and lagoon flood risk from large rain events is present in low lying (floodplain) suburbs, often in areas associated with coastal lagoons and wetlands, such as Warriewood, Narrabeen Lagoon, South Creek (including Cromer), Dee Why Lagoon, Curl Curl Lagoon, and Manly Lagoon. A number of key arterial roads including Wakehurst Parkway, Condamine Street and Pittwater Road are flood affected and require specific consideration regarding closure and traffic diversion.
- Tidal inundation risk from increased ocean levels is possible within open waterways such as Pittwater and Middle Harbour, potentially affecting foreshore properties.

Analysis	Rating
Community concern	High (Concerned or very concerned - 30% based on storm)
Perceived level of community preparedness	High (Prepared or very well prepared - 29% based on storm)
Likelihood	Possible
Consequences	Major
Overall risk	High
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased storm intensity and frequency
Communities at highest risk	Mona Vale, Avalon, Newport, Brookvale, Beacon Hill, Forestville, Davidson and Belrose
	Narrabeen Lagoon, South Creek (including Cromer), Dee Why Lagoon, Curl Curl Lagoon, and Manly Lagoon



#### Utilities and infrastructure failure

Utilities and infrastructure such as water, sewer, energy and communications services are critical in our everyday lives. The consequences of infrastructure failure can be severe, particularly if compounded with other risk factors. For example, energy failure during heatwaves may have significant health repercussions through loss of opportunity to cool homes, and this may especially affect vulnerable groups such as the aged.

For the Northern Beaches, there are particular infrastructure vulnerabilities relating to chronic stresses that may affect some areas more than others. Areas such as the northern part of the LGA and offshore communities are especially vulnerable to cascading impacts of utilities and infrastructure failure due to the combination of restricted transport routes, relatively limited access to hospitals, and an ageing population.

The community expressed a relatively high level of concern with potential infrastructure failure, with 52 percent of online survey respondents stating concern or very high concern (the phone survey showed lower perceived levels of concern, at 30%). Preparedness levels were similar across the two surveys, at 16 percent and 19 percent respectively.

Analysis	Rating
Community concern	High (Concerned or very concerned - 30%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 19%)
Likelihood	Possible
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased intensity and frequency of storm and bushfire events
Communities at highest risk	Whole of community

## Digital Network Failure

All cities are becoming increasingly dependent on information and communications technology (ICT). This ranges from the daily use of emails, smart phones and online retail trade through to the running of systems for critical services such as air traffic control and banking transactions.

Failure of ICT backbone systems would significantly compromise Sydney's economy. Such an event was experienced in Sydney in February 2016 when Telstra, Australia's largest telecommunications provider, suffered a mass service disruption to millions of customers. The impact included significant loss of productivity for businesses (Resilient Sydney, 2016).

Analysis	Rating
Community concern	High (Concerned or very concerned - 30%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 18%)
Likelihood	Possible
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Potential increase with increased reliance and interdependency on digital networks
Communities at highest risk	Whole of community

## Cyber attack

Cyber attack is the deliberate act through cyberspace to manipulate, disrupt, deny, degrade or destroy computers or networks, or the information resident on them, with the effect of seriously compromising national security, stability or economic prosperity (ACSC, 2021).

Cyber attack may include:

- Ransomware malicious software that makes data or systems unusable until the victim makes a payment.
- Phishing untargeted, mass emails sent to many people asking for sensitive information (such as bank details), encouraging them to open a malicious attachment, or visit a fake website that will ask the user to provide sensitive information or download malicious content.
- Data breach the unauthorised movement or disclosure of sensitive private or business information.
- Hacking the unauthorised exploitation of weaknesses in a computer system or network.
- Insider threat is a security risk that originates within the targeted organization

Examples of recent cyber attacks include:

- Australian National University in 2018 involving the access of sensitive information of over 200,000 students,
- Service NSW in 2020 where 47 staff email accounts were hacked and led to 50 million documents being accessed containing sensitive data. This event impacted 104,000 people.
- Bureau of Meteorology in 2015 where foreign entities installed malicious malware resulting in the release of sensitive information. It was estimated cost to rectify ran into the hundreds of millions of dollars.

The threat of cyber attack is increasing across all levels of our community including individuals and families, small and medium business, large organisations and infrastructure and government. Revenue for the online shopping industry surging by 21.8% in March 2020, highlighting the trend of a strong transition to digital markets accelerated due to the COVID-19 pandemic (Department of Home Affairs, 2020).

Cyber attack targeting small, medium and large Australian businesses has been estimated to cost the economy up to \$29 billion per year, or 1.9% of Australia's gross domestic product (Department of Home Affairs, 2020).

Analysis	Rating
Community concern	High (Concerned or very concerned - 29%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 16%)
Likelihood	Variable
Consequences	Variable
Overall risk	Variable
Risk trend (+ 30 years)	Likely increase with increased reliance on digital systems
Communities at highest risk	Whole of community
Communices at mignest risk	vinole of community

#### Financial institution failure

Financial institution failure is characterised as the failure of core financial mechanisms or institutions (such as a big four bank or major insurer) has the potential to seriously degrade the functionality of Sydney's economy.

Sydney has demonstrated resilience to global financial crises such as the 2007 Global Financial Crises, but the likelihood and consequence of another crisis remains high.

In 2001, Australia's second largest insurance company HIH collapsed. This was the largest corporate collapse in Australia's history with liquidators estimating losses totalling of \$5.3 billion (Resilient Sydney, 2016).

The introduction of cryptocurrencies has also increased risk uncertainties particularly given that digital markets may not be regulated by the Australian Securities and Investments Commission.

Analysis	Rating
Community concern	Low (Concerned or very concerned - 23%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 21%)
Likelihood	Variable
Consequences	Variable
Overall risk	Variable
Risk trend (+ 30 years)	Variable
Communities at highest risk	Whole of community

#### Heatwaves

A heatwave occurs when the maximum and the minimum temperatures are unusually hot over a three-day period.

Heatwaves are a significant hazard in Australia for people and the environment and have been responsible for more human deaths than any other natural hazard, including bushfires, storms, tropical cyclones and floods (DPIE, 2021).

Heatwaves can be dangerous because they pose health risks to the most vulnerable, such as elderly people and very young children.

While direct risks to health and wellbeing may be moderate, high temperatures may have broader community effects and compounding risks through impacts on transport, energy and associated infrastructure and may cause a range of cascading effects including blackouts. It may also accelerate the ageing of infrastructure.

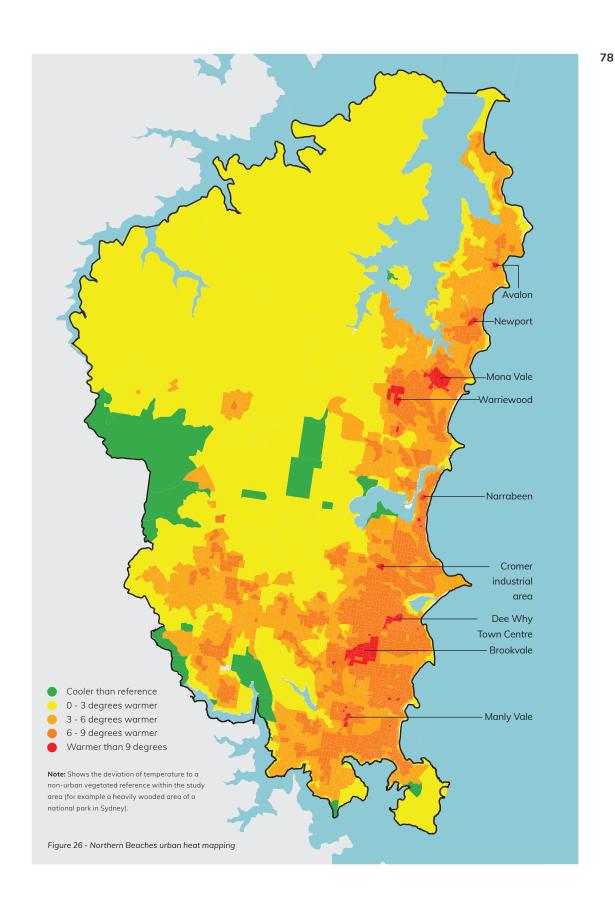
The Northern Beaches is projected to experience 11 additional hot days (over 35°C) per year by 2070.

 The number of extreme heat days in Sydney are set to rise from an average of 3 to 11 per year  By 2030, there is projected up to 10 more heatwave days per year and by 2070 up to 33 more in the north of NSW. In the south, there is projected up to 7 more days.

While the climate is heating and increases in frequency and duration of heatwaves projected to increase, the Northern Beaches is better placed in comparison to other parts of Sydney to handle the effects of a heatwave, as a result of a proximity to the ocean both in terms of accessibility and the cooling effects of the ocean breeze.

Furthermore, our region has a high level of green cover which can assist to mitigate the effects of urban heat. Compared to other areas of the LGA, Figure 26 illustrates areas within the Northern Beaches that have areas such as Dee Why and Brookvale are at relatively higher risk to the effects of heatwaves due to higher density and urban development. People most at risk include elderly people, infants and children, and people living with chronic illnesses such as respiratory illnesses or heart conditions.

Analysis	Rating
Community concern	Low (Concerned or very concerned - 22%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 20%)
Likelihood	Likely
Consequences	Major
Overall risk	Extreme
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased intensity and frequency of heatwave conditions.
Communities at highest risk	Whole of community, particularly the elderly and young children.



#### **Water Crisis**

Water crisis can be attributed to a number of causes including:

- Drought a prolonged, abnormally dry period when the amount of available water is insufficient to meet our normal use.
- Contamination due to the introduction of chemical or biological matter that renders the supply not fit for consumption.

The Sydney Water giardia outbreak in 1998 resulted in a week of Sydney-wide "boil water" alerts affecting up to three million residents. This led to the establishment of Sydney Catchment Authority to manage bulk water supply.

Over the coming decades, Sydney can expect lower average rainfall and higher temperatures, which will result in less runoff and lower drinking water yields (Resilient Sydney, 2016).

Drought conditions reduce the amount of available water, however as a secondary impact water quality can also be significantly impacted.

A desalination plant located at Kurnell was completed in 2010 that aims to meet water demand during prolonged drought. Whilst this plant does not supply water to the Northern Beaches, it supplements existing water supply across the metropolitan area.

Analysis	Rating
Community concern	Low (Concerned or very concerned - 21%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 26%)
Likelihood	Possible
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Potential increase driven by climate related changes increasing the potential for extended drought conditions.
Communities at highest risk	Whole of community

#### Landslides/Rockfall

A landslide is the movement of a mass of rock, debris or earth down a slope

Landslides have two things in common - they are the result of failure of the soil and rock materials that make up the hill slope and they are driven by gravity. They can vary in size from a single boulder in a rockfall or topple to tens of millions of cubic metres of material in a debris avalanche.

The Northern Beaches area has significant landslip areas that exist on both public and private lands with approximately 63,000 properties are tagged as being of moderate to high-risk landslip potential.

Risk of landslip is generally greater during and after significant rainfall and is further increased after extended dry periods. Other site specific or isolated failures may occur due to root jacking or soil saturation.

Landslides can be triggered by natural causes or by human activity.

Natural causes include:

- saturation of slope material from rainfall or seepage;
- root jacking caused by roots of trees growing on rock cut batters grow into defects and joints within the rock mass;
- vibrations caused by earthquakes, volcanic eruptions;
- undercutting of cliffs and banks by waves or rivers etc.

Human activity may include:

- the removal of vegetation;
- interference with or changes to natural drainage;
- leaking pipes (water, sewer);
- the modification of slopes by the construction of roads, railways or buildings;
- mining activities;
- vibrations from heavy traffic or blasting; or the displacement of rocks etc (Geosciences Australia, 2003)

Analysis	Rating
Community concern	Not rated
Perceived level of community preparedness	Not rated
Likelihood	Possible
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Potential increase driven by climate related changes such as increased storm intensity and frequency.
Communities at highest risk	Communities located in geotechnical risk areas.

#### Tsunami

Tsunami is a Japanese word that translates as 'harbour wave' and is characterised as a large flooding body of water typically in the form of a series of waves that can significantly impact structures and people through the direct contact and continue to rush into land for an extended period of time (AIDR, 2014).

Tsunamis are usually associated with earthquakes, volcanic eruptions and landslides, which can cause a sudden movement of the water column in the ocean, and create fast-moving waves.

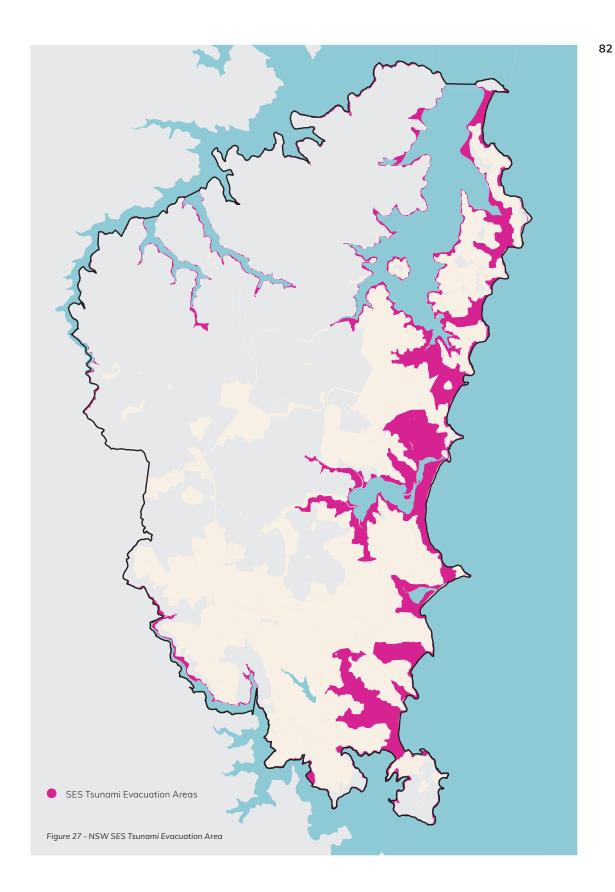
While the likelihood of a land-threat tsunami on the east coast of Australia is low, estimates that a large tsunami impacting the entire NSW coast would directly threaten between 250,000 and 1.5 million people, depending on the magnitude of the tsunami, time of day and season (State Emergency Management Committee, 2018). There is no record of a land-threat tsunami in Australia since European settlement (NSW SES).

Marine-threat tsunamis occur once about every six years, however are usually only dangerous to swimmers and boaters because of the dangerous currents they create.

As illustrated on the NSW SES Tsunami Evacuation map (Figure 27) low-lying areas around coast and waterway on the Northern Beaches are at risk. The Manly central business district is one of the highest risk areas as it is subject to inundation from both directly from the ocean and harbour (Wilson, K.M et al, 2018).

The 1960 Chilean tsunami caused by a magnitude-9.2 earthquake, damaged marine infrastructure such as boats, moorings, wharves and aquaculture structures along the NSW coast from Evans Head, Newcastle, Sydney and Eden. The Fort Denison tide gauge in Sydney Harbour recorded wave heights up to 84cm (Goff et al, 2016) and resulted in extensive erosion at Clontarf Beach.

Analysis	Rating
Community concern	Not rated
Perceived level of community preparedness	Not rated
Likelihood	Unlikely
Consequences	Major
Overall risk	Medium
Risk trend (+ 30 years)	Limited change
Communities at highest risk	Whole of community, particularly low-lying areas along the coastline under 10m AHD.



#### Earthquake

Earthquakes are the vibrations of the Earth caused by the passage of seismic waves radiating from some source of elastic energy (AIDR Glossary).

Since Australia is situated on the Indian-Australian tectonic plate, it does not experience earthquakes as severe as those occurring at tectonic plate boundaries. The main hazard is the resulting ground shaking that can damage or destroy infrastructure and threaten lives (Geoscience Australia 2019).

Australia's largest recorded earthquake was in 1988 at Tennant Creek in the Northern Territory, with an estimated magnitude of 6.6. It occurred in a sparsely populated area and resulted in damage to a major gas pipeline. A magnitude 6.5 earthquake at Meckering in 1968 caused extensive damage to buildings and was felt over most of southern Western Australia. These earthquakes are two of the eleven that are recorded to have produced surface rupture in historical times, forming fault scarps (Geosciences Australia, 2021).

In December 1989, Newcastle was devastated by an ML 5.6 (Richter magnitude) earthquake. This was one of the most serious natural disasters in Australia's history.

The earthquake claimed 13 lives: 9 people died at the Newcastle Workers Club, 3 people were killed in Beaumont Street Hamilton, and one person died of shock.

This event resulting a range of significant impacts including:

- 160 people were hospitalised
- 50,000 buildings were damaged (approximately 40,000 of these were homes)
- 300 buildings were demolished
- 300,000 people were affected and 1,000 were made homeless
- It left a damage bill estimated to be about \$4 billion
- Damage to buildings and facilities occurred within a 9000 sq. km region
- The effects were felt over an area of about 200,000 sq. km, with isolated reports of movement up to 800km from Newcastle (Newcastle Council, 2021).

Analysis	Rating
Community concern	Not rated
Perceived level of community preparedness	Not rated
Likelihood	Possible
Consequences	Moderate
Overall risk	High
Risk trend (+ 30 years)	Limited change
Communities at highest risk	Whole of community

#### Terror attack

Terror attacks have emerged over the past decade as a significant risk for cities and their communities. The 16-hour siege of the Lindt café in Martin Place in December 2014 showed Sydney is not immune.

This incident resulted in 3 deaths and the closure and lock down of the financial district. Losses of over \$1.2 million were recorded.

Since the siege there have been a number of police arrests over terror plots to attack Sydney landmarks, as well as one executed terror attack in the Parramatta CBD that resulted in the loss of life of a NSW Police worker.

Community concern	Low (Concerned or very concerned - 10%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 23%)
Likelihood	N/A
Consequences	N/A
Overall risk	Probable <sup>5</sup>
Risk trend (+ 30 years)	Potential increase
Communities at highest risk	Whole of community



#### Stresses Profiles

#### Housing affordability

Housing affordability relates to house prices in relation to incomes. A common measure of affordable housing is spending less than 30% of a person's income per week on repayments or rent. With median LGA house prices of \$1.73 million in 2018 with reports of this rising to \$2.2 million in 2021, many incomes are now not keeping pace with house price increases, leading to mortgage and rental stress. Housing affordability seems to be at a crisis point, with three Northern Beaches suburbs ranked in the top ten most at risk of a mortgage default in Sydney. Northern Beaches currently has a shortage of over 8,100 dwellings for social and affordable housing across the LGA, and this figure is predicted to increase to almost 10,000 by 2036.

The associated issue of limited housing choice across the LGA place similar burdens on the elderly for whom options for 'ageing in place' are restricted as housing stock predominantly is separate dwellings and apartment living - there is a 'missing middle' of dwellings such as townhouses which has been identified in Council's draft Housing Strategy (2021c).

Increasing housing unaffordability can impact health, education and employability. The pandemic has put further pressure on servicing home loans with many owners experiencing financial stress due to lockdowns. On a wider LGA scale, it means that population diversity may increasingly decline as younger people and families move out of the area in search of cheaper accommodation elsewhere. This has a potential to breakdown important social and family support networks, impacting both younger and older generations alike.

Housing affordability has been rated the most pressing concern for the community and businesses, with 66% of phone survey participants rating this to be of high or very high concern and was a dominating topic of discussion during community focus groups.

Analysis	Rating
Community concern	High (Concerned or very concerned - 66%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 13%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community

#### Climate change

Climate change is a fundamental and underlying challenge affecting all aspects of our lives and being a significant root cause of shocks and natural hazards such as bushfires, floods and erosion. It refers to long term changes in the climate, lasting for several decades or longer. The scientific evidence shows the world's climate is rapidly heating at a rate that is much faster than previous climate changes. The Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (August 2021) states that climate change is widespread, rapid and intensifying and is a result of human activities.

Our LGA is particularly vulnerable to natural hazards such as coastal erosion, storms, flooding, landslip and bushfires. As the climate changes, heatwaves, severe bushfire conditions, storm surges, sea-level rise, heavy rainfall and flooding, which are already more frequent, will increase.

Aside from the clear impacts to our environment, climate change also affects our physical and mental wellbeing, with vulnerable groups being particularly exposed (as discussed above, as related to heatwaves) and 'climate anxiety' exacerbating mental health issues, particularly amongst young people (State of the World's Children, UNICEF 2021).

Climate change is of significant community concern, with 45% of phone survey respondents and 48% of online being concerned or very concerned, with only 20% stating that we are prepared to meet this challenge.

Analysis	Rating
Community concern	High (Concerned or very concerned - 45%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 20%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community

#### **Environmental degradation**

Environmental degradation occurs when the natural environment (such as air, water, soil and native vegetation cover) is compromised, leading to a decline in the health of the environment and reduced biological diversity. These risks are closely related to broader issues of climate change, urban sprawl, and population growth. Specific threats to environmental degradation on the Northern Beaches include land clearing, weed invasion, fauna predation, feral rabbits, altered fire regimes and nutrient enrichment.

The natural environment is key to our values and sense of wellbeing. The Northern Beaches offers an unusually wide variety of environmental values and ecosystem services, including 1460 native plant species, 540 native animal species, 17km2 of bushland, 80km of coastline, 24 ocean beaches, four protected intertidal areas, seven freshwater catchments, wetlands, lagoons, five aquatic reserves, and three National Parks.

The Northern Beaches LGA provides multiple ecosystem services which contribute significant value to the wellbeing and health of local residents and also to the local economy, including the tourism sector.

Local ecosystems that are under particular pressure include Narrabeen Lagoon and Manly Dam which experience run-off pollution, and an increase in feral animals and weed impacts, which have the potential to affect ecosystem services and recreational values. In some cases, there is a trade-off between protection of lives and properties and protection of environmental values and ecosystems (i.e. at Wakehurst Parkway there is a need to manage flood mitigation measures alongside protection of threatened wildlife habitat).

Analysis	Rating
Community concern	High (Concerned or very concerned - 45%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 23%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community







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#### Mental health

Mental ill-health illness is a growing concern for the Northern Beaches. While it is difficult to quantify the extent of mental health related issues and risks, the Northern Beaches reported a higher rate of mental health related hospitalisations (2,134 per 100,000), compared to NSW average of 1,894 per 100,000 (Sydney North Public Health Network, 2018). Local factors that may contribute to mental ill-health include access and normalisation of drugs and alcohol use, loneliness and social isolation, and the social anxiety that often comes hand-in-hand with social media.

Mental health remains indiscriminate of age, gender or socio-economic backgrounds and is linked to a broad range of societal factors beyond the traditional realms of health.

However, some groups that are particularly exposed include young people, victims of domestic and family violence, and middle-aged men. Social determinants of health such as healthy built environments, access to natural areas and public places and opportunities for arts and creativity are increasingly recognised as being of fundamental importance to mental wellbeing.

Survey responses indicated a very high level of concern with these issues, with 43% of participants citing high or very high concern with a low level of preparedness.

Analysis	Rating
Community concern	High (Concerned or very concerned mental health - 43%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 18%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community

## Drug and alcohol misuse

The misuse of alcohol and other drugs can have a damaging impact on individuals and their social networks. It can be linked to a number of chronic mental and physical health illnesses, unemployment, family violence and homelessness. Communities are also affected by drug and alcohol misuse through issues such as anti-social behaviour and drug related crime.

In Australia, the percentage of people with an alcohol or drug addiction is almost double the global average, and around 1 in 20 Australians have had an addiction or substance misuse problem (Health Direct, 2020). A national survey conducted in 2019 found that the use of most illicit drugs in Australia had increased between 2016-2019, including cannabis, cocaine, ecstasy, hallucinogens and inhalants (Australian Institute of Health and Welfare, 2020).

Locally, according to 2016 data approximately 22% of the Northern Beaches engaged in high-risk drinking and 11.4% were smokers. Both of these statistics are higher than the Sydney average, being 17.9% and 9.4% respectively.

Statistics from NSW Bureau of Crime Statistics and Research show that Northern Beaches LGA drug offences have generally remained stable over the past two years although this is not necessarily indicative of drug and alcohol use (BOSCAR, 2020).

There is a general long term downward trend in tobacco smoking and alcohol consumption across the broad population (AIHW, 2021), however the consumption of alcohol shows interesting trends, with young adults drinking less while more people in their 50s are consuming 11 or more standard drinks in one drinking session (Australian Government Department of Health, 2019). The COVID-19 pandemic has more recently led to an increase in alcohol consumption, and also of cannabis use (NSW Health, 2020).

Illicit drug use can lead to serious health impacts including overdose, hospitalisation, and death, social impacts including violence, trauma and crime, and economic impacts in the form of healthcare and law enforcement costs (AIHW, 2021).

Analysis	Rating
Community concern	Moderate (Concerned or very concerned drug and alcohol - 37%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 19%)
Trend (+30 years)	Alcohol and tobacco consumption - decreasing (with the exception of people in their 50s)
Communities at highest risk	Illicit drug use - stable

#### Increasing Health Service Demand

The NSW health system is facing significant challenges to meet increasing demand for health services driven by lifestyle diseases, an ageing population and new care technologies. The Northern Beaches experienced 16% demand growth in acute health care activity between 2009-2017 (NSW Health in State Infrastructure Strategy).

Currently the Northern Beaches Hospital at Frenchs Forest, delivers acute and complex care to the whole of the LGA with Mona Vale Hospital providing urgent, rehabilitation, community and palliative care services. In addition, there are three community health centres focused on prevention and early healthcare intervention and plans for upgrades to the existing as well plans for an adolescent and young adults hospice at Manly to offer respite care, symptom management and end of life care.

Compounding risk factors in effectively servicing the health needs of the community, include the significant risks of shocks and stresses described above, responding to the current COVID-19 pandemic; an ageing population; chronic illnesses; and high risk consumption of drugs and alcohol.

Increasing demand for health services was identified as a key concern by focus group participants (this area was not explicitly explored as part of the survey).

Analysis	Rating
Community concern	Moderate (Concerned or very concerned 38%)
Perceived level of community preparedness	High (Prepared or very well prepared - 29%)
Trend (+30 years)	Increasing due to ageing population and increasing chronic illness
Communities at highest risk	Whole of community

#### Lack of transport diversity

Limited transport options and access routes is an increasing resilience risk as population growth and urban development will increase demand on road infrastructure. Congestion, based on current trends, is predicted to increase in major urban areas, which will limit productivity, hinder emergency evacuations and is estimated to almost double the net social costs over the next 15 years. It also poses indirect risks to health and wellbeing, especially for young people and people with limited mobility and who may be vulnerable to social isolation.

The compounding effects of limited transport options have long term effect on the ability for the Northern Beaches to attract key workers (many of whom cannot afford to live in the area) as well as retain young people (e.g. by lack of access to education and employment).

This is an area that consistently has been raised throughout Council engagement across a number of strategies plans and remains high on the list of community concerns. Specifically, for this project, 36% of phone survey participants rated transport diversity to be of moderate concern.

Analysis	Rating
Community concern	Moderate (Concerned or very concerned- 36%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 23%)
Trend (+30 years)	Increasing due to population growth
Communities at highest risk	Whole of community

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### Inequity

Inequity within society means a lack of fairness or justice. Uneven allocation of resources to different social groups or prejudice towards specific social groups can manifest unequal social, economic and environmental conditions (NCBI, 2017).

Linked to the fundamental importance of diversity to build resilience, four global megatrends have been identified that will continue to affect the economic, social and environmental forces on inequality and inequity:

- 1. technological change, which is displacing workers and exacerbating wage inequality;
- urbanisation offers exceptional opportunities, yet cities find wealth and poverty in close proximity, making increasing levels of inequality all the more glaring;
- international migration offers millions
  of people new opportunities but only if
  managed in a safe and equitable way; and
- climate change impacts are being experienced around the world, yet the poorest countries and groups are disproportionately affected (United Nations, 2020).

In Sydney, inequity is increasing and is a contributing factor to the increase in health service demand across Sydney, unequal access to infrastructure and rising income disparity (Resilient Sydney, 2016). A prime example is housing affordability, particularly with our younger generation increasingly being 'locked out' of the rental and buyer housing market due to rising house prices, particularly on the Northern Beaches.

Inequity was an area of moderate community concern with a low level of community preparedness.

Analysis	Rating
Community concern	Moderate (Concerned or very concerned - 35%)
Perceived level of community preparedness	Low (Prepared or very well prepared - 16%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community with higher impacts on younger generations, those from lower socio-economic and culturally diverse backgrounds

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#### **Employment diversity**

Employment diversity is an important factor in building resilience, as it minimises interdependencies and exposure to industry and supply chain volatility. Job containment is particularly important for the Northern Beaches, given the transport limitations of the area.

In 2019/20, there were 43,986 less jobs than employed residents (.idcommunities, 2020) suggesting the region is not generating enough jobs to support its residence base, or that neighbouring regions provide more opportunities. This jobs 'deficit' - the difference between jobs and residents - has grown by 2,910 over the last ten years, however has shown signs of shrinking in the last three years. The share of residents working outside the LGA increased between 2011 and 2016. In 2016, 43.4% of Northern Beaches residents worked outside the LGA, with the majority of those travelling to the main central business districts of Sydney and North Sydney.

With a mismatch between existing jobs and resident workers skills/qualifications, limited career opportunities and higher salaries in the city, many residents end up working outside the LGA. Conversely, many of the workers needed to fill local jobs need to travel in from surrounding areas, further impacting travel demand and skills shortages. Resulting impacts include additional pressure on the transport infrastructure and long commutes that can affect mental and physical wellbeing.

Longer-term impacts on resilience include the ability to attract and retain skilled workers and key workers to the area and as such is an issue strongly related to housing affordability.

Prior to COVID-19, the Northern Beaches was showing strong local job growth especially the health and tourism sectors. With an ageing population is likely to see the health sector is likely to see continued growth. However, modelling has shown Covid-19 has had a significant impact on local jobs in some sectors, with overall jobs in the Northern Beaches falling by 5.2% in the June 2020 Quarter (5,800 jobs).

Government stimulus 'saved' many jobs and supported the rebound the following September. In March 2021, local jobs were 2.3% below pre-Covid levels and jobs had recovered to pre-Covid levels in 8 out of 19 industries (.idcommunity, 2021). However, this modelling was undertaken prior to the June 2021 lockdown. This will impact the recovery that was underway and highlights ongoing economic uncertainty.

The community expressed low levels of concern with employment diversity, with 24% saying they were either very concerned or concerned.

Analysis	Rating
Community concern	Low (Concerned or very concerned - 24%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 17%)
Trend (+30 years)	Increasing
Communities at highest risk	Whole of community

Northern Beaches Resilience Strategy

#### Social cohesion

Social cohesion is critical to resilience, particularly at a neighbourhood and individual level. Globally, a decline in social cohesion has been identified as a key stress leading to social unrest. Social cohesion is being impacted by rising inequity across Sydney and is influenced by a range of stresses, such as housing unaffordability, drug and alcohol misuse and inequitable access to transport. Declining social cohesion can lead to isolation and exacerbate mental health issues, especially for vulnerable groups in the community.

One of the core values consistently expressed by Northern Beaches residents is having connected, vibrant communities. The Northern Beaches has many strengths that contribute to social sustainability and cohesion, including high levels of community safety, access to open space, thriving social, recreational and sporting opportunities, high rates of volunteering, self-sufficient economy, safe ways to participate and a strong not-for-profit presence.

However, the engagement showed that there is scope for improvement, especially at a neighbourhood level.

Although the Northern Beaches is a socioeconomically advantaged area with a highly educated resident population and relatively low unemployment, the underlying issues around mental health and wellbeing suggest that more can be done to create and maintain a more socially sustainable and inclusive community for all.

Analysis	Rating
Community concern	Low (Concerned or very concerned - 21%)
Perceived level of community preparedness	Moderate (Prepared or very well prepared - 23%)
Trend (+30 years)	Limited change however other stresses may influence this trend.
Communities at highest risk	Whole of community

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## Appendix B Behavioural influences to achieving resilience outcomes

	Influence	Response
	Attachment and connection - refers to the extent to which residents and business owners feel attached to the community.  To respond to threats that impact our wellbeing, residents must feel personally invested in the area and its continued growth and success.	Reinforce and improve connection with our area and community. A resilient community requires people to feel personally invested and connected to our community.
	Framing - refer to how residents and business owners currently frame 'resilience' and how it differs between the different types of situations.	Use everyday language to describe resilience actions i.e., prepare, plan etc and explain them in ways that are relevant and relatable for each audience.
	Salience - refers to how easily something can be brought to mind. Each challenge or event occupies a degree of mental space consistent with the mental availability (of that particular challenge). Each challenge will influence the extent to which the community believe there is a risk of each type of challenge, both to them as individuals and the wider community.	Because their effects are encountered daily, stresses remain more front of mind. Therefore, it is essential to maintain awareness of shocks utilising a range of methods to ensure people are consistently taking action in response to them.
- Σ[Σ]	Acceptance - refers to the acknowledgement of the existence of, or inevitability of a challenge. The most common behavioural response to 'stresses' is to protest their existence.	Acceptance is a necessary precondition for preparation and adaptation. Stresses are things that can be prepared for and adapted to, rather than problems to be solved.
<i>79</i>		It is necessary to communicate the risks, preparation and adaptation options to individuals and the broader community.
	Anchoring - people "anchor" or rely on a specific piece of information or a memory from the distant past and then adjust from this point. Anchors may be based on price, past experience, occasions, or social norms, among other things.	The threat of shocks and their likely effect must be continuous communicated, both to individuals and the wider community.
	Availability bias - people predict the probability of an event based on how easily an example can be recalled.	Continually communicate the present and ongoing threat posed by shocks to the LGA to combat the tendency to believe it's something more applicable to times gone by. Only communicate the threat alongside the behavioural response required to prepare for i.
Jul Elm	Optimism bias - refers to the tendency to be over-optimistic about the outcome of an adverse situation. Examples include: "it won't be so bad" or "it won't happen to me".	Enlist locals to provide testimonials of surviving shocks (e.g., floods / fires) to dial up the sense of threat to others. Include these locals' responses in testimonials to communicate effective preparatory action is within everyone's power.
7	Overconfidence bias - people may overestimate in their ability to deal with an adverse outcome if they are unfortunate enough to experience one.	Encourage locals to do scenario planning, in which specific scenarios are considered along with the specific preparatory action required to respond to it.
	Status quo bias - we suffer from inertia and prefer to avoid change. Manly locals believe there is nothing they can do to mitigate the threat posed by stresses.	Empower residents to build resilience around 'stresses' by outlining simple steps that will mitigate the effects of the stress, rather than its existence (e.g., downloading a podcast to prepare for the commute); benchmark and communicate continual improvements to local services.

Northern Beaches Resilience Strategy



# Appendix C Risk assessment for adaptation/mitigation priorities

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Table 3 and Table 4 provides the risk assessment matrix and adaption/mitigation priority descriptions based on the risk classification.

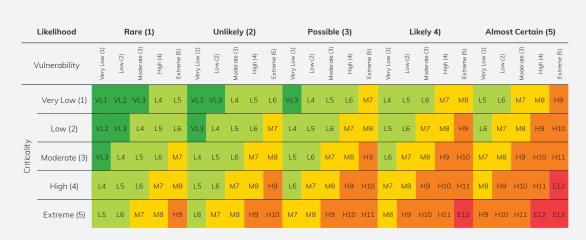


Table 3 - Asset and Infrastructure risk assessment (adapted from QIC)

Risk Classification Score		Adaptation and Mitigation Priority		
Very low	VL1 - VL3	Broadly acceptable risk. No action required beyond monitoring of risk level and priority during monitoring and review phase		
Low	L4 - L46	Low priority for further investigation and/or treatment. Actions regarding investigation and risk treatment should be delegated to appropriate level of organisation, and further investigations and treatment plans may be developed.		
Moderate	M7 - M8	Medium priority for further investigation and/or treatment. Actions regarding investigation and risk treatment should be delegated to appropriate level of organisation, and further investigations and treatment plans may be developed.		
		High priority for further investigation and/or treatment, and the highest authority relevant to context of risk assessment should be formally informed of risks. Further investigations and treatment plans should be developed.		
Extreme F12 - F13 of risk assessment must		Highest priority for further investigation and/or treatment, and the highest authority relevant to context of risk assessment must be formally informed of risks. Each risk must be examined, and any actions for further investigation and/or risk treatment are to be documented, reported to, and approved by that highest authority.		

Table 4 - Adaptation and mitigation priority descriptions (adapted from QIC)

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## Appendix D Community Concern, preparedness and risk assessment summary shocks and stresses

The following tables indicate levels of community concern and preparedness, based on the outcomes from the surveys for this Strategy, in addition to a risk assessment of key shocks of particular priority for the Northern Beaches community. The overall risk ratings are based on an assessment of likelihood and consequence of each risk and informed by the Local Emergency Management Plan (2021) and Council's planning and risk management framework. The tables also provides a link to the relevant Strategic Direction that responds to the shock and stress.

Shocks	Community Concern	Community Preparedness	Overall Risk	Connection to Strategic Directions
				Direction 1: Get Ready Northern Beaches
Disease Pandemic	High	High	High	Direction 5: Adaptive Services, Assets & Infrastructure
				Direction 6: A Resilient Natural and Built Environment
				Direction 1: Planning for our Future
Bush Fire	High	High	Extreme	Direction 2: Get Ready Northern Beaches
				Direction 6: A Resilient Natural and Built Environment
				Direction 2: Get Ready Northern Beaches
Digital Network Failure	Moderate	Low	High	Direction 5: Adaptive Services, Assets & Infrastructure
				Direction 1: Planning for our Future
Infrastructure Failure	Moderate	Low	High	Direction 2: Get Ready Northern Beaches
				Direction 5: Adaptive Services, Assets & Infrastructure
				Direction 1: Planning for our Future
Storm (inc. flood and	Moderate	High	High	Direction 2: Get Ready Northern Beaches
coastal inundation)		J	9	Direction 6: A Resilient Natural and Built Environment
Cyber Attack	Moderate	Low	Variable	Direction 1: Get Ready Northern Beaches
Financial Institution Failure	Low	Moderate	Variable	Direction 1: Get Ready Northern Beaches
				Direction 1: Planning for our Future
Heatwave	Low	Low	Extreme	Direction 2: Get Ready Northern Beaches
				Direction 6: A Resilient Natural and Built Environment
				Direction 1: Planning for our Future
Water Crisis	Low	Moderate	High	Direction 2: Get Ready Northern Beaches
			J	Direction 5: Adaptive Services, Assets & Infrastructure
Terror Attack	Low	Moderate	Probable	Direction 1: Get Ready Northern Beaches
Tsunami	N/A	N/A	Medium	Direction 1: Get Ready Northern Beaches
Earthquake	N/A	N/A	High	Direction 1: Get Ready Northern Beaches
Landslide/Rockfall	N/A	N/A	High	Direction 1: Get Ready Northern Beaches  Direction 6: A Resilient Natural and Built Environment

 $Table\ 5-Community\ Concern,\ perceived\ preparedness\ and\ risk\ assessment\ of\ shocks\ and\ links\ to\ Strategic\ Directions$ 

Northern Beaches Resilience Strategy

Stresses	Community Concern	Community Preparedness	Connection to Strategic Directions
Housing affordability	High	Low	Direction 1: Planning for our Future
Climate Change	High	Moderate	Direction 1: Planning for our Future Direction 5: Adaptive Services, Assets & Infrastructure Direction 6: A Resilient Natural and Built Environment
Environmental Degradation	High	Moderate	Direction 1: Planning for our Future Direction Direction 6: A Resilient Natural and Built Environment
Mental Health	High	Low	Direction 3: Connect for Strength Direction 5: Adaptive Services, Assets & Infrastructure Direction 7: Activated Places and Spaces
Increase Health Service Demand	Moderate	High	Direction 1: Planning for our Future Direction 5: Adaptive Services, Assets & Infrastructure
Increase drug and alcohol misuse	Moderate	Moderate	Direction 3: Connect for Strength Direction 5: Adaptive Services, Assets & Infrastructure Direction 7: Activated Places and Spaces
Lack of transport diversity	Moderate	Moderate	Direction 1: Planning for our Future Direction 5: Adaptive Services, Assets & Infrastructure
Inequity	Moderate	Low	Direction 1: Planning for our Future Direction 3: Connect for Strength
Chronic illness	Low	Moderate	Direction 5: Adaptive Services, Assets & Infrastructure Direction 7: Activated Places and Spaces
Employment diversity	Low	Low	Direction 1: Planning for our Future
Social Cohesion	Low	Moderate	Direction 3: Connect for Strength Direction 7: Activated Places and Spaces

 $Table\ 6\ -\ Community\ Concern, perceived\ preparedness\ and\ risk\ assessment\ of\ stresses\ and\ links\ to\ Strategic\ Directions$ 

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## **Public Exhibition Report**

## Northern Beaches Resilience Strategy - Withstand. Adapt. Thrive.

Consultation period: 9 May 2022 to 8 June 2022

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## 1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of the public exhibition of the draft Northern Beaches Resilience Strategy - Withstand. Adapt. Thrive (the draft Resilience Strategy) between 9 May 2022 and 8 June 2022.

The public exhibition is the final stage of an extensive engagement process with over 1300 community members contributing to the development of the draft Resilience Strategy, ensuring the community's voice was represented in forming the strategic directions, priorities and actions.

A total of 23 submissions were received during the public exhibition. Overall, the feedback was positive and showed that the draft Strategy is well supported. Several minor amendments have been made to the draft Strategy in response to the feedback, in addition to a number of minor amendments proposed by staff.

There was a high level of interaction on the Your Say project webpage during the exhibition as evidenced by the number of visitations to the site and the number of page views. These figures suggest that interested community were likely satisfied with the outcomes of the previous engagement and that the draft Strategy adequately reflected their views.

The level of submissions is consistent to other strategies that have undertaken an extensive front end engagement process, such as Better Together: Social Sustainability Strategy 2040 which received a total of 13 submissions.

### 1.1. Key outcomes

Total unique responses		23	
How responses were received	Submission Written responses (email/letter)	Completions: 19 Number received: 4	
Feedback themes	<ul> <li>Fuel supply</li> <li>Energy security</li> <li>Food security</li> <li>Emergency communications Local transport</li> <li>Rental accommodation quality</li> <li>Asset Protection Zones</li> </ul>	<ul> <li>Land use zoning</li> <li>Coastal hazard management</li> <li>Role of Local Government in Resilience</li> <li>March 2022 floods and Manly Dam</li> <li>Ingleside Development</li> <li>Population Growth</li> </ul>	





## 1.2. How we engaged

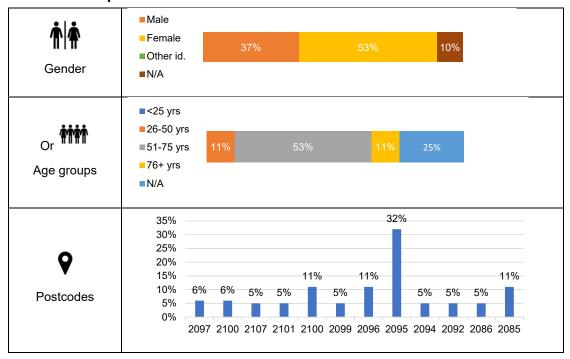
Have Your Say:	Visitors: 1036	Visits: 1354	Average time onsite: 51secs
visitation stats			
e 25	Council Facebook pos	st	Reach: 11,316
<b>6</b>			Clicks: 294
Social media	Council LinkedIn Ad		Impressions: 1,177 Clicks: 50
	KALOF Facebook pos	et	Reach: 117 Reactions: 21
	KALOF Instagram pos	st	Reach: 221
Drint modic and		eted and articles raft Resilience Strategy Iline media publications.	N/A
Print media and collateral	Printed material and plinking to Your Say paat the Bay event for W		
<b>@</b>	Community Engagem newsletter: 2 editions	Distribution: Approx. 22,000 subscribers	
Electronic direct mail (EDM)	Council (weekly) e-News: 2 editions		Distribution: Approx. 180,000 subscribers
	Disability News: 1 edit	tion	Distribution: 1288 subscribers
	Business News: 1 edition		Distribution: 13,955 subscribers
	Creative News: 1 edition		Distribution: 1915 subscribers
	Stakeholder email:		Distribution:
	o Local Eme Committee	ergency Management e x 2	61
	o Environme	ent SRG	14
	o Transport	and Travel SRG	13
	o Economic SRG	and Smart Communities	13
	o Better Tog	gether email list	616





	<ul> <li>Environment &amp; Climate Change</li> <li>Strategy email list</li> </ul>	172
	In person at the Day at the Bay event for World Environment Day	Attendance: 25+
Face-to-face sessions		
***	All-staff presentation:	Attendance: 400+
	Environment Strategic Reference Group	Attendance: 8
Key stakeholder engagement	meeting Engagement with NSW Police Executive Team	Attendance: 8

## 1.3. Who responded<sup>1</sup>



## 2. Background

Council has developed the draft Northern Beaches Resilience Strategy – Withstand. Adapt. Thrive which creates a shared vision for a resilient Northern Beaches. The draft strategy helps build the collective resilience of our community to a range of shocks and stresses that impact our community.

The draft Strategy will influence a range of existing and in-development strategies, plans and policies, with the overall intent of embedding resilience in all of Council's activities.

<sup>&</sup>lt;sup>1</sup> Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.





The draft Strategy was informed by extensive community and stakeholder and engagement in 2021 with over 1300 survey responses, four community and business focus groups, youth engagement sessions, briefings and a workshop involving representatives from all of Council's Strategic Reference Groups.

The feedback collected during the 2021 consultation revealed a very high level of support for the development of a Resilience Strategy and identified the following as the five main areas of concern for the Northern Beaches community: housing affordability, climate change, environmental degradation/pollution, mental health, and the demand on health services.

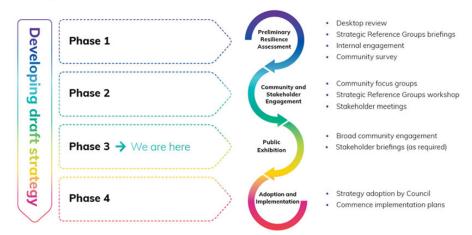
The 2021 feedback also suggested that the key action to overcoming these vulnerabilities was developing a more connected community, increasing social capital and celebrating the unique local environment of the Northern Beaches.

The project's impact level one Community and Stakeholder Engagement Plan was devised on a four-phase approach (see image below):

- Phase 1: Preliminary resilience assessment
- Phase 2: Community and stakeholder engagement
- Phase 3: Public exhibition
- Phase 4: Adoption and implementation.

This report outlines the outcomes of the public exhibition phase (Phase 3).

## **Project Timeframe**



## 3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values





## 4. Engagement approach

The draft Resilience Strategy was publicly exhibited between 9 May 2022 and 8 June 2022.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).

A project page<sup>2</sup> on our have your say platform was updated with information provided in an accessible and easy to read format.

The project was primarily promoted through social media, our email newsletter (EDM) channels and stakeholder notifications.

A pop-up stall was also held at the Day at the Bay event as part of World Environment Day. Council staff were on hand to share information about the draft Resilience Strategy, answer questions and capture feedback from community members attending the event. QR codes were provided on posters and printed material linking to the Your Say project page.

Feedback was captured through an online submission form embedded onto the have your say project page. An open-field comments box provided community members a space to share their feedback.

Email and written feedback were also invited. Contact details for the project manager were provided to allow people to speak directly with them and provide feedback over the phone

### 4.1. Reaching diverse audiences

It was determined for this project that it was particularly important to hear from people across a spectrum of location, demographics, expertise, experience and understanding of our local government area.

We promoted the public exhibition in a range of Council newsletter including our Disability Newsletter, Business News, Creative News as well Council's E-News and our engagement newsletter. We shared information about the consultation via social media posts across various platforms including our Council Facebook, LinkedIn and our youth focused KALOF.

## Findings

Feedback via written submissions and in discussions with community members was positive and showed that the draft Strategy is well supported. Key themes raised during the submission period and Council's response is provided in Table 1 below.

Table 1 - Issues, change requests and other considerations

Issue Title	Key consideration in submission	Council response
Fuel supply	Submission emphasises the relationship of fuel supply and impacts on local supply chains.	Fuel supply is noted as a critical interdependency and is illustrated in Figure 19.
		Minor wording change to Supply Chains (pg. 37) emphasising the criticality of fuel supply.

<sup>&</sup>lt;sup>2</sup> https://yoursay.northernbeaches.nsw.gov.au/resilient-northern-beaches





Issue Title	Key consideration in submission	Council response
Energy security	Submission if energy security measures and partnering with energy providers to delivery initiatives such as microgrids,	Infrastructure resilience including energy security, is included within Direction 5 - Adaptive services, assets and infrastructure.
	Distributed Energy Resources is included within Strategic Direction 2 – Get Ready Northern Beaches.	Specifically, Priority 3 and Action 3a (pg. 54) specifically aim to engage and partner with critical service and infrastructure providers to build understanding of system and asset risks, interdependencies and vulnerabilities and identify opportunities to improve service continuity, redundancy and scalability increase resilience investment across all critical asset portfolios within the Northern Beaches.
		No amendment to the Strategy is proposed.
Food security	Strengthen develop locally produced essential food supply chains (e.g. transformation of ovals into community gardens or food production areas)	Page 37 of the draft Strategy discusses food security and supply chains in a broad sense, however minor amendments made to increase urban agriculture to increase local food production.
		Proposed Amendments:
		Additional commentary on food security included within Supply Chains (pg. 37).
		2. Addition Priority added to Direction 1 (pg. 49):
		<ul> <li>Increase local food production to increase food security and reduce reliance on regional and global supply chains.</li> </ul>
		3. Additional Action added to Direction 1 (pg. 49):
		Explore urban agriculture initiatives to increase local food production such as increasing community growing spaces, partnering with private enterprise, engagement and education, promotion of existing community gardens.
Emergency communications	Submission discusses the reliance of hyper-local communication	There are well established protocols in relation to emergency communications
Communications	or hyper-local confiniumcation	which centre around the "single source of truth" principle, whereby communications





Issue Title	Key consideration in submission	Council response
	channels during an emergency and promote disaster online networks.	are published by the nominated combat agency and then shared by others to ensure the intent of the original messaging is maintained.  However, in order to assist centralise emergency communications Council is investigating the implementation of a disaster dashboard such as the one established by Blue Mountains Council.
		Action 4c of Direction 2 (pg. 48) has been amended to include "emergency communications" as per below:
		<ul> <li>Invest in technologies that improve access to natural hazard information, emergency communications, monitoring and forecasting capability (S-M).</li> </ul>
Local transport	The shortage of private/council and/or public electric means of transport present a major risk in case of petrol supply chain	The interdependency of fuel in supply chains and transport is represented in Figure 19 (pg. 38) of the Strategy.
	disruption.	No amendment to the Strategy is proposed as priorities relating to critical service continuity, including transport, are provided within Strategic Direction 5 Direction 5: Adaptive services, assets and infrastructure (pg. 54).
Rental accommodation quality	Submission raises concerns around the power imbalance between landlords and renters resulting in a decrease in the	This imbalance is likely driven by pressures surrounding housing affordability, thus increasing the demand of rental properties.
	quality of rental accommodation.	No amendment to the Strategy is proposed as priorities relating to housing affordability are contained within Direction 1 (pg. 45), however consideration will be given to including an action in the Resilience Action Plan to advocate to the State Government to strengthen tenant's rights and protections.
Asset Protection Zones	Submission recommends the monitoring of all Asset Protection Zones for maintenance as required and notify affected residents of required APZ works. Where APZ is	The monitoring and maintenance of asset protection zones is undertaken in accordance with the Bush Fire Risk Management Plan.
	on Council / Government land,	This plan is currently being reviewed and updated by the Bush Fire Management





Issue Title	Key consideration in submission	Council response
	Council to carry out APZ clearing or coordinate with NSW RFS.	Committee and will be placed on public exhibition later in the year.
		No amendment to the Strategy is proposed.
Land use zoning	Submission recommends zoning the deferred lands with appropriate controls that reflect constraints and opportunities - including environmental conservation and bushfire prone land.	Whilst the strategy does not state rezoning as a specifical action, it is considered that actions under Strategic Direction 1 adequately covers this through the establishment of planning controls that limit intensification, inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards, and that limit impact on our local environment and community wellbeing.  No amendment to the Strategy is proposed.
Coastal hazard management	Submissions discuss the need to have a planned approach to managing coastal erosion particularly under climate change scenarios.  Submissions recommend planned retreat and acquisition of private properties at risk from extreme weather.	Acquisition and planned retreat of properties affected by natural hazards are just one in a suite of actions that could be employed to manage risk.  Each circumstance is unique, therefore requiring individual assessment of all feasible options.  No amendment to the Strategy is proposed.
Role of Local Government in Resilience	Submission raises concerns that the Strategy is largely outside of the responsibilities of Council and is a replication of the Resilient Sydney program.	Resilience is intimately aligned with the role and responsibilities of local government. Being the closest level of government to our community and possessing an in-depth understanding of our community's needs, local government is well placed to continue to build the capacity and self-sufficiency of our community.
		In relation to the Strategy being a replication of the Resilient Sydney program, this was the intent of the Strategy by applying the aims and objectives of this program and developing a local Strategy that recognises the unique circumstances of our community.  No amendment to the Strategy is





Issue Title	Key consideration in submission	Council response
March 2022 floods and Manly Dam	A number of submissions raised concerns in relation to the dam levels prior to and during the flood event in March with recommendations a lowering of the dam operating levels.  Submission recommends mapping of all areas affected by the March flood event, in addition to inspecting all drainage infrastructure for clear flow and identify where upgrades infrastructure is required. Recommends funding through the new S.7.11 Contributions Plan and Government Disaster Relief Funding.	Submissions have been forwarded to the Council's Floodplain Planning team for consideration.  Action 4a of Direction 2 recognises the need to work with the emergency service organisation and supporting agencies to continuously improve emergency planning and response arrangements to reduce impacts on our community.  No amendment to the Strategy is proposed.
Ingleside Development	Submission articulates that managed growth in the Ingleside area could deliver a range of benefits as outlined across all Strategic Directions.	The submission has been forwarded to Council's Strategic Planning team for consideration in relation to Ingleside Precinct Plan.  The Strategy identifies a number of key priorities in relation to the creation of new communities specifically:  Direction 1: Planning for our future  • Priority 1: Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards.  • Priority 2: Carefully manage population growth without compromising our local environment, wellbeing and lifestyle of our community  • Priority 6: Increase the resilience of infrastructure to support current and future communities  • Priority 7: Improve social and affordable housing options particularly for very low to moderate income earners and essential workers  Direction 5: Adaptive services, assets and infrastructure





Issue Title	Key consideration in submission	Council response
		Priority 1: Ensure critical infrastructure is not placed in areas that are exposed to current and future risk  No amendment to the Strategy is proposed.
Population Growth	Submissions raised concerns in relation to the population growth and describes a number of impacts on the environment and the human health and wellbeing of our community.	The Strategy provides a number Directions and priorities in relation to impacts of development on ecological and human health and wellbeing including:  Direction 1: Planning for our future  Priority 1: Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards.  Priority 2: Carefully manage population growth without compromising our local environment, wellbeing and lifestyle of our community.  No amendment to the Strategy is proposed.





## Appendix 1 Verbatim community and stakeholder responses\*

### A. Online submissions

Number	Submission
1	Please DO NOT USE THE USELESS FLIPSNACK.COM SOFTWARE AGAIN! Please do NOT WASTE TAXPAYERS' MONEY on such a completely unusable product. AT no size or magnification was it possible to read this document properly since so much of it was off the page! In future just use a PDF or HTML doc. It's NOT COOL!, and it IS USELESS!
2	Congratulations to Council for recognising the need for a Resiliance Strategy.
	I have read some, but not all of the documents appended to the draft Resilience Strategy.
	However I cannot find any reference to the Council planning to acquire private property which is currently at risk from extreme weather events, most notably the properties built on the beach at Collaroy, but also at Fairy Bower and Narrabeen. If there is no plan for this, then ratepayers will be obliged to cover some, if not all the costs of pointless efforts to hold back storms and rising ocean levels. Let us address the problem sooner rather than later. It will not get any cheaper.
	With reference to the Coast Action Plan, I applaud the plan to protect penguins and sea dragons. However, this is completely at odds with Cr Binghams proposed Heritage Revitalisation project to rebuild a structure which was destroyed by a storm event at Manly Cove. We have already wasted valuable ratepayers funds on feasability studies for a project which will not only damage the environment for penguins and sea dragons but also sea grasses, and is likely to be damaged or destroyed by the increasing likelyhood of storm events. This project should be abandoned before we waste any further money.
	On page 5 of the Coastal Action Plan mention is made of reducing litter and single use plastics, and page 6, investigating innovative strategies. We have as our local member of State Parliament, the Minister for the Environment. This provides us with a unique opportunity to collaborate as appropriate. One area which is in need of a solution is the unending stream of plastic litter which ends up in the harbour. In my experience, once litter leaves Council property (blows off the end of a wharf or pontoon), they pass the buck to Roads and Maritime. There needs to be a more collaborative approach to this issue. There is an innovative solution employed on Lord Howe Island with transparent beach plastic litter bins to collect plastic waste and highlight the volume of plastic waste going into the ocean.
	On page 7 of the Coastal Action Plan there is mention of beach scraping and nourishment. Is this activity to be overseen by qualified Coastal Scientists who can assess whether or not such expensive engineering projects have a long term benefit to the community? If not there should be some scientific oversight.
3	Northern Beaches Resilience Strategy – Submission
	I read with great interest the Strategy Plan in its current state and appreciate the huge amount of work that went into putting it together.  Not being particularly skilled in resilience "science" and best practices, I can only compare this work to others I have been exposed to recently.

<sup>\*</sup>Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.





While being very complete in scope, I found a few areas that, I believe should be addressed as part of a potentially extended scope:

- Energy shortage (especially petrol supply).

As we all know, with most of its oil refined overseas, Australia petrol supply chain is at the mercy of geo-political events out of its control (e.g. blockade of the supply chain route from Singapore).

I believe that this present an risk that could affect our national and local supply chains, especially where food is concerned, which lead to the next point:

#### Food Security / Supply Chain Resilience

The Plan (unless I missed it) doesn't surface an imperative to develop locally produced essential food supply chains (e.g. transformation of ovals into community gardens or food production areas).

This becomes particularly true in the event of a petrol shortage (induced by a sudden geo-political crisis or long term by the inevitable shortage of overall global oil supply).

#### Local/uncontrolled migration

Predominantly driven by heat waves, accelerating the short term (or long term) "illegal" migration of Western Sydney residents trying to escape the heat (this is especially true in case of recurrent and extensive electrical grid outages – induced by an increasingly intermittent supply from solar and wind farms).

There is also a potential risk of the development of an illegal "squatting " population leveraging abandoned costal residences as the erosion of our coastline progresses and life in the West becomes more and more unsustainable.

### Resilient local mobility

The shortage of private/council and/or public electric means of transport present a major risk in case of petrol supply chain disruption.

On the other hand, the plan is very focused on mental stresses / community related resilience which I haven't seen surfaced that strongly in other examples I have been exposed to.

Well done and I am looking forward to seeing the next steps and participate to the implementation phase of the plan.

- P.S. Apologies if the above is sometime a bit unclear, English is (still) my second language.

  I would rather you cleaned my drains and fixed the countless potholes which are extremely dangerous to vehicles and banned scooters anywhere in my area. Keep me and mine safe
- Monitor all Asset Protection Zones for maintenance as required and notify affected residents of required APZ works. Where APZ is on Council / Government land, Council to carry out APZ clearing or coordinate with NSW RFS.
  - 2. Map all areas affected by peak storm event of 2022, inspect all drainage infrastructure for clear flow and identify where upgrades infrastructure is required with funding for this through new S.7.11 Contributions Plan and Government Disaster Relief Funding.
  - 3. Zone all "deferred lands" with appropriate controls that reflect constraints and opportunities including environmental conservation and bushfire prone land. Without appropriate zoning, they are left more vulnerable to inappropriate development such as 450 lots in bushland at Belrose / Oxford Falls and medium-high density boarding houses.





6	Flooding of Manly Area
	On 8 March 2022 large parts of Manly suffered serious flooding and damage to houses, following the overtopping of Manly Dam.  The usual operating level of the water is 1.7 metres below the top of the dam. That level is allowed drift up to 1.0 metres below without any action being taken by Council rangers to open the scour valves. Dam records suggest that sometimes proactive action is taken to lower the level if bad weather is expected, but not below that -1.7 m level. A report to Council by consultants in 2018 stated that lowering the usual operating level would be one of the few ways to reduce downstream flooding. I understand Council has NOT acted on that proposal. Surely as a bare minimum, a sensible procedure would be to be more proactive and reduce the water level down to say -2.2m, when extreme weather is predicted such as in March 22.
7	Glen Street Belrose needs to be no parking on the LionelWatts oval side, as when buses or trucks travel down traffic stops, cannot pass.
8	Thank you for the way this information is presented.  Could you confirm section 2 action 2a (page 13 of the summary) includes looking at microgrids, CERs /DER's for energy and partnering with Ausgrid to deliver (with support from Resilience NSW which they should provide in some form)  Communication - in the event of storm or disaster events people are relying on hyper local news sources eg Manly Observer. Is there any agreement in place to ensure /promote disaster online networks as we have with ABC for bushfires eg.
	thank you for the opportunity to comment,
9	I would agree that a number of these strategies need to be developed. However the document is very wordy & lacks specific action plans that residents can relate to.
10	I wanted to make a comment regarding the recent serious flooding and damage to houses, following the overtopping of Manly Dam in early March 2022.  I believe that, on occasion, proactive action is taken to lower the level of Manly Dam if bad weather is expected, but never below -1.7 m level. I heard that council commissioned a report by consultants in 2018 in which it was stated that lowering the usual operating level would be one of the few ways to reduce downstream flooding. I understand Council has NOT acted on that proposal, mainly due to Manly Hydraulic Laboratories reticence. I think Council should be more proactive and reduce the water level down to say - 2.0 to -2.2m, when extreme weather is predicted such as in March 22.





11	Dear NB Council,
	Thank you for your work on resilience strategies.
	My primary concern for the future is the very real risk of more flooding of Manly Lagoon and surrounding areas. As a resident, we have seen many floods in the lagoon, and the council are doing much better at prompt clean up work after a flooding event. However, we need a more effective plan to let out the water in the dam in advance of a weather event to prevent flooding on the scale we had this year. We need to reassess the level that the dam is brought down to before rain is predicted - the 1.7m below strategy does not seem to be working.
	Several of our neighbours were severely affected by the recent floods and have had to move out of their homes. Our whole garden and laundry were a foot deep in water because it flooded from the lagoon park into our garden. A great amount of topsoil also ran into our garden because grass is unable to grow underneath the Norfolk Island Pines, so there is just dirt which washes onto our property and covers the garden inches deep. Along with the dam management I would recommend more grass maintenance in Manly Lagoon park and the planting of shrubs to prevent a repeat of the significant erosion at the eastern end.
	Kind regards
12	On 8 March 2022 large parts of Manly suffered serious flooding and damage to houses, following the overtopping of Manly Dam around 2pm. I was reading the draft resilience strategy and really couldn't see any real reference to the threat of Flooding caused specifically by the overtopping of the manly dam or how many times this has occurred in the last 10 years. In discussions with people affected by the latest flooding in Manly, there appears to be a real rising concern for flooding and pollution in Manly Lagoon and both issues seem inadequately addressed in this strategy.  My understanding from discussions with other residents is the usual operating level of the water is 1.7 metres below the top of the dam. That level is allowed drift up to 1.0 metres below without any action being taken by Council rangers to open the scour valves. Dam records suggest that sometimes proactive action is taken to lower the level if bad weather is expected, but not below that -1.7 m level. A report to Council by consultants in 2018 stated that lowering the usual operating level would be one of the few ways to reduce downstream flooding. I understand Council has NOT acted on that proposal and it isn't even mentioned as a risk management strategy in the draft resilience strategy that the council has to prevent future flooding caused by overtopping at Manly Dam. As a resident whose residence has twice been asked to evacuate due to overtopping, I would expect the council to have a clearly documented procedure to be more proactive and reduce the water level down to say 2.2m, when extreme weather is predicted such as on March 22. Knowing a sensible procedure was in place would add significantly to the mental well-being of people potentially impacted by such flood events and also provide more confidence in our council.
13	This seems poorly conceived and largely outside council scope.  There are no clear limits imposed on what council will do. Also, realistically what could council do that was not already being done by state and federal governments? Example: covid-19. State government impact was considerable, council impact was negligible in comparison. In this example what extra could council bring?  Secondly, this appears to be a replication of the Resilient Sydney program.  Thirdly, council should not need this if they were actively managing hazards and risks. For example, Belrose is a well established fire risk. What would this program add that isn't already being done while diverting resources to duplicated efforts?  I do not support this.
14	Manly Resilience
	During the recent rains and weather system on 8 March 2022 large parts of Manly especially around the lagoon and creek systems could not cope with the water build up and many





homes flooded. This was primarily because Manly Dam got to capacity and overflowed which then had a flow on affect for the basin of Manly.

The same issue is happening at Warragamba Dam overflowing/being released and then flooding the Hawkesbury area twice in one year, when this could have been prevented by earlier intervention and releasing water months before and lowing the dam levels.

Manly dam should not have gotten to the stage where it was overflowing. Everyone knew that there was going to be two or three days of 100 – 200mm of rain on top of the rain already received. We are in an La Niña weather pattern (is a pattern of ocean temperature and wind anomalies across the Pacific Ocean, which affects weather conditions around the world.) This always brings excessive wet weather. Manly Council and Sydney Water who looks after Manly dam should have an action plan for these weather systems, especially after months of rain. Who in Council looks after this very important role? An action plan of lowering the dam during La Nina systems should not be left to the last minute, these should be discussed and actioned months in advance.

The water pouring down the creek systems and hitting the Manly lagoon system, devastated homes, ovals, schools and the manly golf course and caused monumental damage and cost to residents as well as the anxiety and stress caused.

I acknowledge that Council opened up the beach in Queenscliff to allow water to exit quickly. This is a very important thing that gets done during heavy periods of rain and should continue to be done regularly. Perhaps looking at the drain that goes along side the Queenscliff pool should also be addressed as it only took one day of debris floating out of the lagoon to block the mental safety fence, so water could not get through. This drain is not large enough to cope with the volume of water during these heavy periods of rain.

There needs to be a better storm water system for the water to get away, the road near the Boy Charlton swim centre always floods, there are small drains on the kerbs that get covered by a couple of leaves and the water can't escape. This road needs to have large drains going into large pipes so that water can escape and not block this section of Manly. The fact that students could not get home from Stella Maris until the evening because all the roads were blocked around the school was incredible to think that this could happen in Manly.

Waves from car driving through the area also caused significant damage to homes, creating waves which entered their properties. There needs to be a task force ready during these periods that go out and close lanes or slow down traffic, so this does not happen.

Funds need to be directed in this area for the future.







As a resident and small business owner who regularly works on the problems identified within this strategy, thank you for the opportunity to comment on what is perhaps the most important piece of public facing planning that Council has undertaken to date.

We, as residents, are all concerned with the future of our local and wider interconnected communities, their ability to recognize the stresses they face and how to be prepared to withstand the shocks that will inevitably be realised.

Congratulations on an extremely thorough and well thought through approach which has resulted in not only a sound analysis of the shocks and stresses but has importantly gone further to identify consequences rather than just likely impacts. A cornerstone of our work and influence when developing resilience considerations. It is refreshing to see such public opportunity for involvement and the transparency of the engagements and outcomes.

Particularly reassuring was the consideration of links to existing plans and the recognition of the interconnectedness of various strategies and actions. The thorough consideration of impacts from a truly "all hazards" approach which has gone beyond what might be considered the normal/natural hazards is refreshing and will provide council and community members with better levels of preparedness and knowledge of expectations in particular.

Overall the linkage between strategy and actions proposed will provide quality outcomes for residents, business owners and visitors to our suburbs.

In terms of future improvements to the strategy and in line with our business approach, would consider that to take resilience to the next level, there is the need to fully and transparently develop recovery plans, today, under blue skies so that valuable time isn't lost in the aftermath of a 'shock', and efforts are concentrated on minimising consequences rather than treating impacts as so often happens.

This next step in the process could leverage the considerable analysis already completed in terms of vulnerability and criticality and build further linkages to existing strategies and plans that could be accelerated to provide real, tangible community benefits. By carefully considering the probable, possible and importantly imagining those events that have not yet been considered, Council can reduce exposure, reduce recovery times and reduce human consequence.

Congratulations on a significant piece of planning for the future sustainability our beautiful suburbs. If can be of any assistance in the journey please do not hesitate to contact us directly.



ITEM NO. 11.1 - 28 JUNE 2022



16

of Manly Lagoon Friends Community Association.

Our mission is to facilitate ways for the community to be informed and educated about the state of this natural asset and the environmental principals that affect its value. We aim to highlight the value Manly Lagoon holds for the many people who enjoy it and foster enthusiasm for ecological custodianship. Our goal is to see the health of the waterway and its natural surrounds protected and rehabilitated, its environmental and aesthetic values preserved into the future.

This Draft Resilience Strategy is a comprehensive and ambitious document which we are pleased to see recognises the complexities of developing strategies that address issues that concern the community, including natural disasters, climate change, environmental degradation, waterway pollution, and critical infrastructure failure.

In March 2022 large parts of Manly suffered serious flooding and damage to houses, following the overtopping of Manly Dam in concert with a large rainfall event at high tide. It is our understanding that the dynamics of flood management are such that preparation and real time monitoring should be optimised to reduce flood risk and danger to persons, property and the lagoon catchment. If extreme weather is expected, lowering the usual operating level of Manly Dam would be able to reduce downstream flooding, just as the regular opening of the lagoon opening reduces water retention upstream. Given extreme weather events are predicted to increase, we request Council consider implementing a number of checks that would allow better preparation and response to reduce flooding risk within the Lagoon Catchment.

Manly Lagoon is an estuary in a threatened ecological state. It is a heavily stressed, but beautiful, waterway that offers so much to the community that we value. The lagoon faces a number of stressors which threaten its ecological health, water quality and ability to cope with the effects of climate change and its urban surrounds. It enters Manly Beach, a World Surfing Reserve, that is renowned for its beauty and economic value. It is our hope that Council works towards protecting, rehabilitating and caring for Manly Lagoon and its environs for a sustainable and resilient future.





17 Comments on the Northern Beaches Council Draft Resilience Strategy Withstand. Adapt. Thrive.



Thanks for the opportunity to comment. With some caveats, I congratulate Council for addressing the resilience issue. Much expert effort by staff and advisors has created this document.

Resilience is a property largely of systems. It can be thought of as applying to the human socio-economic environment, to the natural (non-human) environment and to the integration of both into social-ecological systems (SESs). The last has recently gained prominence in sustainability/resilience science and management (see eg, Walker and Salt 2006). It is notable for rejecting the false assumption that the natural and human systems are independent of each other. However, my comments below are focussed on the resilience of the natural environment and the issue of human population growth as a key threatening process.

#### Quotes:

In Australia, the key drivers of environmental change are population growth and economic activity. State of the Environment Report 2016

"The growth in human numbers is frightening. I've seen wildlife under mounting human pressure all over the world, and it's not just from human economy or technology. Behind every threat is the frightening pexplosion in phuman numbers. I've never seen a problem that wouldn't be easier to solve with fewer people – or harder, and pultimately impossible, with more. There is no major problem facing our planet that would not be easier to solve if there were fewer people and no problem that does not become harder." Sir David Attenborough 2011

Concerning the natural ecological environment, resilience incorporates two aspects: the ability of ecosystems and natural populations to resist pressures/disturbances and, secondly, the ability to recover after impacts have occurred. Further, there are two broad classes of pressure/disturbance – pulse disturbances which may be acute but do not last long (eg an oil spill) and press disturbances which persist indefinitely (eg climate change).

Since the natural environment is so highly rated by the public, it should be a priority subject for resilience planning. To do this, a clear-eyed acknowledgement of the threats to native species and ecosystems is a necessary first step along with information about the ecological factors that influence species abundance and survival.

The greatest threats to the natural environment and biodiversity of the Northern Beaches are human population growth (and its ecological consequences and footprint) and climate change. I do not address the latter since it is the subject of intense public debate and technical and behavioural solutions exist.

The former is occasionally acknowledged in Council planning documents and projections made (eg 39,000 new residents and 11,200 new homes by 2040), this coming on top of 27,000 more residents in the last 10 years. The population issue is acknowledged in the current resilience Draft. However, since no optimum end point for population size has been nominated, growth is open-ended and likely to continue after 2040 since it is still strongly supported in business and political circles. For example, the Metropolis of Three Cities (the Region Plan) presents a "vision for managing Sydney's growth for the next 20 years" and the Business Council of Australia recommends exceptionally high immigration rates. Consequently, population growth constitutes a press disturbance.

A consequence of the growth-is-good headset is that local government areas such as the





Northern Beaches are forced to accept an ever-growing population and its ecological footprint to the detriment of the natural environment and despite Australian public opinion which is strongly opposed to growth, especially in Sydney. Nationally, about 70% are opposed to population increases (Betts 2010, People and Place Vol.18).

Previous council planning documents have acknowledged that "retaining and enhancing treasured bushland and biodiversity, including on privately owned land, will be challenged by development pressures and climate change." And that "biodiversity loss is already evident from the growing list of threatened plants and animals, including the local extinction of koala from the Barrenjoey Peninsula in the 1990s."

Population growth will most probably place pressure on the resilience of the ecological environment via increases in the following factors individually and in combination:

- · Habitat loss in quantity and quality due to housing sprawl, erosion, roads, schools, bike paths etc;
- Loss of wildlife corridors;
- Non-native species eg, cats;
- · Pollution and waste;
- Disturbance to habitat (eg, dunes, beaches, lagoons, recreation areas);
- · Unnatural noise and light;
- · Consequences of increased greenhouse gas production eg, warming, violent weather, beach erosion etc: and
- · The urban heat island effect.

Important questions are:

- · How close are key species and ecosystems to their resilience limits?
- · Will biodiversity loss continue?
- How will we know?
- · What ecological maintenance and recovery strategies (apart from stabilising/reducing the human footprint) are practical and efficacious?

I understand that population growth is a wicked problem given the huge, established pressures for growth. Further, it may be thought that Council has no control over population growth and therefore the issue is off the agenda, a proposition I do not accept. For example, the following strategies could be implemented:

- o Determine public opinion concerning population growth in the northern beaches;
- o Educate the public about the relationships between population growth, the environment, the economy, human wellbeing and sustainability;
- o Publicise the large infrastructure costs of population growth;
- o Sponsor public dialog concerning the nature of an optimal population; and, importantly o Establish partnerships with other councils and lobby Governments to stabilise population size as part of a bottom-up process. Indeed, Towards 2040 "forms the basis of collaboration and advocacy on planning issues with the NSW Government" (Overview p.2).

In a democracy, it is useful to assess public opinion. To its credit, Council has sought guidance from the public on a range of issues and found that environmental protection is preeminent. If local public opinion mirrors national polling, about 70% are opposed to population increases (Betts 2010, People and Place Vol.18). Certainly, this issue is topical with some state and federal politicians calling for a slower rate of growth, especially when the costs of infrastructure are so high (over \$100,000 per additional person).

Consequently, the time is right for councils to lobby for population stabilisation as a principal strategy to enhance resilience. In its own words, Council could pursue a "strong collaboration and advocacy role to bring relevant stakeholders together to deliver our outcomes" (p. 8 Draft Environmental Sustainability Strategy 2011-2012.).

An unpalatable conclusion follows:

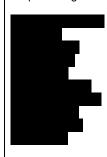




If population growth continues, ecological resilience thresholds will be exceeded. For example, habitat loss may reduce the population size of species below viability and with cascading effects on dependant species. "Management-at-the-margins" strategies that seek to reduce consumption, pollution, loss of biodiversity etc, though worthy, will ultimately fail via the increasing ecological footprint and the "tyranny of small decisions". The environmental values that make the Northern Beaches so attractive will be degraded. We will fail to achieve our stated environmental goals ("to protect, enhance and restore the local bushland and biodiversity and the unique value it has on the Northern Beaches") to the detriment of both the environment and human wellbeing.

The following community group members of the Environment Strategic Reference Group agree with the following statement:

"Population growth is a process that threatens Council's environment sustainability goals."



19 To: Northern Beaches Council

Email: <a href="mailto:council@northernbeaches.nsw.gov.au">council@northernbeaches.nsw.gov.au</a>

8 June 2022

'Draft Resilience Strategy'

Submission

I support the Draft Resilience Strategy and its integration with other Council Strategies and Action Plans.

In particular I support the following Strategic Directions and Key Priorities and Key Actions.

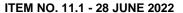
#### DIRECTION 1 PLANNING FOR OUR FUTURE

- Land use planning protects the environment and limits intensification of development in risk prone areas.
- Environmental values are not compromised in order to achieve risk mitigation measures for new development.
- Environmental condition is enhanced.

Key Priority & Action

1. Avoid intensification of development, inappropriate development and incompatible land uses in







areas exposed to natural and urban hazards.

1a. Establish planning controls that limit intensification, inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards. (S-M)

#### Key Priority & Action

- 3. Integrate resilience principles into land use planning processes
- 3a. Establish resilience assessment processes with Council's planning and development application frameworks. (S)

#### Key Priority & Action

- 4. Develop a mature understanding of climate change risks and its influence on strategic land use planning.
- 4a. Undertake a Climate Change Risk Assessment to inform planning controls with a focus on bush fire, flood, urban heat, coastal erosion and inundation. (S-M)

#### **DIRECTION 4**

#### A STRONG AND DYNAMIC LOCAL ECONOMY

- Focus on innovation, self-containment and self-reliance in work, training and resource management.
- The provision of life-long education facilities and access to a local tertiary educational facility.
- Protecting employment lands from increasing residential land-use pressures.

#### **Key Priority & Action**

- 3. Protect critical employment lands to strengthen economic growth and industry diversity
- 3a. Review planning controls to ensure critical employment lands are protected and encourage innovation (S)

### Key Priority & Action

- 5. Increase education options on the Northern Beaches to address skill gaps, promote local training and jobs opportunities, particularly for our youth
- 5a. Investigate opportunities and partnerships to increase job skill, education and training opportunities.

#### **DIRECTION 6**

### A RESILIENT NATURAL AND BUILT ENVIRONMENT

- Protect the natural environment including waterways of the Northern Beaches.
- The natural environment has benefits for the local economy with employment opportunities in education, recreation and tourism industries.
- Reduce environmental footprint, reduce climate emissions and reduce urban heat stress.

#### Key Priority & Action

- 2. Our local environment is resilient, protected and enhanced in recognition of its contribution to community wellbeing and support of critical ecological processes
- 2a. Increase investment in programs that protect and enhance our natural environment in alignment with the Council's Environmental Sustainability and Climate Change Strategy. (S,M,L,O)





2b. Continue to deliver environmental education activities to foster awareness, understanding and ownership of our environment. (O)

Key Priority & Action

4. Énsure the natural environment is recognised as key priority within disaster recovery plans and programs.

4a. Include environmental recovery strategies within the Northern Beaches Recovery Plan. (S-M)

Key Priority & Action

6. Invest in urban heat mitigation programs to cool homes, streets and public spaces

6a. Develop an urban heat mitigation program to reduce the impact of urban heat stress, improve amenity and increase ecological function (M)

Thank you for the opportunity to comment.



## Number **Submission** Hi there I've recently read through the draft resilience strategy uploaded on the council website. My first observations are that it's an inclusive and generous document that addresses the major issues concerning the council. I have incidentally written a mock resilience strategy for the Northern Beaches as part of masters coursework last year and covered many of the same issues focusing on the short term period to 2025. We were limited to 20 pages and a month to write it, with a major focus on the environment shocks we're going to experience, mainly in the form of fires, heatwayes, storm damage and floods. The documents is saved <u>here</u> for your reference. I would be interested to understand when the data was collected on the stressors facing the Northern Beaches. By far housing affordability is the biggest issue on page 29, and also has the biggest gap with perceived management. I believe this to be true at the time and even truer now. Housing stress on young people and those on the fringes places at risk the diversity of our community. If unaddressed the Northern Beaches risks becoming a place solely for wealthy people. Supply is not the only issue. Quality is also a major concern for me as well. Power imbalances between landlords and renters is widening and will become worse in future if left unchecked. Take for example the recent rainfalls (which will only become more frequent and severe). How many people in the area are now living with water damage and mould problems as a result? These problems will potentially go unaddressed for many years without intervention at all levels of government. Fuel has been thrown onto the debate with the election coming up, as it should be. It's been ignored by governments for a long time. This is not solely the remit of local government and if anything the state and federal counterparts should be addressing the issue with more urgency.





However, in my opinion, is something that will requires thoughtful and considered attention in the short/long term.

King regards



2 Hello,

I have just briefly read the Resilience Strategy posted on the Council newsletter.

Congratulations on the development of such a document in recognition of the challenges ahead for all of us.

I was unable to find any mention of any strategy to address the ongoing and likely increasing problem of structures built adjoining the ocean.

Is there a section on this that you could refer me to?

Thanks and regards,

3 Surfrider Foundation applauds the concept of the development and instigation of a resilience plan by Northern Beaches Council and would generally agree with the spirit and direction of it and would make the following observations.

The document, like so many produced by council, hits the right tone with any number of objectives that only become at all valuable and meaningful when they properly intersect with real projects rather than hang in the ether as motherhood statements.

Example: "Direction 1.Planning for our future"

The number 1 "Key priority" states..."avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards"

Comment: Council is currently considering a \$7M+ redevelopment of Newport SLSC which includes roughly \$2M for the construction of a beach damaging seawall that would indicate, to any reasonable person, that the siting of the development is an obvious issue. The development proposal grinds on despite expert opinion and an extant Pittwater Council resolution that any redevelopment of this facility requires it to retreat landward away from the obvious threat of storm damage, damage that is not notional but historic and increasingly likely using climate modeling.

This example equally applies to **Key Priority 4.**"Develop a mature understanding of climate change risks and its influence on strategic land use planning" as well as "Directive 5: Adaptive services, assets and infrastructure Key Priority 1.Ensure critical infrastructure is not placed in areas that are exposed to current and future risk"

Under Direction 3. "Connect for Strength" priority 3 'Support programs that maximise the community's motivation to participate in volunteering activities" might be aided by listening to advocacy groups operating in their remit to energize volunteer commitment rather than disrespect community expertise by excluding key stakeholder groups from key decisions affecting public spaces such as happened during the construction of the Collaroy Vertical Seawall.

Surfrider volunteers with many, many years of experience participated in good faith for a considerable period to help formulate coastal policy on the Northern Beaches and in this





particular instance the development of the Collaroy/Narrabeen CZMP assured that no development of any major protective works would proceed without proper public consultation...this was not the case and we have an atrocious permanent scar on the beach to prove it. In a perverse way it has aided motivation to participate in volunteering activities protesting the Council's plans to allow the continuation of same northward.

This development would also seem at odds with" **Direction 6. A resilient natural and built environment**" item **4.**"Ensure the natural environment is recognised as key priority within disaster recovery plans and programs". Surfrider strongly argues a 7.5metre vertical concrete wall on the beach does not achieve this.

Other issues of major concern to Surfrider involve beach water quality, particularly along the coastline near the Turrimetta Headland Warriewood Treatment Plant outfall which all too often produces bypass events during heavy downpours and or mechanical failure. Council needs to priorise work with Sydney Water to bolster the plants ability to better handle such bypass incidents as we move into the predicted changes in climatic behaviour that result in dirty water injurious to human health.

In conclusion Surfrider contends that this document is only at all useful if it intersects with the real world rather than like so many policy documents states all the issues, addresses pathways to good outcomes but neglects to ensure that where the "rubber hits the road" all areas of council are onboard.

President

Northern Beaches Branch

4

Submission from Bayview Ingleside Residents Association to Northern Beaches COUNCIL Resilience Strategy Withstand. Adapt. Thrive.

As the scope of **Council's Resilience Strategy Withstand Adapt Thrive** is far reaching, we submit the following:

- 1. This Cover Document
- 2. BIRA's Sensible Solution
- 3. Information drawn from NSW Coroner's Inquiry 1995 for areas including Ingleside and Northern Beaches, and Rural Fire Service Information/Documentation relevant to Ingleside residents Bushfire safety and the safety of all Northern Beaches residents.

We offer the attached Documents in their entirety as much work has already gone into these and the limited time to respond to Council's **Resilience Strategy Withstand**. **Adapt. Thrive**.

### **Direction 1: Planning for our future**

As Northern Beaches COUNCIL says in this SECTION – 'Areas of our community are highly exposed to a range of natural hazards with over 19,000 properties classified as bush fire prone, 22,000 flood prone, 63,000 properties at being of moderate to high-risk landslip potential, 270 properties affected by coastal erosion, and a further 4,400 associated with estuarine inundation. Some communities are geographically isolated and/or possess evacuation constraints that compound the risks to those communities.'
Key Priorities Key Actions

1. Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards 1a. Establish planning controls that limit intensification, inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards (S-M)





As B.I.R.A. shows in attached Letter, between 1995 and June 2021 COUNCIL approved over 600 D/A's for Ingleside with many D/A's adjacent to Bushfire zones. We believe Ingleside deserves adequate Bushfire Protections per attached Letter.

2. Carefully manage population growth without compromising our local environment, wellbeing and lifestyle of our community 2a. Establish planning controls that limit impact on our local environment and the wellbeing and lifestyle of our community (S)

As B.I.R.A. details in B.I.R.A.'s SENSIBLE SOLUTION PLAN, REALISTIC DEVELOPMENT at Ingleside can produce a range of benefits to Council and the Ingleside Community.

3. Integrate resilience principles into land use planning processes

In this Criteria also B.I.R.A. details in B.I.R.A.'s SENSIBLE SOLUTION PLAN, REALISTIC DEVELOPMENT AT Ingleside can produce a range of benefits to Council and the Ingleside Community.

- 5. Improve disaster recovery provisions within the planning process
  As B.I.R.A. details in B.I.R.A.'s SENSIBLE SOLUTION PLAN, REALISTIC
  DEVELOPMENT AT Ingleside can produce a range of benefits to Council and the Ingleside Community.
- 6. Increase the resilience of infrastructure to support current and future communities B.I.R.A. details in B.I.R.A.'s SENSIBLE SOLUTION PLAN the opportunity for Council to increase Resilience through managed development.

#### **Direction 2: Get Ready Northern Beaches**

 Empower our communities to enable them to effectively prevent, prepare, respond and recover from shock events

# B.I.R.A. details in B.I.R.A.'s SENSIBLE SOLUTION PLAN the opportunity for Council to increase Resilience through managed development.

- 2. Increase understanding of the cascading impact of shock events and their interconnectedness with stresses
- B.I.R.A.'s Information drawn from NSW Coroner's Inquiry 1995 for areas including Ingleside and Northern Beaches, and Rural Fire Service Information/Documentation relevant to Ingleside residents Bushfire safety and the safety of all Northern Beaches residents well illustrates the IMPACT of SHOCK Events such as Bushfire and its scope thorough out The Northern Beaches.
- 3. Focus investment on disaster prevention activities to avoid or minimise the impacts of shock events

# Both B.I.R.A.'s SENSIBLE SOLUTION PLAN and Coronial Inquiry 1995 Summary provide insights in this area.

- 4. Improve emergency planning and response arrangements to reduce impacts on our community
- B.I.R.A.'s SENSIBLE SOLUTION PLAN and Coronial Inquiry 1995 Summary provide insights in historical events for Northern Beaches Council for reducing the impact of a SHOCK EVENT.
- 6. Increase regional resilience through prevention, preparedness, response and recovery activities with regional partners





B.I.R.A.'s Coronial Inquiry 1995 gives insights into prevention, preparedness, response, particularly:

Per NSW Coronial Inquiry 1995 Page 85 paragraph 3 "The appointment was made by the Chief Coordinator P.C.Koperberg "being of the opinion that fires burning in the Warringah and Pittwater Council areas are likely to assume such proportions as to be incapable of control or suppression by the fire fighting authorities in the area. He directed the appointee and his deputies "to take charge of fire fighting operations and fire prevention measures in the whole Warringah and Pittwater Council areas.""

#### **Direction 3: Connect for strength**

1. Strengthen social cohesion, community and cultural connection in alignment with Council's Better Together 2040 - Social Sustainability Strategy (2021a)

A sustainable Ingleside per B.I.R.A.'s SENSIBLE SOLUTION PLAN that can be managed by Council will provide *Strengthen social cohesion, community and cultural connection in alignment* 

4. Increase the resilience of our priority populations to shocks and stresses 4a. Engage with our priority populations and initiate capacity building and support programs to increase their resilience to shocks and stresses (S)

A Resilient Northern Beaches Community should be one of Managed Growth and Sustainable Bushfire Safety per the attached documents,

5.Build the capacity of the community services sector to support priority populations to strengthen relationships, personal resilience and increase wellbeing

The managed Growth of Ingleside Community with Priority Populations and Sports Fields/Open Spaces on the North Western Boundary for Bushfire Protections will cater amply for the growing Northern Beaches Community needs and wants.

#### **Direction 4: A strong and dynamic local economy**

1. Increase the resilience of our local businesses to effectively prepare, respond and recover from shock events and adapt to a changing climate.

Again, a sustainable Ingleside per B.I.R.A.'s SENSIBLE SOLUTION PLAN that can be managed by Council will provide Strengthen local businesses to effectively prepare, respond and recover from shock events and adapt to a changing climate.

2. Increase the resilience of infrastructure that supports our local businesses, particularly telecommunications and energy supply.

Again, a sustainable Ingleside per B.I.R.A.'s SENSIBLE SOLUTION PLAN that can be managed by Council will provide resilience of infrastructure that supports our local businesses, particularly telecommunications and energy supply.

3. Protect critical employment lands to strengthen economic growth and industry diversity

This could be determined at Ingleside by Northern Beaches Council's vision for the basically blank canvas that is Ingleside

4. Increase affordable housing options for our essential work force

Affordable housing options would be at the Council's discretions only limited by appropriate Planning and Development Controls

5. Increase education options on the Northern Beaches to address skill gaps, promote local training and jobs opportunities, particularly for our youth

Ingleside's future Growth Plans include Schools and would cater for many other criteria in this category including needed 'Outdoor Activities' for our youth





6. Support community and economic vibrancy through diverse night-time and weekend activities 6a. Explore opportunities to increase night-time and weekend activities

A managed growing Ingleside would add economic vibrancy through diverse night-time and weekend activities on the plethora of sports grounds and open spaces available with sustained Development

# Direction 5: Adaptive services, assets and infrastructure

 Ensure critical infrastructure is not placed in areas that are exposed to current and future risk

A sustainable Ingleside per B.I.R.A.'s SENSIBLE SOLUTION PLAN that can be managed by Council will ensure critical infrastructure is not placed in areas that are exposed to current and future risk

- 2. Focussed adaptation and mitigation investment for critical assets and infrastructure to ensure they are resilient to natural disasters and climate change impacts

  A sustainable Ingleside per B.I.R.A.'s SENSIBLE SOLUTION PLAN that can be managed by Council with focussed adaptation and mitigation investment for critical assets and infrastructure to ensure they are resilient to natural disasters and climate change impacts per Council's plans
- 3. Build understanding of system and asset risks, interdependencies and vulnerabilities and identify opportunities to improve service continuity, redundancy and scalability By utilizing historical records of NSW Coronial Inquiry per 'Submission from BIRA re Northern Beaches COUNCIL Resilience Strategy Withstand Adapt Thrive Catastrophic Bushfire Threat' the Build understanding of system and asset risks, interdependencies and vulnerabilities and identify opportunities to improve service continuity, redundancy and scalability could be sustainably envisaged
- 4. Ensure assets, services and infrastructure are adaptive and multifunctional to meet the varied and changing needs of our community

This would be at Council's discretion and planning with the basically blank canvas that is Ingleside

# Direction 6: A resilient natural and built environment

1. Focussed investment on natural hazard and climate change mitigation and adaptation actions to avoid and reduce future risk

Much research has already been done by various Bushfire Natural Hazards per the attached NSW Coronial Inquiry information for Ingleside and can be assisted by Rural Fire Service BUILT AND NATURAL ENVIRONMENT Department Officers and — both very

### knowledgeable in this area

2. Our local environment is resilient, protected and enhanced in recognition of its contribution to community wellbeing and support of critical ecological processes

By managing Ingleside's growth and continued development now that over 600 D/A's have been approved since 1995 Cottage Point Bushfire that went from Cottage Point to Narrabeen Lakes and St.Ives and Ingleside and Bayview, appropriately located Open Spaces and Sports Fields that protect the communities while providing much appreciated Community facilities could meet this criteria





3. Buildings and precinct-scale developments are adaptive and ready to transition to a low carbon future

Ingleside's Planned Precinct-scale developments could be as adaptive as Council wishes with Appropriate Planning Controls

4. Ensure the natural environment is recognised as key priority within disaster recovery plans and programs

Council would ultimately control Ingleside's Natural Environment so as to be recognised as a key priority for future growth

5. Our community has sustainable access, recreation and engagement opportunities in natural areas

As above - By managing Ingleside's growth and continued development now that over 600 D/A's have been approved since 1995 Cottage Point Bushfire that went from Cottage Point to Narrabeen Lakes and St.Ives and Ingleside and Bayview, appropriately located Open Spaces and Sports Fields that protect the communities while providing much appreciated Community facilities could meet this criteria

6. Invest in urban heat mitigation programs to cool homes, streets and public spaces
A Planned Ingleside with appropriate Development Controls could be a stepping
stone throughout Council for urban heat mitigation programs to cool homes,
streets and public spaces

**Direction 7: Activated places and spaces** 

"Our safe and accessible public places and spaces support our social, emotional and physical wellbeing."

Key Priorities Key Actions

1. Create environments that connect us to place and to each other, enriching our community and sense of belonging

As above - By managing Ingleside's growth and continued development now that over 600 D/A's have been approved since 1995 Cottage Point Bushfire that went from Cottage Point to Narrabeen Lakes and St.Ives and Ingleside and Bayview, appropriately located Open Spaces and Sports Fields that protect the communities while providing much appreciated Community facilities could meet this criteria also

2. Our community has access to places and spaces that inspire creativity and connection

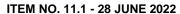
Ingleside's vast reserves of open spaces could be adequately used to meet these criteria with the visions of Council's Town Planning Department

3. Places and spaces are designed to promote accessibility and inclusion and cater to the varying needs of our community

Again, Ingleside's vast reserves of open spaces could be adequately used to meet these criteria with the visions of Council's Town Planning Department

4. Celebrate our cultural heritage through creative expression in public places and spaces







Again, Ingleside's vast reserves of open spaces could be adequately used to meet these criteria with the visions of Council's Town Planning Department, only limited by imagination and motivation

5. Facilitate active and passive recreation to improve the physical and mental wellbeing of our community

As above - By managing Ingleside's growth and continued development now that over 600 D/A's have been approved since 1995 Cottage Point Bushfire that went from Cottage Point to Narrabeen Lakes and St.Ives and Ingleside and Bayview, appropriately located Open Spaces and Sports Fields that protect the communities while providing much appreciated Community facilities could meet this criteria

We thank Northern Beaches Council for the opportunity to offer this submission and supporting documents.

Please contact us for any references and discussions.

Sincerely,







# Bayview & Ingleside Residents Association B.I.R.A.'s Sensible Solution

# Community Submission - Ingleside Place Strategy

#### 1. Executive Summary

Bayview & Ingleside Residents Association (BIRA) represents over 60% of the private landowners in the North Ingleside, Wirreanda Valley and Bayview Heights area. This submission, on behalf of our members, illustrates concerns with the current Ingleside Place Strategy and proposes a solution which best represents the landowners in this area.

We propose a development suitably planned across the whole of Ingleside, utilising the benefits of AS3959 combined with PBP 2019 and improved evacuation capacity.

#### 2. BIRA's Sensible Solution

We propose the following solution -

- Mitigation of density concerns in South Ingleside by reducing the proposed density in the R3 Medium Density area of South Ingleside adjacent to Wilga Road and spreading the development by increasing density in the area north of Mona Value Road. To be achieved by maintaining the existing RU2 zoning and reducing the minimum lot size from 20,000m² (5 acre) down to 4,000m² (1 acre) in the area North of Mona Vale Rd.
- Reduce bushfire risk by subdivision of existing large rural lots into smaller rural lots and the resulting statutory imposition of compulsory maintained Asset Protection Zones which will protect the entire precinct and Mona Vale and Elanora Heights generally.
- Reduce bushfire risk by implementing AS3959, PBP 2019 design requirements, improved precinct design/ planning (less ad-hoc releases and resultant unplanned risks).
- Reduce or eliminate bushfire evacuation risk by strategic development along evacuation pathways, elimination of falling tree risk.
- Reduce bushfire risk by management of all Crown Lands to meet existing Rural Fires Act 1997 Sect 63
  requirements subdivision to 1 acre lots would eliminate this risk and cost.
- Reduce bushfire risk by increased water tank reservoir capacity (Bahai) in conjunction to retaining existing South Ingleside reservoir capacity to service the entire Ingleside precinct including Tumbledown Dick Bushfire Station
- Reduce or eliminate bushfire evacuation risk for the whole of Ingleside by increased evacuation pathways such as Lane Cove Road east and Mona Vale Road.
- 8. Retain the existing rural landscape character across the whole of Ingleside, where possible.
- Improve pedestrian and cycle access and safety by installing shared pathway along Lane Cove Road, connecting to Mona Vale, consistent with the original precinct strategy







#### 3. Introduction and purpose

For decades the local landowners have been promised progress in Ingleside. The Land Use and Infrastructure Implementation Plan exhibited in late 2016 was subsequently abandoned on the basis of the flawed Bushfire Risk Assessment by Meridian Urban dated August 2018 (see further below).

The Ingleside Place Strategy released May 2021 excludes the area North of Mona Vale Rd(North Ingleside, Bayview Heights and Wirreanda Valley) and did not incorporate pre-release consultation with the landowners and long-term residents. This submission demonstrates the position of the vast majority of the landowners on the Northern side of Mona Vale Rd and demonstrates the achievable ideal land release alternative for Ingleside, which in turn addresses the concerns of many community members across Ingleside – a Sensible Solution

# 4. Comments on Ingleside Place Strategy

The Ingleside Place Strategy as released in May 2021 is flawed for the following reasons -

#### 4.1 Lack of consultation and exclusion of North Ingleside in Ingleside Place Strategy

In simple terms the group with the greatest interest in the outcome of any "Ingleside" development strategy, and those with the greatest investment in that outcome, are the affected landowners. State Government staff have advised the Ingleside Place Strategy released in May 2021 (without land owner involvement) will change very little as a consequence of the current consultation process, and will be gazetted in early 2022.

We have not been consulted prior to the announcement of the Ingleside Place Strategy and this is not acceptable. It is essential and equitable this submission be given due attention and our members properly consulted to ensure procedural fairness within the process. We are gravely concerned by the apparent miscarriage of justice in not re-convening the Ingleside Strategic Reference Group during the pre-release consultation period, particularly as the group was formed by DPIE and Council allegedly for this purpose.

#### 3.2 Bushfire Evacuation

The Meridian Urban report dated August 2018 identified development in Ingleside as inappropriate due to the report conclusions of unacceptable risks to life and property. On this basis the 2016 Structure Plan was abandoned

The Ingleside Bushfire Evacuation Study completed by AECOM Australia P/L in association with Meridian Urban P/L (AECOM) dated 1 July 2020 exclusively considered only the South Ingleside area as instructed by the Department of Planning Industry & Environment (DPIE). This report considered 4 alternative evacuation scenarios and concluded that Scenario 4 involving evacuation of the current population with some development uplift was possible, but required emergency services interpretated to facilitate the evacuation process. The involvement of emergency services had been rejected as an alternative by the relevant emergency services and upon this basis the evacuation analysis failed.

The "failure" of the evacuation analysis contained in the AECOM report has been discussed directly with DPIE staff. We have been referred to the additional Bushfire Traffic Analysis report prepared by PDC Consultants (PDC) dated 23 March 2021. This report is referenced by DPIE staff as confirming "unassisted evacuation" is plausible and upon this basis the Ingleside Place Strategy can proceed.

We refer to the PDC report, which concludes "... evacuating southwards along Powderworks Road will likely be able to do so satisfactorily under <u>assisted</u> evacuation conditions." (page 35, emphasis added). This is entirely inconsistent with the statement in the Ingleside Place Strategy that unassisted evacuation is possible via Powderworks Road.

The reports commissioned by DPIE all conclude unassisted evacuation, the condition relied upon to support the Ingleside Place Strategy, cannot be achieved. Accordingly we reject this reasoning as justification for







ignoring the involvement of the area north of Mona Vale Road within the current plan, as the only evacuation possible in North OR South Ingleside is "assisted evacuation".

#### 3.3 Density

The proposed R3 medium density zoning in South Ingleside does not keep with the character of the area. Reducing the density proposed within the R3 medium density zone and spreading this uplift across the *whole* of the Ingleside precinct (with predominantly residential South of Mona Vale Rd and rural North of Mona Vale Rd) will better retain the acknowledged rural character of the Ingleside area. We submit further development in the Ingleside area, including South Ingleside, should incorporate a mixture of residential dwellings and dwellings on large lots, consistent with the existing predominant area character, spreading development across the whole of Ingleside.

Increased density can be achieved by retaining the existing RU2 zoning but reducing the minimum lot size from 20,000m² (5 acre) down to 4,000m² (1 acre). This will result in a mixture of residential dwellings and rural dwellings on 1 acre lots. Prior studies have recommended dwellings on larger lots should be located predominantly around the perimeter of the area to provide a buffer and to satisfy established bushfire protection criteria, and maintain the area's rural character.

#### 5. Ingleside community's concerns

#### 5.1 Bushfire

The existing development within Ingleside undoubtedly recognises bushfire risk as the greatest single issue confronting residents. Many of the residents have resided in the area for decades, some for over 50-60 years. This results in significant personal experience and understanding of the risk.

The Meridian Urban August 2018 report contains several significant flaws. For example this report speculates that a bushfire impacting the previously proposed development would result in the loss of 2000 dwellings and on this basis concluded the risk of the development was unacceptable in terms of the potential danger to property and life. The report continually references the 1994 significant bushfire event (the Cottage Point fire) and yet this event resulted in the loss of only 1 dwelling with no fatalities. Arguably the precinct was ill planned or prepared for this event. Continuing research and development have produced significantly improved planning and preparedness options. All new housing will need to be constructed according to current bushfire building standards.

Rural Fire Service evacuation route analysis largely considers the risk from falling trees impeding egress options. The current Mona Vale Road development and careful targeted development strategy along evacuation routes will eliminate this risk. This in turn will provide evacuation options along 4 additional existing road options, increasing the evacuation capacity by 500% above the currently considered single path along Powderworks Road.

Combined studies between the CSIRO and former Bushfire Corporative Research Centre utilising over 110 years of data revealed the main fatality risk during evacuation was being trapped on roads by fallen trees or becoming bogged. We submit that the upgrade of Mona Vale Rd and utilising more roads will mitigate this risk

The Meridian Urban 2018 report and the subsequent bushfire and traffic analysis take very little or no account of the following 9 issues –

- Improved evacuation capacity (inc Mona Vale Road) was not considered in the analysis. All bushfire
  modelling undertaken considered Mona Vale Road in its current capacity only. A four lane road will
  provide significantly greater evacuation capacity.
- Bushfire suppression, with now significantly improved infrastructure, communications and equipment, was not considered in the analysis.
- Implementation of the recommendations of the Royal Commissions into bushfires was not considered in the analysis.







- The requirements for implementation of the Rural Fires Act 1997 Sect 63, Duties of Public Authorities
  and owners and occupiers of land to prevent bush fires was not considered in the analysis.
- Australian Standard 3959 stipulates design requirements in bushfire prone land research and recent
  performance outcomes confirms the significant risk reduction achieved by improved construction
  standards, to the point where the bushfire destruction risk is almost eliminated.
- 6. Planning for Bushfire Protection (PBP) November 2019, thoroughly peer reviewed, now applies incremental improvements in scientific analysis to construction planning strategy. Subdivision of lands imposes continuing legal requirements on the landowners to manage the land ensuring enforceable improvements to the district Asset Protection Zones, thus affording greater protection for all dwellings and occupants.
- 7. Implementation of the recommendations within the Meridian Urban 2018 report (widening of Mona Vale Road East and West, water supply for whole Ingleside precinct) was not considered in the bushfire evacuation modelling and analysis. DPIE staff have confirmed the report has been accepted and will be implemented, and was utilised as the resource responsible for terminating the 2016 Structure Plan, so these changes must be considered in any analysis.
- 8. Improved planning and development alone significantly reduces bushfire risk. The mitigation of risk that is a consequence of development should be included in any bushfire modelling.
- Ability to "shelter in place", enhanced by appropriate design/construction techniques, fire bunkers and similar methods were not considered in the analysis.

We submit that the combination of these strategies will reduce the bushfire risk across the whole of Ingleside to almost zero, certainly well within acceptable standards.

#### 5.2 Water

There is an inadequate water supply to the bulk of the Ingleside area, inadequate in relation to availability and where available there is inadequate pressure and/or reliability to the majority of the serviced portions.

The Meridian Urban report from August 2018 recommends "Provision of suitable water supply" for mitigation of the existing risk. Tumbledown Dick Bushfire Station has **no reticulated water supply**.

The Coronial inquiry into the (1994) bushfire at Cottage Point recommended an adequate water supply throughout the housing estate.

In 2010, the UN General Assembly explicitly recognised the human right to water and sanitation. Everyone has the right to sufficient, continuous, safe, acceptable, physically accessible, and affordable water for personal and domestic use.

The World Health Organisation in 2017 identified that 71% of the global population (5.3 billion people) had access to a safely managed drinking water service – that is, one located on premises, available when needed, and free from contamination.

BIRA submits the provision of a safe reticulated water supply and sanitation to every property in Ingleside is important. We suggest the existing water tank reservoir in South Ingleside should be retained with an additional reservoir installed adjacent to the border with North Ingleside. The existing reservoir in North Ingleside (Walter Road) should be increased in size and the supply between these facilities networked.

The works on Mona Vale Road also presents the perfect opportunity to network the existing Terrey Hills facility into the Ingleside facility. A safe reticulated water supply network will meet the UN & WHO requirements and provide bushfire protection for Ingleside.

The existing sewer drainage facilities on Powderworks Road, Minkara Road and the pressurised main through Wirreanda and along Lane Cove Road could be extended to provide a suitable sanitation network for Ingleside.







BIRA's Sensible Solution implementation does not in itself require the provision of a water supply network. The Ingleside Place Strategy provides DPIE the perfect opportunity to incorporate a water supply network into the development and protect all residents. Statutory fees will defray the infrastructure supply costs.

#### 5.3 Density

The existing character and density of the Ingleside area is a mixture of residential lots and larger area lots, mostly 5 acres. The ageing population is struggling to maintain the larger land holdings. In addition many of the land owners have resided continuously in the area for decades and want to provide for their children and families. A general decrease in the large lot size and an increase in the density will provide facility for families and an opportunity for other Northern Beaches residents to remain in the area.

The prior 2016 Ingleside precinct plan, and DPIE staff, discussed the benefits of "salt and pepper" development. This was understood to mean a mixture of residential and larger lot holdings, up to 1 acre in size. We understand and support maintaining the existing RU2 zoning with a reduction in the minimum lot size from 20,000m<sup>2</sup>(5 acres) down to 4,000m<sup>2</sup>(1 acre).

Various Government departments continue to sell off assets in Ingleside. On Saturday 3 July 2021 Transport for NSW auctioned 2 rural lots in North Ingleside @ 971m² at 31 & 33 Lane Cove Road. BIRA are concerned this continues to represent a vastly different opportunity for Government compared to the long-term land owners in Ingleside.

The proposed increase in density across the whole of Ingleside will provide an appropriate catalyst for reduction of the bushfire risk, funding for increased services and provide the increased housing capacity to satisfy demand whilst maintaining the existing character of the precinct.

#### 5.4 Services

The residents of Ingleside currently enjoy the least services available and yet pay the highest level of rates. We deserve a reticulated water and sewer service, a properly maintained and suitably provisioned road network including kerb and guttering, footpaths and lighting. In most areas it is patently unsafe to ride or walk along or adjacent to the existing streets.

The Mona Vale Road upgrade was intended to include a shared pathway along Lane Cove Road as a part of the original precinct plan. The eastern end of Lane Cove Road can be connected to Mona Vale Road (gated if preferred) providing alternate evacuation opportunities in bushfire conditions. This shared path would provide at least some element of safe walking space and a cyclist connection to Mona Vale, avoiding the dangerous new sections of main road.

BIRA understand development of larger lot subdivision may not include all services. The provision of a water supply and the shared pathway with additional bushfire egress/evacuation opportunities provide base level services which can be expanded over time.

#### 5.5 Traffic

BIRA support the large contingent of Elanora Heights and North Narrabeen residents in their concerns regarding the increased traffic volume from the proposed Ingleside Place Strategy. We believe the proposed density in this area will result in unacceptable increased levels of traffic onto Powderworks Road, which is incapable of being widened or any reasonable traffic mitigation works.

We propose housing density reduction in South Ingleside to allow a greater spread of mixed residential and larger lots throughout the whole of Ingleside and alleviate the feared significant increased traffic load on Powderworks Road.

#### 6. Conclusion

State Govt and Council staff have repeatedly confirmed the existing character of the Ingleside area is semirural with a mixture of residential dwellings and larger lot properties. BIRA wants to retain this character for





ITEM NO. 11.1 - 28 JUNE 2022





# **BAYVIEW & INGLESIDE** RESIDENTS ASSOCIATION INC.

the area north of Mona Vale Road, while providing an opportunity for sensible development in the area. Carefully planned, safe and modern development is essential to allow the opportunity for a safe increase in population, within the character of the area and to meet the needs of the expanding region.

The aim of **THIS SUBMISSION** is to have the Ingleside Place Strategy amended. We recommend the utilisation of the BIRA Sensible Solution given the identified inevitable need for additional residential land and the ideal location of Ingleside to fulfil that requirement.

The BIRA Sensible Solution provides a bushfire risk solution, mitigation of density concerns and provides greater services, protection and facility for existing and new residents in the whole of Ingleside.







# BAYVIEW & INGLESIDE RESIDENTS ASSOCIATION INC

7 June 2022

Submission from Bayview Ingleside Residents Association Northern Beaches COUNCIL Resilience Strategy Withstand. Adapt. Thrive.

# RE: CATASTROPHIC BUSHFRIE RISK TO INGLESIDE NSW 2101

<u>1.</u>We seek your urgent assistance in Bushfire safety and protection for our Ingleside community.

We have been writing to RURAL FIRE SERVICE, PLANNING NSW, CROWN LANDS NSW AND Northern Beaches Council in this regard for nearly 12 months and we believe we have received what can only be described as LIP SERVICE to our Catastrophic Bushfire Safety needs.

# 2. The Plans we are seeking your direction with for Ingleside resident's safety:

- A. Removal of Bushfire threats endangering our lives from Ingleside's NSW Government Land Bank before next Bushfire season (PDF attached)
- B. Removal of Bushfire threats endangering our lives from Northern Beaches Council Lands and Public Lands before next Bushfire season
- C. Upgrade Ingleside's Road Network for our safety in line with NSW Coronial Inquiry 1995
- D. Upgrade Ingleside's Water Supply Network for our safety in line with NSW Coronial Inquiry 1995
- E. Reopening of Lane Cove Road (EAST) to Mona Vale Road Ingleside for our safety as an exit point from bushfire threats and upgrading Mona Vale Road Bushfire Set-backs





F. Possible minimal rezoning/development of Planning NSW lands and Crown Lands to assist in Preventing and Mitigating Bushfires (Rural Fires ACT 1997 Section 3, 44, 48, 63, 65AA, 100 C)

#### I put forward a plan for consideration referencing NSW Gov't Legislation

# Proposed PLAN for Rural Fire Service

# Rural Fires ACT 1997 Section 44 Commissioner's responsibility

(1) The Commissioner is to take charge of bush fire fighting operations and bush fire prevention measures ....

https://www.rfs.nsw.gov.au/ data/assets/pdf file/0017/23525/Bush-Fire-Bulletin-2011-Vol-33-No-3-LIFTOUT-Heavy-Plant-Reference-Guide.pdf

Per the above PDF, RFS has access to ample Heavy Plant to make Ingleside safe before the next Bushfire season with Mechanical Hazard Reduction.

Per Rural Fires ACT Section 3, 44, 48, 63, 65AA, 100 C – 'Bush Fire Prevention' and Mitigation of Bushfire Hazards within Ingleside

# Proposed PLAN for Northern Beaches COUNCIL

Points per: 1995 CORONIAL INQUIRY Page 98/99

- 1. Buffer zones complete with Fuel Reduced areas to Council Lands
- 2. Appropriate access, exit and perimeter roads
- Adequate water supply throughout the housing estate complete with Fire Hvdrants
- 4. Remove hazardous trees on road verges and overhanging roads
- 5. Fire Hazard Prevention per Rural Fires ACT Section 63 and 65AA
- Enact Northern Beaches Council Fire Prevention Officer to remove Bushfire threats endangering our lives from Ingleside's NSW Government Land Bank and Council lands before next Bushfire season

# Proposed PLAN for Roads / Transport NSW

Per: https://roads-waterways.transport.nsw.gov.au/

 Make Mona Vale Road safe for access to Northern Beaches Hospital as our main Medical Hub by clearing ample road verges of 30 – 50 meters each side per examples on Putty Rd and Princes Highway







- Make Ingleside roads safe for residents in the event of bushfire
- Reopen Lane Cove Road (east) to Mona Vale Road that was closed on or about 2000 per 1995 Coronial Inquiry page 99 2) top of page

# Proposed PLAN for Department of Planning and Environment NSW

 Per Rural Fires ACT Section 63 and 65AA Prevent the occurrence bushfires on Planning NSW Lands through Bushfire Prevention

#### Proposed PLAN for CROWN LANDS NSW

 Per Rural Fires ACT Section 63 and 65AA Prevent the occurrence bushfires on Crown Lands NSW through Bushfire Prevention

# The proposed plan for consideration further Includes and Highlights:

- NSW Coronial Inquiry 1995.
- Royal Commission into National Natural Disaster Arrangements -Report of 28 October 2020,
- Rural Fire Service 'Standards for Asset Protection Zones' 2021
- Rural Fire Service 'PLANNING FOR BUSHFIRE PROTECTION' 2019
- Fire and Rescue NSW Act 1989 No 192
- Meridian Urban Bushfire Risk Assessment for the Ingleside Planned Precinct 29/08/2018

3.I am a Vulnerable person/Incomplete Quadriplegic since 1982 with NDIS support, and therefore I believe by LAW per: Disability Inclusion Act Section 3 '(d) to provide safeguards in relation to the delivery of supports and services for people with disability' and, Disability Discrimination ACT Sections 5 and 6 – Gov't Departments are required by LAW to oblige me 'Reasonable Adjustments' for my Bushfire Safety.

I believe Rural Fires ACT 1997 section 100B(6) and Rural Fires Regulation 2021 Section 47 sets Special Fire Protection Purpose (SFPP) Standards for Bushfire Protection. RFS says these Measures are only for new developments, however, with consideration of these 2 Disability ACTS I ask for 'Reasonable Adjustments' and 'Safeguards' with RFS application of appropriate disability Bushfire Setbacks standards per:

RFS'PLANNING FOR BUSHFIRE PROTECTION 2019' page 89 A1.12.1 of 93 meters with BAL of maximum 10 @1200K, and RFS 'Standards for Asset Protection Zones' page 6 of maximum 20% tree Cover and 20% Ground Cover.





R.F.S. 'Planning for Bushfire Protection 2019' page 89 Figure A1.12.1 includes Bushfire Attack Levels (BAL) of 10 or less @1200K for a home's Bushfire Prevention safety with APZ SFPP of 93 meters per my home's slope.

<u>4.</u>I believe **Legislation avoidance** is still being perpetrated **for 25 years** by various NSW Gov't Officers per Rural Fires ACT 1997 Sections 3, 44, 48, 63, 65AA, 100 C, and possibly more in relation to **Bushfire Hazards near residents at Ingleside**.

# 5. Coronial Inquiry avoidance and Legislation avoidance

I have included the following 2 citations for clarity of Ingleside's catastrophic Bushfire threat, the aspirations of NSW Coroner and Mr Koperberg's legacy.

Per NSW Coronial Inquiry 1995 Page 85 paragraph 3 "The appointment was made by the Chief Coordinator P.C. Koperberg "being of the opinion that fires burning in the Warringah and Pittwater Council areas are likely to assume such proportions as to be incapable of control or suppression by the fire fighting authorities in the area. He directed the appointee and his deputies "to take charge of fire fighting operations and fire prevention measures in the whole Warringah and Pittwater Council areas.""

Per NSW Coronial Inquiry 1995 Page 345 paragraph 2 "<u>Throughout the Inquiries, the Court</u> considered the evidence and submissions in respect of those circumstances and expressed opinions which the Court expects will have some force in generating consideration by the <u>appropriate authorities to make changes, where change is required, to prevent such intense and out of control fires in the future...."</u>

Since 1995, have R.F.S. gone backwards in Bush Fire Prevention per the Photos 1-13 and 15-18 (attached)?

Did NSW Coroner say in 1995 that Chief Coordinator P.C.Koperberg practiced actual Fire Prevention?

With reference to Ingleside and development, 1995 Coronial Inquiry page 98 paragraph 3 ".... The effect of the development as the Court understood the submission, was that a huge land bridge of fuel will be placed on a known bushfire path." Does RFS know this? What is RFS doing to protect us?

As I continue to explain, with the local Council approving 611 Development Applications between 1995 and June 2021, I believe **Development in Ingleside has happened already.** How are Council going to protect us?

1995 Coronial Inquiry page 98 paragraph 5 "Mr Gash expressed the view that, for example, radiation or buffer zones should be 0.3 kilometre wide between such





developments and the bushland interface .... " How are RFS and Council to now protect us?

1995 Coronial Inquiry page 100 Paragraph. 5 "According to Mr Crossweller, deputy Fire Control Officer (Transcript 5/10/94 – p.4) the most significant problem in completing hazard reduction programmes over the last 5 years and particularly 1991 & 1992 was inclement weather during the period April to September leaving a window of opportunity of some 6-7 weeks to complete the programmes."

1995 Coronial Inquiry page 350 paragraph 1 "Members of the community, and authorities who approve residential developments, must appreciate and expect, where topography is such that slope and aspect near bushland is severe, that provision must be made for appropriate set backs from the bushland so that <u>proper buffer zones</u> can be established to protect homes from bushfires. ...."

We read that The Coroner did not just say Buffer Zones but 'Proper Buffer Zones'.

1995 Coronial Inquiry page 352 Paragraph 3\_"In a video tendered during the S.22A hearing (Exhibit 11) Mr Koperberg said:"

"The lack of fire preparation is a community problem. We haven't done enough hazard reduction on the urban bushland interface. We haven't paid enough attention to the amount of combustible material close to residential developments.""

1995 Coronial Inquiry page 352 Paragraph 5 (end of paragraph) "... . Action has to be taken by the Government to address these issues. Failure to address the problem leads to a continuation of a state of affairs which places fire fighters at risk."

# Government priorities I believe are outlined in:

Royal Commission into National Natural Disaster Arrangements - Report of 28 October 2020

**Page 381** 

"Recommendation 17.2

Assessment and approval processes for vegetation management, bushfire mitigation and hazard reduction Australian, state and territory governments should review the assessment and approval processes relating to vegetation management, bushfire mitigation and hazard reduction to:

(1) ensure that there is clarity about the requirements and scope for landholders and land managers to undertake bushfire hazard reduction activities, and





(2) minimise the time taken to undertake assessments and obtain approvals

1995 Coronial Inquiry page 389 Bullet Point 3 "<u>Provision of a coordinated and systematic approach to fire prevention works throughout the district;</u> well documented in the plan with documented record of previous wild fire history"

The Coroner didn't just say Hazard Reduction – Coroner says fire prevention works.

From Meridian Urban Bushfire Risk Assessment for the Ingleside Planned Precinct 29/08/2018 page 43 quoting NSW Coronial Inquiry 1995 Page 98/99:

"Four important issues have been identified to the Court in respect of future interface developments, namely:

- 1. <u>Adequate radiation or buffer zones</u> between housing developments and bushland with further adequate fuel reduced areas within the bushland perimeters adjoining the buffer zones.
- 2. <u>Appropriate access, exit and perimeter roads</u> to and around such new housing estates to accommodate emergency vehicles.
- 3. <u>Adequate water supply</u> throughout the housing estate with the mains on the outer perimeters positioned so that emergency fire service hoses can be connected without obstructing streets."

I believe the fourth point is being adhered to.

I believe Public Officials have <u>NOT</u> provided (1) <u>Adequate radiation or buffer</u> <u>zones.</u> (2) <u>Appropriate access. exit and perimeter roads.</u> (3) <u>Adequate water supply.</u> (4) legislatively responsible Bushfire Hazard mitigation and <u>Protection Measures</u> in accord with <u>NSW Coronial Inquiry 1995</u> and <u>Rural Fires ACT Sections 3, 44, 48, 63, 65AA, 100 C, and possibly more adequately for Ingleside for over 25 years.</u>

Per NSW Coronial Inquiry 1995 Page 359 paragraph 1: "..., then in the Courts opinion, the only answer could be none had the spirit or inclination to carry into effect the intent of Parliament in respect of hazard reduction, except the Chairman Me Koperbera, ...."

Per NSW Coronial Inquiry 1995 Page 362 paragraph 1 "The evidence satisfied the Court conclusively, that throughout NSW during the period 1989-1993, the fuel was not managed as intended by Parliament and high fuel loads were principally responsible for the intensity of the uncontrollable fires."





Also, I believe Coronial Inquiry **PUBLIC SAFETY has been ignored** for **Quarter of a Century.** 

For All-Intents-and-Purposes, since 1995, I believe Ingleside Development has taken place.

Per NSW Coronial Inquiry 1995 Page 352 paragraph 4: "What the evidence established however, is that if the surrounding landowners, and land managers, do not carry out reduction measures, <u>all the protection measures</u> take by adjoining land owners <u>is not going to save their house."</u>

Per NSW Coronial Inquiry 1995 Page 96 paragraph 6 "... . Even in <u>fuel reduced areas</u>, the <u>fire continued with ferocity</u>, the only appreciable diminishment noticed in those hazard reduced areas being <u>during milder weather</u> conditions."

Does this say HAZARD REDUCTION seems to ONLY work for Milder Weather? Is this why Rural Fires ACT sections 3, 44, 48, and 63 uses the word 'PREVENT' and 'Bush Fire Prevention'?

This is what RFS says about Hazard Reduction:

https://www.rfs.nsw.gov.au/fire-information/hazard-reductions

# "Hazard Reduction

Hazard reduction is just one way of preparing for bush fires – <u>it doesn't</u> <u>remove the threat of fire</u>, and it doesn't remove the need for you and your family to be prepared.

There are different types of hazard reduction including controlled burning, mechanical clearing like slashing undergrowth, or even reducing the ground fuel by hand."

Is R.F.S. saying 'Bushfire Hazard Reduction' doesn't work for our Bushfire Prevention?

Does RFS believe <u>Hazard Reduction Burn-offs</u> to be the <u>Holy Grail for our safety</u>?

#### What NSW Coronial Inquiry 1995 said on pages 353, 361 and 365:

1995 Coronial Inquiry page 353 paragraph 5 ".... No matter what the weather conditions, extreme or otherwise, those conditions can be expected in the east coast region. That is why there are bushfires and bushfire danger periods;





1995 Coronial Inquiry page 361 paragraph 4 "In summary, Mr. J.Dowd indicated that there should be no doubt that the messages of the past had been closely learned by the Government – that in simple terms:"

"Dry, combustible fuel and adverse weather conditions in South East Australia combine to produce fires that are uncontrollable by any known means. We can do nothing about the weather or realistically guarantee fires will not be lit or that fire fighting will always happen or work in the first few vital minutes.

However, fuel can be managed and fire breaks established".

1995 Coronial Inquiry page 365 paragraph 2 ".... What is the greatest concern to the Court, is that whilst there was hazard reduction carried out by Bush Fire Brigades, NSW Fire Brigades and Councils, unfortunately not sufficient was carried out at the bushland/urban interface, particularly in respect of private lands (s.13 provisions appropriate) and vacant crown lands (s.41B(a) appropriate).

My list of Coronial Inquiry 1995 points is attached.

**<u>6.</u>**In Fact, since the 1995 Coronial Enquiry, in excess of 600 new developments have been approved by the local council per GIPA Information (attached).

**Z**.Over the last few months Rural Fire Service have met with myself and Bayview Ingleside Residents Association representatives culminating in a Meeting on 1 April 2022. (*Meeting MINUTES attached*) with R.F.S. Deputy Commissioner Mckechnie present.

By reading the following Meeting MINUTES Extract of 1 April 2022, most distressing to me is the following conversation contents where I believe Rural Fire Service is negating <u>responsibility as required by Law</u> to undertake Bushfire Prevention and Mitigation Works by whatever means possible for our Safety.

# (GJ= , PMck= Deputy RFS Commissioner Peter McKechnie)

"GJ – read Page 8 Point 4 of his 20 Page Letter TO RFS to Peter McKechnie where I quoted Rural Fires ACT Section 3 and 63 (attached)

3(a) "for the prevention and mitigation"

(63) "It is the duty of a public authority to take the notified steps (if any) and any other practicable steps to prevent the occurrence of bush fires on, and to minimise the danger of the spread of a bush fire on or from..."

PMck - we say 'Minimise and Limit'

GJ - asked about applying Standards for R F ACT 3 and 63. (per: 'RFS Standards for Asset Protection Zones 2021' page 6 STEP 4 Point 3) of 20% remaining Trees and 20% remaining Ground Cover to the above





PMcK - responded: "we won't cut down any trees". He then discussed the environmental ACT and the restraints of this ACT
`GJ -asked Peter McKechnie about RFS Heavy Plant for Mitigations per RFS Heavy Plant 2011 Double sided Lift-out. (attached)
PMcK - "We won't put Heavy Plant through Land" (Planning NSW Land or Crown Land) and referred to Environment ACT.

# The OBJECTS of Rural Fires ACT (Section 3) is LAW; 'Prevent and Mitigate'

How are RURAL FIRE SERVICE, PLANNING NSW, CROWN LANDS NSW and Northern Beaches Council going to 'Prevent and Mitigate' sizable Bushfire Hazards in proximity to Ingleside families including myself when the above comments by Deputy Commissioner McKechnie as MINUTED I believe casts grave doubts and angst about the efficacy and Corporate Governance of RFS in light of Rural Fires <u>ACT 1997</u> and <u>Regulations 2021</u> Legislation for Ingleside?

At https://www.rfs.nsw.gov.au/plan-and-prepare/know-your-risk,

"I live in an area surrounded by bush

#### What to expect:

- Fires in dense bushland can be very hot, intense and fast moving
- <u>Burning embers may be blown from the bush</u>, landing on your property and starting spot fires or setting fire to your home
- <u>Embers may land for many hours</u> even after the main fire front has passed
- <u>Smoke and fire may affect driveways or homes</u>, making it difficult to leave"
- The radiant heat from a fire nearby may set fire to your home or surrounds"

## Is R.F.S. POLICY to Place Ingleside Residents at Undue Risk when RFS knows this?

What are the <u>Legal Ramifications</u> of RFS Actions of <u>Bushfire Fire Prevention</u> Vs <u>Hazard Reduction</u> given what RFS says about <u>Hazard Reduction</u> at:

'https://www.rfs.nsw.gov.au/fire-information/hazard-reduction' (Page 7 this letter)

Given Ingleside's Extensive Govt Land Banks of <u>Planning NSW</u> and <u>CROWN</u> <u>LANDS</u>, **how can bushfires** be **PREVENTED AND MITIGATED** at Ingleside if no trees are to be removed from these Gov't assets close to family homes? Refer: <u>NSW GOVT Land Ownership Ingleside 2021 June.PDF</u> (attached)

What were Our Legislators intending by making Rural Fires ACT 1997 LAW, Safety?



c



- Section 3 Objects of Act The objects of this Act are to provide—

   (a) for the <u>prevention</u>, <u>mitigation</u> and suppression of bush and other fires in local government areas ....
- Section 44 Commissioner's responsibility –
   (1) The Commissioner is to take charge of bush fire fighting operations and bush fire prevention measures
- Section 48 Functions of Bush Fire Co-ordinating Committee
  - (1) The Bush Fire Co-ordinating Committee—
    - (a) is responsible for planning in relation to <u>bush fire prevention</u> and co-ordinated bush fire fighting, and
    - (b) is responsible for advising the Commissioner on <u>bush fire</u> <u>prevention</u>, mitigation and co-ordinated bush fire suppression, and
  - (2) Without limiting subsection (1), the Bush Fire Co-ordinating Committee—
    - (a) must report to the Minister on any matter referred by the Minister to it and may report on any matter relating to the <u>prevention</u> and suppression of bush fires whether referred to it or not, and
- Division 1 Duty to <u>prevent</u> bush fires,
   Section 63 Duties of public authorities and owners and occupiers of land to <u>prevent</u> bush fires,
- Subdivision 3 Bush fire hazard reduction,
   Section 100C Carrying out bush fire hazard reduction work
  - (1) An environmental planning instrument under the Environmental Planning and Assessment Act 1979 cannot prohibit, require development consent for or otherwise restrict the doing of—
  - (a) emergency bush fire hazard reduction work on any land, or
  - (b) <u>managed bush fire hazard reduction work on land</u> other than excluded land.

# Does Rural Fires ACT Section 100C say RFS can do Real hazard reduction work?

**How can** these Gov't Departments implement 'Prevention and Mitigation' when we consider the Bushfire situation for Ingleside of 10/11/2021? SEE Photos 1-13 & 15-18 (attached)





**How can** bushfires be '**Prevented and Mitigated**' when RFS is 3 or 4 years behind in Burnoffs as I believe is the case according to email from Guy Baddock to Conn Saloumidis and myself on Oct 7 2021 at 12.15pm? (*Email available*)

**How can** bushfires be PREVENTED AND MITIGATED if NO heavy plant is put through the bush to Prevent and Mitigate Bushfire hazards, as I believe RFS is 3 or 4 years behind in Burn-offs?

**How can** bushfires be PREVENTED AND MITIGATED if NO Trees are to be removed as I believe Deputy Commissioner McKechnie said per Meeting MINUTES?

As ABOVE, The Bushfire Prevention Legislation IS CAUSING GREAT ANGST.

<u>8.</u> Comprehensively researched <u>Solutions</u> from <u>University of Canberra</u> and <u>MONASH</u> <u>University</u> is Mechanical Hazard Reduction <u>for our HEALTH</u>:

# "MECHANICAL FUEL LOAD REDUCTIONTRIALS -SOCIAL ATTITUDES

June 2018

Jacki Schirmer1,2, Mel Mylek1, Helena Clayton1
Centre for Research and Action in Public Health, Health Research
Institute, University of Canberra
Institute for Applied Ecology, University of Canberra

## "EXECUTIVE SUMMARY

Managing bushfire risk is an important issue across Australia. Controlled burning is a common fuel management strategy used to reduce bushfire risk, but is not always possible or appropriate. In recent years some government inquiries have recommended using a greater suite of fuel management options to reduce bushfire risk, including greater use of 'mechanical fuel load reduction' (MFLR), particularly near residential areas or other assets, along roadsides and in other areas where controlled burning may not be an option. ..."

From: https://lens.monash.edu/@medicine-health/2020/01/15/1379492/bushfires-and-the-health-risk-from-smoke

MONASH University - 15 January 2020 - MEDICINE AND HEALTH Bushfire smoke, air quality and the risk to your health

Par 4: "Of note, our capital city Canberra, surely one of our cities most associated with clean breathable air, has regularly registered the world's worst air quality in the



1:



past days. And Melbourne continues to be blanketed in heavy smoke from the bushfires, for the third day running."

Par 5: "Smoke from bushfires carries fine and ultrafine particulate matter, and though the composition differs from that of industrial particulate matter from pollution, it carries similar risks of acutely exacerbating and precipitating respiratory diseases in those exposed. In addition, bushfire smoke — depending on the fuel type and the temperature of the fire - can also contain carbon monoxide, aldehydes, organic acids, volatile organic compounds and ozone following reactions in sunlight."

# Is RFS Policy – Harming/Damaging the Health of NSW Residents unnecessarily?

I question the ability of RFS Hazard Management Officers based on Research from University of Wollongong Research Online Faculty of Science, Medicine and Health

"Abstract: .... "We found that time since last fire, temperature and precipitation were strong predictors of fuel hazard. Our model predictions for fuel hazard outperformed current operational methods; however, both methods tended to overestimate lower fuel hazard and underestimate higher fuel hazard. Biophysical modelling of fuel hazard provides significant advancement for predicting fuel hazard. These models have the capability to be improved and developed as additional fuel hazard data, fire history mapping and remote sensing of environmental variables advance both spatially and temporally."

We at Ingleside don't want to be Sacrificial Lambs because of Catastrophic Bushfire or Bushfire mitigation Burn-off SMOKE.





**9.**According to R.F.S. GIPA File Ref: R21/2352 decision of 24 March 2022:

# Summary of 2020/21 Bush Fire Mitigation Funding

	Allocated	Expended to Date FY21
State Programs Total	\$28,881,982.73	\$6,375,186.93
Commonwealth Programs Total	\$3,058,739.09	\$631,583.53

This <u>Huge</u> R.F.S. EXPENDITURE Shortfall of over 75% will be bought to the Attention of <u>Mr Jason Falinski MP</u> and <u>The Hon. Robert Gordon STOKES MP</u> for consideration and input!!

Per: R.F.S. publicly available Documents:

'Standards for Asset Protection Zones' 2021 and 'Planning for Bushfire Protection' 2019

'Standards for Asset Protection Zones' Page 6 reads:

"Fuels can be controlled by:

3. removal or pruning of trees, shrubs and understorey
The <u>control of existing vegetation</u> involves <u>both selective fuel reduction (removal, thinning and pruning)</u> and the retention of vegetation.

<u>Prune or remove trees so that you do not have a continuous tree canopy</u> leading from the hazard to the asset. <u>Separate tree crowns by two to five metres</u>. A canopy should not overhang within two to five metres of a dwelling.

<u>Native trees and shrubs</u> should be retained as clumps or islands and <u>should</u> maintain a covering of no more than 20% of the area."

# Conjecture:

Since **RFS Northern Beaches** have approved minimal APZ/SFPP clearing on 81 and 85 Lane Cove Rd Ingleside in 2021, I believe TREE COVER IS STILL ABOUT 90% - Not 20% as RFS Says above in **RFS** Standards for APZ's!!.

Should the ABOVE R.F.S. Information be practiced and applied to ALL NSW Gov't Land Bank and Council Assets for Ingleside's Residents Bushfire Prevention safety?

How else can NSW Gov't, Council and R.F.S. practice Bushfire Prevention close to Ingleside homes to mitigate Flame Attack and Ember Attack from Gov't and Council assets near our homes?





# PLANNING FOR BUSHFIRE PROTECTION Nov 2019 page 26

# 3.1.1 Applying the BPMs in combination

The design of BPMs should be incorporated at the earliest stages of development. ... .

# PLANNING FOR BUSHFIRE PROTECTION Nov 2019 page 54 6.8 Bush fire protection measures

The BPMs for SFPP developments should be provided to minimise the risk of fire spread to buildings and take into account the increased <u>vulnerability</u> of the occupants."

If RFS put into practice the information in RFS 'Standards for Asset Protection Zones' and RFS'PLANNING FOR BUSHFIRE PROTECTION' Nov 2019 for NSW Gov't Land Bank and Council Lands for Ingleside now, I believe Ingleside would be Much Safer with these R.F.S. Bushfire Prevention measures for the 2022/2023 Fire Season.

For NSW which has just experienced **2019-2020 Black Summer Bushfires**, what have RFS put in place for **Ingleside's Bushfire safety** and especially for **Vulnerable Occupants**, when according to Per NSW Coronial Inquiry 1995 Page 96 par 6

"... . Even in fuel reduced areas, the fire continued with ferocity, the only appreciable diminishment noticed in those hazard reduced areas being during milder weather conditions."

- Does the CORONER say HAZARD REDUCTION seems to ONLY work for Milder Weather?
- Is this why Rural Fires ACT 1997 Sections 3,44, 48, and 63 uses the words <u>'PREVENT</u>'and <u>'Bush Fire Prevention</u>'?
- Are hazard reduction <u>Burn-offs</u> the best R.F.S. can offer communities for hot Bushfire days when <u>Rural Fires ACT S.44 and S.48</u> clearly says '<u>Bush</u> <u>Fire Prevention</u>'?

#### 10.In 2011 RFS Published:

https://www.rfs.nsw.gov.au/ data/assets/pdf file/0017/23525/Bush-Fire-Bulletin-2011-Vol-33-No-3-LIFTOUT-Heavy-Plant-Reference-Guide.pdf

On the above PDF we read: "Why use machinery on the fire line?

"Heavy machinery has always played an important role in fire suppression and Mitigation work. Increasingly Plant is being used to





supplement the traditional manual methods with mechanical means to accomplish tasks more rapidly and efficiently. Fire agencies and land managers have recognised the benefits of using machinery in fire operations particularly with respect to worker safety, productivity and cost efficiency. Benefits of heavy plant include:": (with 5 Bullet Points)

According to RFS GIPA email on Wednesday April 20 at 8.27am

"As explained within the Notice of Decision (see section 2. Decision), and discussed in the Heavy Plant Reference Guide you have provided, the NSW RFS owns and operates only limited heavy plant assets. The agency typically engages suitable and experienced heavy plant contractors via its Heavy Plant Register. The register includes private contractors, councils and other government agencies who have been approved by the NSW RFS for engagement for fire work on an "as needed" basis."

Has RFS embarked on **Cost-Cutting Exercises** by disposing of most Heavy Plant since 2011?

Is Cost-Cutting the reason RFS Deputy Commissioner was noted in Meeting MINUTES of 1 April 2022 (attached) as saying: ""we won't cut down any trees". He then discussed the environmental ACT and the restraints of this ACT" when Rural Fires ACT says:

## "Section 100C Carrying out bush fire hazard reduction work

(1) An environmental planning instrument under the Environmental Planning and Assessment Act 1979 cannot prohibit, require development consent for or otherwise restrict the doing of—

(a) emergency bush fire hazard reduction work on any land, or"

PDF: Examples of Ingleside's Bushfire Reduction Situation Photos are attached.

11. Per NSW Coronial Inquiry 1995 Page 398 paragraph 6 "It has been emphasised that these powers must be given to the NSW Fire Brigade in respect of their fire districts, so that fire hazards can be quickly identified and reduced by a permanent, dedicated service, within the windows of opportunity as they arise. These powers are necessary to obtain objectives on the urban-bushland interface."

# Rural Fires ACT 1997 Section 45A Delegation of functions under Division

(1) <u>The Commissioner may delegate the Commissioner's functions under this Division</u> (other than this power of delegation) <u>to any person including</u> an officer or member of a rural fire brigade, a person employed in Fire and Rescue NSW,





To protect Ingleside, can NSW Ombudsman direct NSW Fire & Rescue to remove Bushfire hazards near our homes per:

# Fire and Rescue NSW Act 1989 No 192 - Section 21 Power to clear fire breaks etc

- "(1) The Commissioner is authorised to—
- (a) plough, burn, clear or otherwise establish or maintain fire breaks on any land (whether or not within a fire district), and
- (b) remove, burn or destroy any flammable matter or other material on any land (whether or not within a fire district) if satisfied that the action is necessary to prevent the outbreak, spread or extension of a bush fire or other fire."

# Fire and Rescue NSW Act 1989 No 192 - Section 85 Regulations

- (1) The Governor may make regulations, not inconsistent with this Act, for or with respect to any matter that by this Act is required or permitted to be prescribed or that is necessary or convenient to be prescribed for carrying out or giving effect to this Act.
- (2) In particular, the regulations may make provision for or with respect to the following—
  - (k) regulating the deposit of flammable matter in yards or on vacant blocks of land in any local government area to which this Act applies,

Per NSW Coronial Inquiry 1995 Page 366 paragraph 3 "The Coordinating Committee was required to encourage and assist as far as practicable, Municipal Councils in the exercise of their powers (under Section 13 of the Act) to require the owners or occupiers (except for public authorities) of any land in the council area to establish and maintain fire breaks and to remove or destroy any material on the land that presents a fire danger. (Section 41B(2)(b)1"

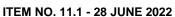
Per NSW Coronial Inquiry 1995 Page 366 paragraph 4 "Such a notice might not operate to require an owner or occupier to kill or remove any living trees that are reasonably necessary for shade, shelter, windbreak or fodder purposes. (Section 13(2)(a))

Did this Legislation set the <u>STANDARD</u> for <u>Bush Fire Prevention</u> per Rural Fires ACT 1997 Sections 3, 44, 48, 63 and 100C for <u>Hazard Reduction/Bushfire Prevention</u> with regard to removal of any Vegetation with a few Specific Exceptions?

Per NSW Coronial Inquiry 1995 Page 367 paragraph 1 "The mechanism for the compulsion is section 41B(4) which allowed the Coordinating Committee to require a









council to in turn require the owner or occupier of land within the council's area to remove, burn or destroy any material on the land that presented a fire hazard (subject to the immunity of trees reasonably necessary for shade, windbreak or fodder purposes under section 13(2))."

This was in 1995.

Again, we see the CORONER'S focus on Destroying of Fire Hazards 'within the council's area to remove, burn or destroy any material on the land that presented a fire hazard.'

<u>12.</u>I attach Letter from Bayview ingleside Residents Association dated 28 March 2022. https://www.facebook.com/BayviewInglesideResidentsAssociation

In bringing this letter to your attention as — BIRA met with Rural Fire Service and Planning NSW on 1/4/2022 - however | believe Rural Fire Service is refusing to use Heavy Equipment to prevent and mitigate Bushfire Risk and | believe incapable of catching up on the backlog of Hazard reduction works by any other means for our safety.

I believe Rural Fire Service is required by Law to undertake **Bushfire Prevention and Mitigation Works for our Safety**, and urgently request that you instruct RFS to do so.

Sincerely,
Cc: Mr Dominic Perrottet
Mr Jason Falinski MP
The Hon. Robert Gordon STOKES, MP
RFS Commissioner



ITEM NO. 11.1 - 28 JUNE 2022



 $Submission\ from\ Bayview\ Ingleside\ Residents\ Association \underline{Northern\ Beaches\ COUNCIL}\ Resilience\ Strategy$ Withstand. Adapt. Thrive.









Deputy Commissioner McKechnie & Mat Smith Director of Built and Natural Environment NSW Rural Fire Service

28 March 2022

Dear Deputy Commissioner and Director of Built and Natural Environment NSW Rural Fire Service

We are writing to you in light of your upcoming meeting with BIRA Committee members and affiliates at Ingleside on 1 April 2022.

As you may be aware, BIRA represents over 100 local families who are very concerned at Ingleside's Catastrophic Bushfire situation.

In light of this, we have many questions about if and why Ingleside R.F.S. Bushfire mitigations program is 3 to 4 years behind schedule, as we understand in email from R.F.S.

What can R.F.S. possibly to do about urgently protecting BIRA Members?

I understand lack of action on fuel mitigation was also Highlighted and repeatedly discussed in the NSW Coronial Inquiry as long ago as 1995.

We believe NSW R.F.S. has a Duty of Care enshrined in legislation to safeguard the Ingleside Community.

We further understand Rural Fires ACT 1997 Sect 3, 9, 63, 100C place the onus on R.F.S. to protect our Community, our lives and property and for the prevention and mitigation of bush fires and for the issuance of directives to public land owners to take mitigation steps?

We urgently need R.F.S. and Planning NSW and Crown Lands Land Managers (Rural Fires ACT 1997 Section 63) to do all they can to protect us – per: Coronial Inquiry Pages 365 and 366.

Can you please tell us why Mechanical Hazard Reduction techniques are apparently not used when the R.F.S. has all the equipment and budgets for this work, when we





believe Mechanical Hazard Reduction is a Realistic Government solution to Ingleside's Hazard Reduction dilemma?

Also, why do we so rarely see hazard reduction burns for our Ingleside community?

How can RFS implement measures to safeguard our community from 2019/2020 Bushfire re-occurrence in line with Rural Fires ACT?

Why should our Ingleside Community be at sacrificial risk because of Government Land Banks when Rural Fires Act says to stop the risk (Sect.3,63/65AA)?

Can you further please tell us why hasn't the NSW Coronial Inquiry 1995 been forcefully acted on. EG Asset Protection: page 102 and Buffer Zones of .3km or 300 Meters (APZ/SFPP): page 98 plus the many other points after 25 years!

We are writing to strongly support the efforts of B.I.R.A. Committee members to pursue this Bushfire Hazards problem and Associated Questions, and encourage NSW R.F..S. to carry out R.F.S. obligations and not repeatedly say to us they cannot see any major risks, while at the same time supporting the position that our Community faces yearly of catastrophic bush fire risks!

Yours sincerely Bayview & Ingleside Residents Association, Inc.



, President, Bayview & Ingleside Residents Association, Inc.







# **Planning Agreements**

# **Policy Statement**

This Policy sets out Northern Beaches Council's position relating to planning agreements (PAs) under section 7.4 of the *Environmental Planning and Assessment Act 1979* (the "Act").

The current legal and procedural framework for PA obligations is set out in the Act and the Environmental Planning and Assessment Regulation 2021 (the "Regulation").

The Planning Agreements Practice Note (NSW Government, February 2021) and the Infrastructure Contributions Practice Notes<sup>1</sup> (NSW Government) should be read in conjunction with this Policy. If there is any inconsistency between the legislative provisions, the Practice Notes issued by NSW Government and this Policy, the legislative provisions and NSW Government Practice Notes prevails.

This Policy and any outcomes sought through the PA process will also be undertaken in the context of delivering the vision, goals and outcomes of the Northern Beaches Local Strategic Planning Statement – Towards 2040 and Community Strategic Plan.

# **Scope and Application**

This Policy applies to all PAs entered into by the Northern Beaches Council and applies to all land in the Northern Beaches Council local government area (LGA), including any land owned by the Council.

This Policy also applies to land outside of the Northern Beaches Council LGA in case of a joint PA between Council and another council or planning authority for land outside of the Northern Beaches Council LGA.

Section 7.4(1) of the Act sets out the circumstances under which a PA may be entered into. It provides that a '...planning agreement is a voluntary agreement or other arrangement between a planning authority (or 2 or more planning authorities) and a person (the developer):

- a) who has sought a change to an environmental planning instrument, or
- b) who has made, or proposes to make, a development application or application for a complying development certificate, or
- c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,

under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.'

A diagram showing the process is in Attachment 1 of this Policy.

# **Principles**

The guiding principles of this Policy are:

 To establish a fair, transparent and accountable framework governing the use and preparation of PAs by Council.

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<sup>&</sup>lt;sup>1</sup> <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding/Local-infrastructure-contributions-policy">https://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding/Local-infrastructure-contributions-policy</a>





- b) To enhance the range and extent of public benefits arising from a PA.
- c) To ensure a consistent approach is undertaken in the negotiation and preparation of all PAs that is efficient, fair and accountable.
- d) To supplement the application of section 7.11 or section 7.12 of the Act.
- e) To align with Council's corporate and strategic planning context, including Council's Local Strategic Planning Statement, Community Strategic Plan, Delivery Plan, Operational Plan, Development Contribution Plans or other Infrastructure Planning Documents.
- f) To ensure greater probity and establish a probity framework for the negotiation, preparation and implementation of PAs.
- g) To facilitate public participation and to allow the community to gain an understanding of the benefits of appropriate PAs for the provision of public benefits.

# **Types of Contributions**

The contribution negotiated under a PA could comprise of one or more of the following (to Council):

- a) a monetary contribution,
- b) provision of any material public benefit including (without limitation) public facilities,
- c) dedication of land free of cost, or
- d) a combination of the above,

to be used for or applied towards a public purpose<sup>2</sup>.

# Offer to Enter into a Planning Agreement

The Offer to Enter into a Planning Agreement (the "Offer") is initiated by a developer and can occur at any time – before an Application is lodged with Council and during the assessment phase of the Application.

An Application means a development application, complying development certificate or application for instrument change (Planning Proposal).

In the case of a Development Application, this can also be undertaken at or after determination under the following scenarios:

- where a Deferred Commencement Consent is issued with a condition for an Offer to Enter into a Planning Agreement resulting in an Executed Planning Agreement being in place ahead of commencement of the operational consent.
- Where an adopted Development Contribution Plan is in place and the development consent condition stipulates option to enter into a planning agreement to deliver an identified infrastructure to reduce the cash contribution amount payable to Council.

# Consideration of the Offer

Council will ultimately require that the contribution provides a positive planning outcome for the Northern Beaches community.

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<sup>&</sup>lt;sup>2</sup> Public purpose as defined under Section 7.4(2) of the Act





There must be a demonstrable public benefit arising from a PA and this should be clearly demonstrated in the Offer. This information will help Council to consider the Offer. An Information Guide has been developed to assist developers.

Council has the discretion not to enter into a PA for any reason, including if the contribution is not considered to deliver a sufficient demonstrable public benefit.

In consideration of an Offer, the following will be taken into account:

- a) Whether it is acceptable and reasonable to use a PA.
- b) Whether the offer proposed in a PA can be achieved via an alternate mechanism such as a condition of development consent.
- c) Whether the PA meets the requirements of the Act and the Regulation.
- d) Whether the PA meets the current and future demands created by the development for new public infrastructure, amenities and services.
- e) Whether the PA aligns with Council's strategic documents.
- f) Whether compensation is required for the loss of, or damage to, a public amenity, service, resource, the natural environment or asset caused by the development through its replacement, substitution, repair or regeneration.
- g) Whether the PA rectifies an existing deficiency in the provision of public facilities and services on the Northern Beaches.
- h) Whether future recurrent funding<sup>3</sup> related to the proposed public benefit is sustainable.
- i) Whether the public benefit accrues over time.
- j) Whether the PA is directed towards proper or legitimate planning purposes, ordinarily ascertainable from the statutory planning controls and other adopted planning policies applying to development.
- k) Whether or not there is a nexus between the public benefit and the development application or application for instrument change (note section 7.4(4) of the Act does not require any nexus between the public benefit and the development application or application for instrument change).
- Producing outcomes that meet the general values and expectations of the public and protect the overall public interest.
- m) Providing for a reasonable means of achieving the relevant purposes and outcomes and securing the benefits.
- n) Protecting the environment and community against planning harm or adverse planning decisions.
- o) Whether there any relevant circumstances that may operate to preclude Council from entering into the proposed PA.

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<sup>&</sup>lt;sup>3</sup> All Planning Agreements that involve the carrying out of works for a public purpose by the Developer should include a reasonable contribution toward ongoing maintenance and replacement costs of the infrastructure. The developer may make monetary contributions towards ongoing maintenance and replacement costs or may offer to maintain infrastructure delivered for a certain period of time after handover; or make contributions towards other recurrent costs of public facilities such as operational or service provision costs.





Notwithstanding the above, Council is not obliged to enter into a PA.

In addition, Council will ensure:

- a) All dealings relating to PAs, including assessment and implementation, will be subject to strict compliance with the Northern Beaches Council Code of Conduct.
- b) That planning decisions will not be bought or sold through PAs.
- c) That a PA will not improperly fetter the exercise of its functions under the Act, Regulation or any other act or law.
- d) That PAs are not used for any purpose other than that contemplated by section 7.4 of the
- e) That undue weight is not given to a PA in consideration of a development application or application for instrument change.
- f) That the consideration, negotiation and assessment of a proposed PA will be separate from the consideration of the planning merits of a development application or an application for instrument change, subject to section 4.15 of the Act. Council will, consistent with section 4.15 of the Act, take into consideration relevant provisions of a proposed PA when evaluating a development application.
- g) That the interests of individuals or interest groups will not outweigh the public interest when considering a PA.
- h) That it will not improperly use its position to extract disproportionate public benefits from developers under PAs.
- i) That it will not use PAs as a means to overcome revenue raising or spending prohibitions to which it is subject or for other improper purposes.

#### **Probity**

Public probity is important to Council and it will ensure that the consideration of an Offer/proposed PA is fair, transparent and is directed at achieving public benefits in an appropriate manner free of corruption or perception of bias.

In this regard, Council will:

- a) Comply with the requirements of the Act and Regulation in respect of PAs.
- b) Provide a copy of this Policy to any person who seeks to enter into a PA with Council.
- c) Ensure that all parties operate in accordance with Council's Code of Conduct.
- d) Ensure that Council officers and Councillors understand the circumstances in which PAs are appropriate.
- e) Ensure that Council officers and Councillors understand their particular role and responsibility, some of which carry the potential for conflicts of interest.
- f) Ensure that the community understands Council's role, including how the PA operates and how Council will assess an Offer and proposed PAs objectively.
- g) Notify PAs in accordance with the Act and Regulation, to ensure they are open and transparent, and to achieve maximum public awareness of the matters contained in a PA and the potential benefits of a PA.

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- h) Ensure appropriate delegations and separations of responsibilities in considering development applications or applications for instrument change that involve PAs. This involves ensuring processes adequately address the level of risk of corruption of a process while at the same time being appropriate to the likely level of risk.
- Ensure that modifications to approved development should be subject to the same scrutiny as the original development application and include notification to the Development Contributions Working Group prior to determination.
- j) Take every step to ensure that conflicts of interest are ameliorated to the greatest extent possible. This may include independent assessment by a third party where Council has an interest, and not entering into any contractual arrangements which purport to guarantee outcomes that are subject to separate regulatory processes.
- k) Ensure that appropriate probity mechanisms are in place.

The procedures that will be implemented to address these matters may include, but not be limited by, the following:

- a) The Councillors will not be involved in the negotiation and preparation of the PA but will ultimately decide whether to accept any PA as part of their duties as Councillors.
- b) The Development Contributions Working Group and Development Infrastructure Contributions Panel will assess the Offer on behalf of Council in accordance with this Policy and make appropriate recommendations to Council.
- c) The Responsible Officer, with instructions from the Development Infrastructure Contributions Panel, will manage Council's negotiations for the obligations to be included in the PA.
- d) Council will, in all cases, ensure that Council staff with key responsibility for providing advice on development application approvals, approving development applications or ensuring compliance, do not have a role in the assessment of the commercial aspects of the PA nor on the conditions of the PA except where advice is required on matters relating to the conditions of consent for a particular proposal.
- e) Council may involve an independent person(s) to facilitate or otherwise participate in the consideration of an Offer particularly where this will lead to a better outcome.
- f) Council will ensure that all discussions with a developer and their consultants relating to a PA are sufficiently documented.
- g) Council will ensure that Council staff involved in PA considerations are free from conflicts of interest.
- h) Where Council has a commercial stake in a development that is the subject of a PA, it will take appropriate steps to ensure that it avoids a conflict of interest between its role as a planning authority and its commercial interest role in the development consistent with the ICAC strategies for managing dual roles in its publication *Corruption Risks in NSW development approval processes: Position Paper (September 2007)*.

#### How will Council value contributions the subject of the Offer?

Council will seek to value the public benefit of the Offer as follows:

a) If the Offer is for provision of land for a public purpose, the value of the benefit is on the basis of the market value of that part of the land the subject of the Offer. This market value is to be prepared by a registered property valuer and provided by the developer.

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b) If the Offer is the carrying out of works for a public purpose, the value of the benefit is on the basis of the estimated value of the completed works via a cost estimate prepared by an independent quantity surveyor provided by the developer. The Quantity Surveyor's cost estimate of the said works should reference and attach the plans that informed the cost estimate.

If the Offer contribution(s) is identified in the Works Schedule of an adopted Contributions Plan, the estimated cost of the infrastructure item is in the adopted Contributions Plan however, the public benefit value will still need to be assessed.

### If required:

- a) the market value assessment will be independently verified by a registered property valuer commissioned by Council.
- the valuation will be independently verified by an independent quantity surveyor commissioned by Council.

In all instances, the costs of the valuation will be at no cost to Council.

It is acknowledged that in some cases the public benefit may be an intangible benefit that can only be assessed in qualitative terms, such as a particular design outcome for a proposed building. In this case, the Council will determine the manner in which the Offer's contribution is to be valued.

Unless otherwise agreed, all benefits under a PA will be dedicated at no cost to Council and free of any encumbrances, except any permitted encumbrances as agreed by Council.

The Council may attribute a value to benefits provided under a PA, for the purposes of determining the value of the contributions being offered by the developer.

#### Application of Section 7.11 or Section 7.12 development contributions

If an adopted Contributions Plan applies, development contributions under section 7.11 or section 7.12 of the Act will generally apply to the development. A developer should assume that section 7.11 or section 7.12 development contributions will be payable to Council in addition to any PA contribution should Council decide to execute the Planning Agreement.

In the event that Council has resolved to execute a PA to deliver land or material public benefit identified in the applicable Contributions Plan in lieu of paying the section 7.11 or section 7.12 development contributions levied on an existing development consent (either in full or part) however the application is not yet determined, any conditions of consent referring to section 7.11 or section 7.12 contributions payable under the applicable Contributions Plan and the PA contribution (which may result in the cash contribution amount payable to Council).

An application to modify the consent by deletion or modification of the existing section 7.11 or section 7.12 conditions of consent would may also need to be made following execution of the PA.

Where certain infrastructure provision or works are critical to a development occurring and required to be provided as part of a development by way of a condition of development consent<sup>4</sup>, then these are considered to be in addition to any PA contribution. No reduction in the PA contribution would be accepted in recognition of works required to be carried out in connection with the proposed development or already required via a condition of consent unless those works are identified in a contributions plan. This will be at Council's discretion.

In all other circumstances, Council will generally only favourably consider excluding the application of section 7.11 or section 7.12 where the public benefit to be delivered via the PA contribution

<sup>4</sup> Refer to Section 4.17(1) of the Environmental Planning and Assessment Act 1979 as amended

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exceeds the public benefit to be delivered under a Development Contributions Plan. A PA cannot exclude the application of sections 7.11 or 7.12 to a particular development, unless the consent authority for the development or the Minister is a party to the planning agreement (section 7.4(3A) of the Act).

Where section 7.11 or section 7.12 is not excluded by a PA, Council will generally not agree to a provision allowing benefits under the PA to be taken into consideration in determining a development contribution under section 7.11 or section 7.12.

# Modification or discharge of obligations

Council may agree to a provision in a PA permitting the developer's obligations under the PA to be modified or discharged in the following circumstances:

- a) The developer's obligations have been fully carried out in accordance with the PA, or
- b) The development consent to which the PA relates has lapsed, or
- c) The developer is able to satisfy the Council that good reason exists for some change to the PA and that the public benefits provided under the modified PA are appropriate in the circumstances, or
- d) The developer has fully and completely assigned the developer's interest under the PA in accordance with its terms.

Such a provision may require the modification or revocation of the PA in accordance with the Act and Regulation.

#### **Costs of Entering a Planning Agreement**

An Offer to Enter into a Planning Agreement is to be accompanied by an application fee payable to Council. The application fee covers the assessment and administration costs associated with the consideration of the Offer.

Generally, Council will engage independent consultants and third parties where necessary and will require that all reasonable costs for the valuation report(s), drafting, legal negotiations, exhibition, execution and registration of the agreement are met by the developer. Council will invoice the developer for any costs incurred.

# Assignment and dealings by the developer

Council will not permit the assignment of any or all of the developer's rights or obligations under the PA. A PA cannot be novated without Council's express agreement. Council will not permit any dealing in relation to any part or the whole of the land the subject of the PA unless:

- a) The developer has, at no cost to Council, first procured the execution by the person with whom it is dealing of all necessary documents in favour of Council by which that person agrees to be bound by the PA as if they were a party to the original PA, and
- b) If the proposed dealing involves a mortgage, charge or other encumbrance in relation to the party's right, title and interest in the land, such documents provide for a PA by the person to the effect that they, and any receiver appointed by them, will not enjoy rights greater than those of that party, and
- c) The party is not in breach of the PA, and
- d) The Council is satisfied that the assignee is capable of complying with the obligations under the PA.

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The novation of the developer's rights or obligations will require a Deed of Novation, to be approved and executed by all parties, and does not affect the operation or any of other requirements of the PA.

#### Provision of security under a PA

Council will generally require a PA to make provision for security to cover the developer's obligation under the PA. The form of security will generally be an unconditional bank guarantee from an Australian bank in favour of Council to the full value of the developer's obligation plus a reasonable contingency under the PA and on terms otherwise acceptable to Council. This is to manage Council's risk especially in relation to payment for works in lieu.

The provision of no security may be considered where the PA seeks the dedication of land.

### Notations on Certificates under Section 10.7(5) of the Act

Council will generally require a PA to contain an acknowledgement by the developer that Council will make a notation under section 10.7(5) of the Act about the PA on any certificate issued under section 10.7(2) of the Act relating to the land the subject of the VPA or any other land.

#### **Registration of PAs**

A PA will contain a provision requiring the developer to register the PA under the *Real Property Act* 1900 at the developer's expense pursuant to section 7.6 of the Act.

The developer will be required to provide the Council with the written agreement of each person with an estate or interest in the land in a form sufficient to effect the registration of the PA at NSW Land Registry Services.

### Dispute resolution

Council will require a PA to provide for mediation of disputes between the parties to the PA before the parties may exercise any other legal rights in relation to the dispute.

#### **References and Related Documents**

- Environmental Planning and Assessment Act 1979, particularly Subdivision 2 of Part 7
- Environmental Planning and Assessment Regulation 2021
- Real Property Act 1900
- Planning Agreement Practice Note (February 2021) and Infrastructure Contributions
   Practice Notes issued by NSW Government
- Northern Beaches Council Code of Conduct

### **Definitions**

Act means the Environmental Planning and Assessment Act 1979,

**Contribution** means the kind of provision made by a developer under a Planning Agreement, being a monetary contribution, the dedication of land free of cost or the provision of a material public benefit to be used for or applied towards a public purpose,

Council means the Northern Beaches Council,

**Developer** is a person who has sought a change to an environmental planning instrument (which includes the making, amendment or repeal of an instrument), or who has made or proposes to make a development application, or who has entered into an agreement with or is otherwise associated with such a person,

**Development application** has the same meaning as in the Act,

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**Development Infrastructure Contributions Panel** means the Northern Beaches Council panel responsible for the preparation, implementation and management of development contributions Plans in the Northern Beaches area, and making recommendations to Council regarding Planning Agreements,

**Development Contributions Working Group** means the Northern Beaches Council group that supports the Development Contributions Committee in the preparation, implementation and management of development contributions plans and Planning Agreements in the Northern Beaches area. The Working Group undertakes assessments of offers for a Planning Agreement,

**Instrument Change** means a change to an environmental planning instrument to facilitate a development the subject of a Planning Agreement,

**Obligation** means an obligation imposed by a Planning Agreement on a developer requiring the developer to make a contribution,

**Practice Notes** means the Practice Notes expressly related to Planning Agreements and Infrastructure Contributions issued by NSW Government,

Public includes a section of the public,

**Public benefit** is the benefit enjoyed by the public as a consequence of a development contribution which may be tangible and/or intangible,

**Public facilities** means public infrastructure, facilities, amenities and services not including water supply or sewerage services,

Regulation means the Environmental Planning and Assessment Regulation 2000 as amended,

PA means a Planning Agreement.

### Responsible Officer

- Executive Manager Strategic & Place Planning
- Executive Manager Environment and Climate Change
- Executive Manager Financial Planning & Systems
- Executive Manager Property
- Manager Strategic and Place Planning or Principal Development Infrastructure Officer

#### **Review Date**

March 2026

#### **Revision History**

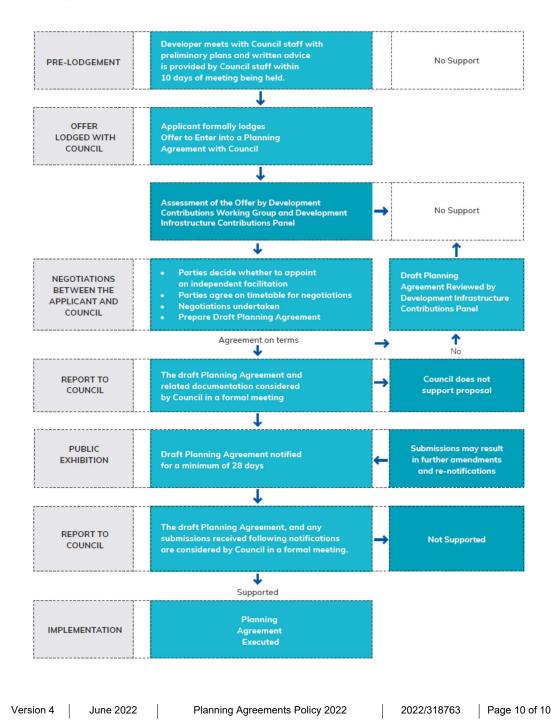
Revision	Date	Status	TRIM Ref
1	October 2019	Drafted VPA Policy	2019/489894
2	17 Dec 2019	Adopted by Council	2019/489894
3	March 2022	Draft Planning Agreement Policy (Clean Copy for Exhibition)	2022/101684
4	June 2022	Planning Agreement Policy - Adoption	2022/318763

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# ATTACHMENT 1

# Flowchart of Planning Agreement Process







# **Guide for Developers – Offer to Enter into a Planning Agreement**

## 1.0 Purpose

This Guide is to assist Developers with understanding the Planning Agreement process and what is required in lodging an Offer to Enter into a Planning Agreement with Northern Beaches Council.

This Guide should be read in conjunction with Council's Planning Agreement Policy (which includes a flowchart showing the Planning Agreement Process). As such, this Guide is not intended to duplicate the contents of Council's Policy, the legislative requirements specific to Planning Agreements or the Practice Notes issued by NSW Government. In the event of an inconsistency, the legislative requirements and Practice Notes issued by NSW Government prevails, followed by Council's Planning Agreement Policy.

It is preferred that if a Developer is contemplating to voluntarily seek to enter into a planning agreement with Council, that the Developer seek a pre-lodgement meeting with Council's Strategic and Place Planning Unit to discuss the proposition. This is recommended before an Offer to Enter into a Planning Agreement is lodged with Council.

## 2.0 What constitutes an Offer to Enter into a Planning Agreement?

At the Developer's instigation, the Developer may seek to voluntarily enter into a planning agreement with Council to which the Developer is:

- · dedicating land free of cost;
- · paying a monetary contribution;
- · providing any other material benefit; or
- · providing any combination of the above,

to be used for or applied towards a public purpose.

If the Offer is in relation to provision of a Material Public Benefit (other than the dedication of land or the payment of a monetary contribution), this maybe through three (3) options:

- a. Provision of infrastructure not identified or contemplated by Council in an adopted Contributions Plan on private land.
- b. Provision of infrastructure not identified or contemplated by Council in an adopted Contributions Plan on public land, the parties of the Offer would need to include the owner(s) of the public land (this may be Council<sup>1</sup> or another Government authority).

<sup>1</sup> Before an Offer is lodged, discussion with the owner of the land and the person delivering the infrastructure on land not owned by them needs to occur first. Both parties must reach agreement in order to lodge an Offer to Enter into a Planning. In the case where Council is the landowner and party to the lodgement of the Offer, a Probity consultant will be engaged at the outset. There will identified separation of roles within Council in regard to the assessment of the Offer while those involved in the landowner role (for Council) will not participate in the assessment of the Offer.

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c. Provision of listed infrastructure in an adopted Contributions Plan² and the Developer is seeking to reduce the monetary contribution payable to Council. In this instance, this can only be considered if an adopted Contributions Plan applicable to the subject land facilitates applicants to provide a Material Public Benefit in part or full satisfaction of a development consent condition imposed in accordance with section 7.11 or section 7.12 of the Environmental Planning and Assessment Act.

The Offer to enter into a planning agreement is to be in the form of a written correspondence from the Developer to Council. The written Offer should be signed by the Developer or his representative with authority to make the offer to Council; and is to include the contact details of the person/representative nominated as the Developer's contact.

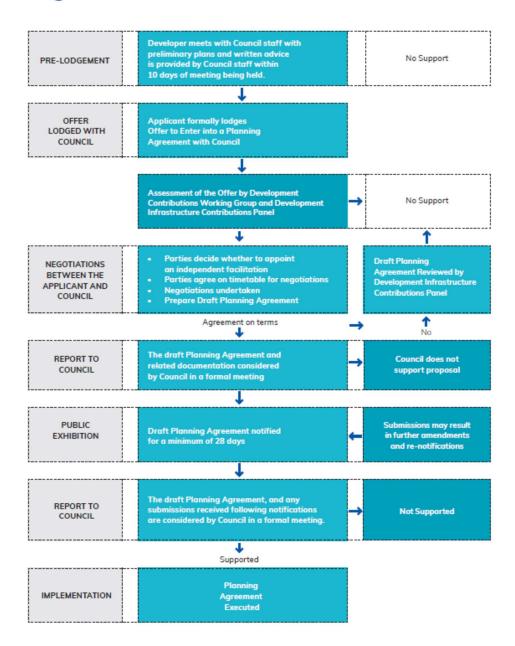
<sup>&</sup>lt;sup>2</sup> Provision of material public benefit refers to the Developer providing the infrastructure identified under the applicable Contributions Plan as Material Public Benefit that, in turn, offsets the monetary contribution amount charged against the development.

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# Flowchart of Planning Agreement Process



3.2 Planning Agreement Policy
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## 3.0 Information to accompany the Offer

The information accompanying the Developer's letter of Offer to Enter into a Planning Agreement should include, but not be limited to, the following matters:

- Description of the Developer's Offer to Council and if relevant, any plans showing the Developer's Offer.
- b. If relevant, any application<sup>3</sup> associated with the Developer's Offer.
- c. If relevant, confirmation of all owners of the land associated with the Offer as party(s) to the Offer.
- d. If the Developer's Offer involves dedication of land, then information addressing the following matters:
  - What the land is being dedicated for (i.e. road reserve, open space etc).
  - Timing of when the land is to be dedicated to Council (acknowledging this will occur after the works required on the land has been completed by the developer).
  - If works are required on the land before then land is intended to be dedicated to
    Council, then a set of Engineering plans including dimensions and cross-sections of the
    said works to ensure Council is fully aware of what structures (existing and to be
    completed) will be on the land at time it is to be dedicated to Council.
  - Details of how the land is intended to be dedicated, noting that this should be via a draft Plan of Subdivision.
  - The land intended to be dedicated identified in an adopted Contributions Plan Works Schedule, Local Environmental Plan, or not.
  - Any encumbrances on the land as a result of completion of any works on land proposed to be dedicated to Council.
  - Land Valuation report regarding the land intended to be dedicated to Council.
- e. Address each key term required in Council's Planning Agreement Policy including but not limited to:
  - Rationale and origin of the Developer's Offer.
  - The Developer's Offer is to demonstrate public benefit (see 3.1)
  - Valuation of the Developer's Offer (see 3.2)
- f. Proposed implementation of the Developer's Offer (see 3.3)

<sup>&</sup>lt;sup>3</sup> An application is taken to be a Development Application or application for a Complying Development Certificate, or an application seeking a change to an environmental planning instrument lodged by the same Developer seeking to enter into a planning agreement with Northern Beaches Council.

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#### 3.1 Demonstrable Public Benefit of the Offer

Council will only enter into a Planning Agreement that provides a positive planning outcome for the Northern Beaches community. There must be a demonstrable public benefit arising from a Planning Agreement and this should be clearly demonstrated in the Developer's letter of Offer.

An outline of potential public benefits is set out in the table at Appendix A and should be used as a guide only. Appendix A is not intended to be an exhaustive list.

#### 3.2 Valuation of the Offer

If the Offer is for land dedication, a market value of that part of the land the subject of the Offer is to be submitted with the Offer documentation. This market value is to be prepared by a registered property valuer and provided by the developer.

If the Offer relates to the carrying out of works for a public purpose, a cost estimate of the said works prepared by an independent quantity surveyor and the plans that the cost estimate has been prepared are to be submitted with the Offer documentation<sup>4</sup>. Documentation outlining the lifecycle costs of the works for a public purpose including operation or ongoing service delivery, as well as likely maintenance and replacement costs is to be submitted as part of the Offer documentation. This information will assist Council in determining whether to accept the Offer and what contribution towards those recurrent costs should be made by the developer.

In all instances, the costs of the valuation are to be at no cost to Council.

### 3.3 Proposed Implementation of the Offer

Information on proposed timing of when the Developer's Offer is to be provided to Council or, in the case of an infrastructure asset or land dedication then transfer into Council ownership.

If the Offer involves land being dedicated to Council (at no cost to Council) and the land being dedicated involves works being undertaken by the developer first, then the Implementation Plan is to include the following information:

- Timing for the land dedication acknowledging this will occur after the works required on the land has been completed by the developer.
- b. Any encumbrances on the land as a result of completion of any works on land proposed to be dedicated to Council.
- c. The manner in which that land (the subject of the Offer) is to be handed over to Council.

The Developer is advised that Council may inspect the land before the land dedication is executed.

<sup>4</sup> Developers should check the Works Schedule of the applicable Contributions Plan in proposing to provide material public benefit as the value will be considered against the estimated cost of the infrastructure item (that is not a specific program delivery) if it is identified in the Works Schedule.

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If the Offer relates to a Material Public Benefit, the Implementation Plan is to include the following information:

- a. Timetable for provision of the Offer.
- b. The design, technical specification and standard of any work required by the VPA to be undertaken by the developer.
- c. The manner in which a work is to be handed over to Council.
- d. The manner in which a material public benefit is to be made available for its public purpose.

The Developer is advised that Council will require:

- inspection of the works any may specify these inspections at/during construction and may include a final inspection as the works will be transferred into Council ownership.
- a warranty period for work, materials, buildings and any other property that form part of any public benefit. These warranties would generally be for a minimum of 12 months for materials and services such as electrical works and 15 years for structural items.

### 3.3 Lodgement Fee payable to Council

A lodgement fee is to accompany an Offer to enter into a planning agreement with Council. The lodgement fee is used by Council to administer and assess the Offer.

### 3.4 Are there other costs incurred by the Developer?

Cost may include the payment of an independent registered property valuer and/or quantity surveyor to establish the value of the key item(s) of the Offer.

If the Offer involves the carrying out of works for a public purpose by the Developer and the infrastructure was not identified in a Works Schedule of the applicable Contributions Plan, there will be required a reasonable contribution toward ongoing maintenance and replacement costs of the infrastructure. For more information, see Section 4.0 Recurrent charges of this Guide.

If the Offer is progressed to the preparation and exhibition of a draft Planning Agreement, the Developer is to make provision to pay:

- Council's costs of and incidental to preparing and entering into the Planning Agreement and Explanatory Note including reasonable legal costs in obtaining advice in connection with the Planning Agreement as well as administering and enforcing the Planning Agreement (as executed). This also applies to any amendment to a Planning Agreement.
- Public exhibition and lodgement into NSW Government's e-planning portal.

All costs associated with the delivery of the Developer obligations under the Planning Agreement are to be borne by the developer.

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## 4.0 Recurrent charges

All Planning Agreements that involve the carrying out of works for a public purpose<sup>5</sup> by the Developer should include a reasonable contribution toward ongoing maintenance and replacement costs of the infrastructure. The developer may make monetary contributions towards ongoing maintenance and replacement costs or may offer to maintain infrastructure delivered for a certain period of time after handover.

The amount of any monetary contribution acceptable to Council will depend on the type and value of the works being handed over to Council, whether repair and maintenance works are likely to be needed and the anticipated costs of maintenance and repair works.

If the developer proposes to maintain the works after completion, a bond or bank guarantee will be required by Council to cover the likely maintenance works in the event the developer defaults.

Planning Agreements may also require a developer to make contributions towards other recurrent costs of public facilities such as operational or service provision costs.

# 5.0 What happens if the Offer is accepted and the Planning Agreement is now in place?

Council will routinely monitor the performance of the developer's obligations under a Planning Agreement.

Council will require the Planning Agreement to contain a provision establishing a mechanism under which the Planning Agreement is periodically reviewed with the involvement of all parties. This will include a review of the developer's performance under the Planning Agreement and obligations specified in the Implementation Plan.

All Executed Planning Agreements entered into by Council will be listed in a Planning Agreements Register that is available on Council's website, <a href="https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements">https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements</a>

<sup>5</sup> In this instance, the works for a public purpose is not a listed infrastructure item in a Works Schedule of the applicable Contributions Plan. If the material public benefit is an item listed in the applicable Contributions Plan, a maintenance bond for a specified period may be required.

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# 6.0 Review Date

February 2026

# 7.0 Revision History

Revision	Date	Change	HPE CM Ref
1	October 2019	Drafted VPA Guideline – exhibited with Draft VPA Policy	2019/489894
2	December 2019	VPA Guideline implemented concurrent with Council adoption of the VPA Policy	2019/483818
3.1	February 2022	Draft Guide for Developers - Attachment to accompany the draft Planning Agreements Policy when placed on exhibition	2022/080194
3.2	June 2022	MASTER VERSION – No change made from exhibition copy (exhibited 29 April to 29 May 2022)	2022/080194

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## **APPENDIX A - POTENTIAL PUBLIC BENEFITS**

The following is a list of possible requirements that Council may have for planning agreements. This list is not exhaustive and developers are encouraged to discuss with Council these or other requirements that may be included in a planning agreement. Planning agreements may involve monetary contributions, partial or full construction of new facilities, expansion, upgrades, augmentations, embellishments, fit-outs and resourcing of existing facilities or any other public benefit as agreed to by Council.

Infrastructure	Accessibility improvements – accessible parking, kerb ramps, modifications to public buildings or areas
	Roads – design and construction
	Open space – parks, public places, embellishment
	Drainage and stormwater controls
	Traffic measures
	Transport outcomes
	Pedestrian and cycleway linkages and footpaths
	Telecommunication networks
	Power, water, gas
	Communications and information technology such as WIFI public space
	Bridges (vehicular and pedestrian)
	Flood management / mitigation works
Facilities	Community buildings e.g. meeting rooms, halls, libraries
	Child care centres
	Public toilets
	Youth spaces
	Public leisure facilities
	Performance spaces
	Civic spaces
	Public car parking areas and commuter parking
	Bus shelters
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	Family care facilities
	Sport, recreation and activity centres
	Business, research and creative industries incubator space and ancillary uses
	Affordable Housing (outside of Council's adopted Affordable Housing Scheme)
Public Domain	Paving – paths, streets and open space areas
Improvements	Streetscape improvements and general streetscape upgrades
	Plantings – streets and open space areas
	Furniture – seats, bins
	Banners
	Public art in streets, open space and other public domain space
	Kerbs and gutters
	Treatment and/or features in public places
	Facilities such as kiosk in parks and open spaces
	Turf
	Public leisure, sport and recreation facilities
	Environmental management improvements such as water and energy minimising devices
	Restoration and management of natural areas including beaches, bushland, creeks and lagoons
	Water quality devices
	Water bubblers, lockers and other amenities
	Signage including suburb identification, way finding, parking, interpretation and information signs for pedestrians, cyclists and vehicular users
Other	Cash contributions
	Land in particular where it is not identified in a Contributions Plan, such as dedications for parks, facilities, pedestrian connectivity and new roads



### TO BE READ IN CONJUNCTION

## WITH PLANNING AGREEMENT POLICY



Contributions for the development of community facilities plans and cultural facilities plans

Aboriginal site protection

Other benefits in line with Council plans and strategies, including plans of management, flood plain management plans, traffic and transport plans, masterplans, development controls plans, local environmental plans and management plans

Maintenance / Rehabilitation in perpetuity e.g. pest control and bush regeneration

Other public benefits that provide a positive planning outcome for the people of the Northern Beaches and meet the objectives of the *Environmental Planning and Assessment Act* 

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# **Community and Stakeholder Engagement Report**

**Draft Planning Agreement Policy (Stage 1 of 1)** 

## 



# 1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of a proposal to revise Council's Planning Agreement Policy which, when adopted, will replace the Northern Beaches Voluntary Planning Agreement Policy 2019.

Planning Agreements are legal agreements between Council and other parties - developers and landowners. It is important that our community are aware of changes that we make to the policies relating to these agreements.

The policy was publicly exhibited from 29 April to 29 May 2022. While reasonable efforts to engage our community on this type of policy document were undertaken, no contributions were received.

## 1.1. How we engaged

	Visitors: 151	Visits: 183	Average time onsite: 0 mins 44 secs
Have Your Say: visitation stats			
<b>Q</b>	Community Engagement (fortnightly) newsletter: 2 editions		Distribution: 23,000 subscribers
Electronic direct mail (EDM)			

# 2. Background

The draft Planning Agreement Policy is to replace the existing adopted Council Policy, entitled Voluntary Planning Agreement Policy. It was updated to ensure it was in accordance with current legislative requirements as per planning agreements under the Environmental Planning and Assessment Act and associated Regulations.

Exhibition of a draft Council Policy is required in accordance with the Local Government Act and Council's adopted Community Participation Plan.

# 3. Engagement objectives

Community and stakeholder engagement aimed to:

- Build community awareness of the participation activity
- Provide accessible information so community and stakeholders can participate
- Comply with Good Governance, Goal 19 objective of Council's Community Strategic Plan.





# 4. Engagement approach

Community and stakeholder engagement for the Draft Planning Agreement Policy was conducted between 29 April 2022 to 29 May 2022, and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).

A project page was established on our have your say platform with information provided in an accessible and easy to read format.

The project was promoted through our regular email newsletter (EDM) channels.

Feedback could be captured through an online submission form embedded onto the have your say project page.

An open-field comments box provided community members a space to provide submissions and feedback they wished to contribute.

Email and written comments were also invited.

# 5. Findings

No submissions were received during the exhibition period. During the consultation / exhibition, Council did not receive any enquiries or questions in relation to this exhibition.





# Appendix 1 Verbatim community and stakeholder responses\*

No submissions were received.

<sup>\*</sup>Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.





Document administr	Document administration		
Version	1.0		
Date	25 May 2022		
Approval	Content provided and approved by Strategic Place & Planning Team.		
	Responsible manager: Liza Cordoba		
Status	Final		
Related Projects			
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.		







# **Community and Stakeholder Engagement Report**

**Warriewood Valley Development Contributions (Stage 1 of 1)** 

#### **Contents** 1.1. Key outcomes ......2 1.2. 1.3. 2. Background 3 Engagement objectives ......4 3. 4. Engagement approach ......4 Findings ......4 5.



# 1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of a proposal to amend the Warriewood Valley Development Contributions Plan 2018.

Community engagement sought to inform the community and raise awareness of the changes to the contributions plan on exhibition and to seek community feedback.

The document was publicly exhibited from 29 April to 29 May 2022 receiving 18 unique contributions.

The feedback collected during consultation generally revealed a high level of support for the provision of appropriate infrastructure to support development.

Feedback also suggested Council should consider funding the provision of indoor recreation facilities and including accounting information in the Contributions Plan.

## 1.1. Key outcomes

toy outcomes				
††† ††††† ††††† Total unique responses	18			
How responses were received			Completions: 17 Number received: 1	
Feedback themes	Request for more expenditure on indoor recreation.  The ongoing administration of development contributions.	Inclusion of accounting details within the Contributions Plan.  Timing of infrastructure delivery in Orchard Street.		

## 1.2. How we engaged

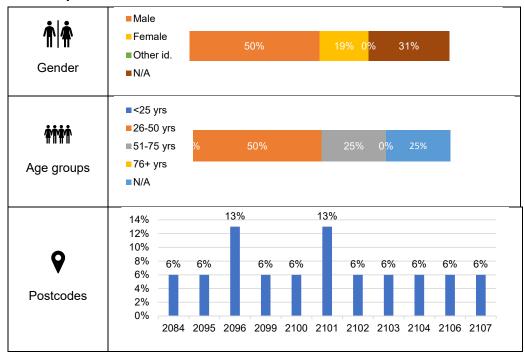
Have Your Say:	Visitors: 222	Visits: 292	Average time onsite: 0 mins 52 sec
visitation stats			
	Collateral availability Centres	v: Customer Service	
Print media and collateral			





Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 2 editions	Distribution: 23,000 subscribers
Key stakeholder engagement	Notification letters to Warriewood Residents Association and landowners in the Southern Buffer	

## 1.3. Who responded<sup>1</sup>



# 2. Background

The purpose of engagement was to raise awareness of the proposed changes to the Warriewood Valley Development Contributions Plan 2018.

Regular reviews of contributions plans are undertaken to ensure compliance with relevant legislation and best practice principles for managing development contributions. The current review resulted in changes proposed in the Draft Warriewood Valley Development Contributions Plan Amendment 16, Revision 4 2022 (the Draft Plan 2022).

<sup>&</sup>lt;sup>1</sup> Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.





Engagement with the community was to raise awareness of the changes and invite submissions and feedback from the community before Council seek to adopt the plan. All submissions received from the community were reviewed and several post-exhibition changes have been made to the Draft Plan 2022.

# 3. Engagement objectives

Community and stakeholder engagement aimed to:

- Build community and stakeholder awareness of participation activities
- Provide accessible information so community and stakeholders can participate in a meaningful way
- Identify community and stakeholder concerns, local knowledge and values
- Communicate to community and stakeholders how their input was incorporated into the planning and decision-making process.

# 4. Engagement approach

Community and stakeholder engagement for the Draft Plan 2022 was conducted between 29 April to 29 May and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's Community Engagement Matrix (2017).

A project page was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through our regular email newsletter (EDM) channel.

Feedback was captured through an online submission form embedded onto the have your say project page. An open-field comments box provided community members a space to provide any feedback they wished to contribute.

Email and written comments were also invited.

# 5. Findings

The main issues raised in submissions relate to:

- Request for the open space expenditure to be partly reallocated to the Northern Beaches Indoor Sports Centre (NBISC) to facilitate the future expansion of this facility.
- Timing of the upgrade to the central median in Orchard Street and the roundabout at the intersection of Orcahrd Street and Fern Creek Road.
- The provision of additional open space facilities at Narrabeen Sports High School.
- The ongoing administration of development contributions.
- Inclusion of accounting details within the Contributions Plan.

Responses to the issues raised in the submissions are provided in Appendix 2.





# Appendix 1 Verbatim community and stakeholder responses\*

Number	Comment/submission		
1	I have been a Rate Payer of the Northern Beaches Council for the past 45 years. My sons hat played most sports in the area including soccer, rugby and water polo. They also played basketball. They both played at NBISC and also school facilities hired by Manly Warringah Basketball due to the fact that from the day NBISC opened in 2000, all 4 courts were been ful utilized after school hours and more space was required.		
	NBISC expended the facility in 2016 at a cost of \$3,400,000. Mostly funded by NBISC with a loan from Bendigo Bank, contributions totaling \$750,000 by MWBA, Academy Netball and \$450,000 from Pittwater Council. Again, from the day of opening, the 6 courts have been fully utilized after school hours. The maintenance of these courts is 100% financed by users who pay for the privilege to play competitions between 4 and 11 pm Monday to Friday, all day Saturday and Sunday.		
	In February 2021 and February 2022 between 100 and 120 teams (average 8 players per team) were turned away from entering competitions because there was not enough court space for them to play. This is after hiring the Armenian School, Freshwater School, Curl Curl court, St Pauls School, Uniting Church in Warriewood.		
	The plan to spend \$12,900,000 on sportsfields but nothing to be spent on indoor sports is grossly unfair. Over 7,000 users enter NBISC each week, players, parents, referees, office workers etc. When rate payers have to go on waiting lists for the opportunity to play sport at NBISC, this must highlight to you the inequity of your proposed expenditure.		
	NBISC and Manly Warringah Basketball have approached the Council regarding more indoor facilities to be built on the present NBISC site and also offering other options at the southern end of the Peninsular.		
	Please look at the record NBISC has achieved over the past 22 years as one of NSW most successful Sports Facilities both for its self funded maintenance and opex program and its financial success.		
	Please, please, could a little more thought go into your Draft Warriewood Valley Development Contributions Plan and include an expansion of NBISC so that another 1000 (at least) are not turned away January and July competitions for the next 10 years.		
	Kind regards		
2	it seems unfair that Council is planning to spend \$12.6m on soccer fields and nothing on indoor sports		
3	it seems unfair that Council is planning to spend \$12.6m on soccer fields and nothing on indoor		
4	sports it seems unfair that Council is planning to spend \$12.6m on soccer fields and nothing on indoor sports		
5	12.9 Million for fields, and none for indoor sports facilities and yet places NBISC are at 110% capacity and turning back 100's of kids! Definitely needs to be an investment in the area to help house the growth of indoor sports.		
6	Mr Robert Pratt Principal Development Infrastructure Officer Northern Beaches Council Re: Draft Warriewood Valley Development Contributions Plan		
	The Draft Warnewood Valley Development Continuations Flair		

<sup>\*</sup>Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.





Dear Sir,

I wish, as a resident of the Northern Beaches Council for the past 45 years, to make comment on these plans.

As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding been allocated to indoor sports despite the facility turning away over 1000 members per year on the Northern Beaches due to lack of facilities.

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown.

NBISC has always provided courts for our kids to play competition, whether netball or basketball and I have also attended a number of functions at the facility. I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members or play games that start at 10:30 at night due to the lack of courts as is currently the case.

#### Regards

Northern Beaches Resident

7 Mr Robert Pratt

Principal Development Infrastructure Officer

Northern Beaches Council

Re: Draft Warriewood Valley Development Contributions Plan

Dear Sir,

I wish, as a resident of the Northern Beaches Council for the past 6 years and having grown up on the northern beaches before that, to make comment on these plans.

As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding been allocated to indoor sports despite the facility turning away over 1000 members per year on the Northern Beaches due to lack of facilities.

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown, and provide people such as myself a place to play basketball during the day or night besides competitions.

I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.

### Regards

8 Mr Robert Pratt

Principal Development Infrastructure Officer

Northern Beaches Council

Re: Draft Warriewood Valley Development Contributions Plan

Dear Sir,

I wish, as a resident of the Northern Beaches Council for the past  ${\bf 5}$  years, to make comment on these plans.

As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding





has been allocated to indoor sports despite the facility turning away over 1000 members per year on the Northern Beaches due to lack of facilities.

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown.

I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.

## Regards

Northern Beaches Resident

#### 9 Mr Robert Pratt

Principal Development Infrastructure Officer

Northern Beaches Council

Re: Draft Warriewood Valley Development Contributions Plan

Dear Sir,

I wish, as a resident of the Northern Beaches Council for the past x years, to make comment on these plans.

As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding been allocated to indoor sports despite the facility turning away over 1000 members per year on the Northern Beaches due to lack of facilities.

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown.

I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.

# Regards

Northern Beaches Resident and a life-long active sports person at 73 years of age,

#### 10 Mr Robert Pratt

Principal Development Infrastructure Officer

Northern Beaches Council

Re: Draft Warriewood Valley Development Contributions Plan

Dear Sir,

I wish, as a resident of the Northern Beaches Council for the past 11 years, to make comment on these plans.

I, along with my teenage son, play basketball and I regular use the NBISC facility at Warriewood. I understand no funding has been allocated to these facilities despite this facility turning away over 1000 members per year on the Northern Beaches due to lack of capacity. My son has been denied basketball competitions at NBISC due availability of courts .

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown?





I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.

Regards

Northern Beaches Resident

11 Dear Sir,

> I wish, as a resident of the Northern Beaches Council for the past 48 years, to make comment on these plans.

As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding has been allocated to indoor sports despite the facility turning away over 1000 members per year on the Northern Beaches due to lack of facilities.

Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown.

I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.

Kind Regards

Northern Beaches Resident

12 Mr Robert Pratt

Principal Development Infrastructure Officer

Northern Beaches Council

Re: Draft Warriewood Valley Development Contributions Plan

I wish, as a resident of the Northern Beaches Council for the past 37 years, to make four comments on these plans.

First, I believe there is a typo in Appendix A, pg 98. It states that Council contributed to NBISC stages I & II in 2015/6. This is incorrect. Pittwater Council contributed \$0.3m to stage I in 2000/1 and \$0.46m to stage II in 2015/6.

Second, Appendix A, pg 98 lists the 2012 NSHS sports field embellishment. This presumably is the artificial surface facility located on the eastern side of the school. When Pittwater Council built this facility at a cost of roughly \$2.0m it stated that hourly usage fees for the facility charged to sporting groups would be sufficient to cover the likely \$1.2-1.5m cost of surface replacement in 2022 or 2024.

Based on prices charged at the time this would require 35 hours per week of paid usage for 40 weeks a year, a total of 1400 hours. When the Administrator commissioned the Sportsfields Needs Analysis Paper the artificial surfaced field at NSHS was identified as the least used full sized field operated by Council. It was being used 25 hours/week during soccer season and 8-10 hrs/week during the summer sports season for a total of around 700 hours a year.

This raises three questions: has the position improved? Why is field replacement not included in the Contributions Plan? And, Why add new facilities on the same site if existing facilities are underutilized?





Third, the Plan calls for \$12.9m to be spent on sportsfields but nothing to be spent on indoor sports. How is this justified on either an equity or financial basis? Has Council simply determined that indoor sports facilities and the thousands who use them weekly are undeserving of rate payer support but field sports participants are deserving of exceptional largesse?

Fourth, the Plan includes a further \$3.5m for new synthetic field at NSHS. Is Council reinforcing failure in this instance? Could this money be better spent on sports that fully fund usage costs?

In addition, how many assets is Council willing to allocate to NSHS? The school is, on any measure, a disaster and has been so for a number of years. NSHS has, over the past five years, been the most lavishly funded public school on the peninsula, with a 65% increase in funding.

It benefits from use of significant sporting assets that are funded entirely by Council or the community (the existing synthetic facility and NBISC, the largest indoor sporting facility in the city). Despite this:

- NSHS has the highest rate of truancy on the beaches. On average 13% of students are absent on any given day;
- Over the course of a year only 48% of students attend 90% of all days. This is the lowest on the beaches:
- In year 7 and year 9 NAPLAN testing NSHS is by far the worst performing public school
  on the beaches. Since results began being uniformly published in 2016 NSHS has never
  had a cohort report an above average score in any of the five subjects tested;
- Over that period 46% of all cohorts have reported below average or well below average outcomes; and,
- Lack of discipline and application can be seen in athletic performance. Despite exceptional facilities and access to Narrabeen Sports Academy NSHS has produced exactly 0 athletes who made national selection since 2015.

In sum there is almost no redeeming feature of this particular institution. Despite lavish funding it does not educate our children successfully. It does not discipline those who need it. It cannot develop athletes who are specifically chosen to go there.

Does this sound like an organization with which Council would want to partner? Why would anyone want to invest ratepayer money there?

Surely instead of another under utilized synthetic field for a school that doesn't deserve it this money could be spent on underfunded sports and recreational facilities of which there are many to choose from.

### Regards

- All such contribution plans what used to be called Section 94) should be transparently reported and applied to the area/project from which the fees were generated. No central sluch funds! No rorting!
- The cycling and pedestrian percentage expenditure is a disgrace. We need much more funding for this.

  Comments like "A shared path in this location will provide little benefit to residents" are also a disgrace. We need s JOINED UP network of paths and cycleways! This benefits the WHOLE
- I note the completion of the median strip in Orchard Street Warriewood has been pushed back from 2021-22 to 2028-29.

community. This plan needs to be re-thought!

One half of the median strip was completed approximately two years ago (between houses 13-19) the remaining median strip between houses 1-13 should be completed now.

Traffic noise has increased markedly on Orchard Street with the completion of new housing and the planting of additional trees on the median strip would minimise this noise as well as provide





additional habitat for local wildlife which has seen a large decline in habitat due to local construction.

We have been living in Orchard Street for 16 years waiting for this to be completed, in that time a large number of trees have been removed and we have had to cope with ongoing construction, noise and inconvenience.

There is no valid reason to delay the construction of the remaining section of median strip and it would improve the greening and the amenity of the area for residents.

# 16 Warriewood Residents Association submission to the Public Exhibition of the: Draft Warriewood Valley Developer Contributions Plan

The following comments reflect the opinion of the Warriewood Residents Association in relation to the Draft Warriewood Valley Developer Contributions Plan (Draft WVDCP).

### TIMELY ADOPTION OF THE PLAN

It is recognised that it is imperative that the review plan be adopted by June 30 this year to ensure a current plan is in place from that date forward.

It is recognised that there is a very tight timeframe to achieve this requirement reducing the capacity of staff to respond to submissions and make justifiable changes.

#### **GENERAL COMMENTS**

The WVDCP in its various forms since the commencement of development in the Valley, to which it has been applied, collects and manages funds on behalf of ALL the current landowners of properties for which contributions have been paid.

The management of the plan should reflect this obligation.

## A Statement to this effect should be included in the Plan.

The Plan should be consistent with associated documents outlining the delivery of planning objectives including but not limited to The Warriewood Valley Landscape Masterplan and the Warriewood Valley Roads Masterplan.

In this regard delivery of infrastructure not included in these plans should not be paid for by the WVDCP.

A fundamental basis of the management of development in the Valley has been to require infrastructure directly related to a development to be provided directly by that development. For example, each development with frontage to an existing Road (Warriewood Road, Macpherson Street etc has been required to construct/ reconstruct the road frontage including kerb and gutters etc, road drainage etc, rather that collecting funds and carrying out that task through the Plan. This is a universal approach by Councils to the provision of infrastructure directly associated with a particular development.

The development of the valley has resulted in a large increase in the number and value of rateable properties. As for all of the LGA these rates pay for ongoing maintenance of infrastructure.

In the case of the Valley infrastructure that has been provided through the development process or the Plan it is relatively new and of robust construction reducing normal

maintenance costs. Where maintenance is seen as needed, either for new infrastructure or for existing older infrastructure yet to be upgraded through the development process, that maintenance should be paid for through general funds NOT the Plan.

The plan Lacks clear financial accountability in that it does not outline

- The following for the current financial year, the next financial year, past years or future projections:
- · Funds on Hand at Beginning of the year (or date of last review)
- Total expenditure
- Contributions set by Condition (yet to be collected)
- Contributions received (Money)
- Contributions received (Land Value)
- Contributions received (Material Public Benefit (value))
- Expenditure (this should equate with Appendices A and B)
- Funds on hand at the end of the year (or date of review)
- Estimate of remaining funds to be collected





Cost of future works

Clearly Council staff must record and monitor these items as part of the Plan management process.

A straightforward table of these values could be shown for the last two Plan review period, the current review period, the anticipated next Review period, and a future projection. This would clearly demonstrate to the public accountable management of the Plan. Staff statements to date that that information is available through the Plan, as currently presented, and Councils Financial Report and Budget documents, are misleading and an abrogation of Councils responsibility to be fully accountable and transparent in its management of the Plan on behalf of the owners of land from which contributions have been collected. **SPECIFIC ISSUES** 

Taking into account the general comments above, a detailed review of the plan, preferably by an independent source, would seem to be essential to ensure the required level of probity in management of the plan is demonstrated. This review should take int account the following:

- The Plan should include a tabulated account of past, current and future funds (see above). Not to do so is just not accountable.
- The Plan should acknowledge its role as the manager of funds on behalf of current landowners of properties that have made contributions in the past.
- The plan should not be used to fund infrastructure that would otherwise be directly provided by the development process.
- The Plan should provide common infrastructure in phase with surrounding development
- The plan should not entirely fund infrastructure which is predominately used by other sections of the community outside of the Valley.
- The plan should not fund ongoing maintenance.

A cursory review of the plan in particular Appendices A and B has raised the following issues that need to be re-evaluated or better explained.

#### **PAST WORKS**

- Road upgrade Eastern side of Boondah Road MacPherson St to Ch 300- Was this
  upgrade contained within the Roads Masterplan at the time of fund expenditure.
- Road upgrade MacPherson Street- Garden Street to Sector 8 and eastern side of Garden Street-t MacPherson Street to Fern Creek- were these upgrades contained within the Roads Masterplan at the time of fund expenditure, should not this work be funded by adjacent development.
- Design for upgrade of Boondah Road -Macpherson Street to Ch 300 Eastern Side ??? this cost was incurred after construction (see above)
- Intersection upgrade Garden Street and Powderworks Road- This intersection is used by traffic not generated by Warriewood Valley- was the funding drawn from the plan a fair proportion of total cost on the basis of the origin of traffic using the intersection.
- Warriewood Wetlands Board Walk-This is a widely used facility, were funds allocated on a proportional use basis, it is noted that these funds came from the Pedestrian Cycle network fund yet bikes are not permitted on the boardwalk.

### **WORKS SCHEDULED**

- Design culvert under Boondah Road for Narrabeen Creek- Proportional use needs to be taken into account- \$133000 for design- you have to be joking is this a way of transferring funds from the Plan to Councils operational staff????
- Upgrade Existing Roundabout Jacksons Road and Boondah Road intersection- Funding from the plan must reflect the proportional use of the intersection WV traffic is only a minor proportion of traffic using this roundabout.
- Road pavement upgrade Ponderosa Parade weste5rn side Macpherson Street to Apollo-This is either maintenance work or should be funded by adjacent development and NOT by the Plan





- Central Median Orchard Street- The unfinished section is in an area and fronts a
  developed section of the valley, THIS WORK SHOULD BE DONE IMMEDIATELY not delayed
  for another 5 years
- Roundabout Orchard Street and Fern Creek Road- This is a debacle; no allowance has been made in the design and construction of recent roadworks (approved by Council) to facilitate roundabout construction either raising the cost of the job or making it impossible to achieve THIS ISSUE SHOULD BE RE-EVALUATED
- Splay Corner Purchase Boondah Road/ Jacksons Road Intersection- This is a very serious matter of fund expenditure. In essence Council is using the Plan to purchase land from itself, the land in question is zoned Open Space and is Community Land therefor any decision to sell it requires its reclassification and the formal consent of the elected Council. Clearly this appears to be a device to transfer funds from the Plan to Councils general revenue. JUST NOT ON.
- Water Quality Basin works near Sector 1- These works seem to be an Add On to previously completed works and not really needed, are there maintenance works, do they serve any real purpose??? Can they be deferred to allow other more urgent works to be completed.
- Valuation of Creek line corridor land- has the valuation amount taken into account that the area in question is un developable for a range of reasons (mainly environmental and flooding)?
- Items 1C-1J in the Public Recreation and open Space Strategy is funding from the plan proportional to the user base in particular synthetic turfing of Pittwater Rugby Park seems to be quite remote from the Plan (these expenditures either need to be re-evaluated or the subject of a detailed explanation as to how they relate to the Plan

The above issues are drawn to Councils attention as examples of matters in the Plan that require-evaluation or detailed explanation, they are the result of a cursory review of the Plan without the benefit of the detailed information and knowledge relation to the plan not included in its documentation.

#### CONCLUSION

It is acknowledged that the Plan should be adopted in a final form prior to the 30th June 2022 to ensure a Plan is in place as from that date, therefore it is acknowledged that there is insufficient time to properly and fully address the issues raised in this submission.

Clearly the issues raised indicate that in its current form the Plan does not reflect the levels of probity in its allocation and management of funds required. This is not to say that these levels are not being achieved, rather that in its current form the Plan does not demonstrate the required level of achievement.

Therefor following its adoption, the {Plan should be subject to a detailed review (preferably by an independent body) and then referred to Councils Audit, Risk and Improvement Committee for its consideration before being reported to Council for further Public Exhibition.

This process should be carried out as matter of urgency.

17 Submission to the Draft Warriewood Valley Development Contributions Plan Amended Version 4 2022

Thank you for the opportunity to make a submission to this plan and particularly the section Public Recreation and open space strategy. Firstly, we acknowledge the discussion is about money raised by the land release community to be spent on infrastructure within the release areas for the benefit of the residents.

Northern Beaches Indoor Sports Centre is a not-for-profit company operating 6 Indoor courts at Warriewood on leased education land with a book value of approximately \$6 million and a replacement cost of possibly \$10 M. NBISC was created by community with assistance from Pittwater council in year 2000 with a grant of \$300K and a further \$400k in 2016 to fund extensions. NBISC has funded the balance and is debt free.

We would make the following observations regarding item 6 Public Recreation.

- 1 The Travers Norton study 1994 for the Warriewood land release identified two key elements.
- A) ... The high and recurring cost of public recreation.
- B)...Optimising joint use opportunities with schools and community facilities.
- 2. The plan is based on the Pittwater Public space and recreation strategy 2014. That is 10 years out of date and is long on open space and short on Indoor sports needs.





- 3. The plan bases future population on similar characteristics as shown in the 2011 Census. There is no evidence to support this and the plan should be updated in a needs study for both outdoor and indoor sports.
- 4. We note the funds in the contribution scheme available for recreation total \$15.4 M Certainly not enough to build a similar NBISC and do other open space works.
- 5. We also note a proposed \$3.5 M contribution to another synthetic field at Narrabeen Sports High School. We acknowledge the contribution as a way of Council getting access to more fields on out of school times. The same policy should apply to indoor facilities.
- 6. Our observation is that there is no nexus between public needs and education Department requirements. This is a fundamental flaw. Both Council and School deal with public land there must be a clear policy at the local level to reflect both needs.

The history of joint ventures in and around Warriewood is one of Council, Community and school working together for the common good to overcome the lack of available land and infrastructure.

NBISC has a proven record of fiscal prudence and delivery of one of the best public playing surfaces in the state. We note the complexity of providing sporting facilities using funds that are designed to be spent in a local catchment and for the benefit of the residents who provided those funds.

SUMMARY

We want to be part of the future and with our expertise in operating an indoor sporting facility we have much to offer. We request that in any future planning within the Warriewood land release for recreational activities we included in the decision making process

#### Chairperson

Northern Beaches Indoor Sports Centre

18 Dear Sir/Madam

I have noted with great interest that key changes to the above relevant plan will include the inclusion of secondary Dwellings.

I have noted that this year the State Government has directed via legislation that Councils in this state should take into consideration the dramatic increase in population (especially in major areas) and revise their guidelines to reflect this increasing issue. In particular in regard to secondary dwellings and revision of minimum square areas to allow for more housing which is now particularly critical in major cities and suburbs.

I have a special interest in this legislation as i am personally preparing a submission for a secondary dwelling on my property in Warriewood.In this respect i am fortunate to be located on a corner block whereupon one dwelling will face Warriewood Rd and the other Alameda Way and all aspects as to height/open space /shadow etc have been adequately addressed and I have invested large sums of money ,and a lot of time and thought into the planning of an attached secondary dwelling.My application will be under "a section 4.1 exception to land size area as this was increased from the original 600 square meters 2008 to 800 square meters under the former Pittwater Council (now under the Northern Beaches Council amalgamation of 3 councils). This increase in minimum size areas is completely "out of the guidelines " recently set out by the State Government.Conversely this should have been applied in the other direction and in my view completely out of step with the dramatic increase in our local population over the past 15 years.My lot size is approximately 500 square meters.

In my particular case i am fortunate to be a Lawyer and I will not hesitate to take my case to the Land and Environment Court if my application is rejected. I expect an affirmative decision with costs.





However In my view consideration should be given generally to "REDUCING THE MINIMUM SIZE " on allotments in this area which will be in step with recent NSW legislation in this regard.

Although my proposed plan will be for an attached secondary dwelling i have also noted that under the new State Environmental Planning Policy(Housing)2021...

"Part(a)... for a detached secondary dwelling-a minimum site area of 450m...."

## Also iPart 2 Site requirements

## t requirements

Development for the purposes of a secondary dwelling or an ancillary structure may only be carried out on a lot that—

at the completion of the development will have only 1 principal dwelling and 1 secondary dwelling, and

for a lot other than a battle-axe lot—has a boundary with a primary road, measured at the building line, of at least the following—

(i) if the lot has an area of at least 450m<sup>2</sup> but not more than 900m<sup>2</sup>—12m

I trust that you will consider my submissions when compiling your new draft plan.

Yours Faithfully

(Attorney-At law)





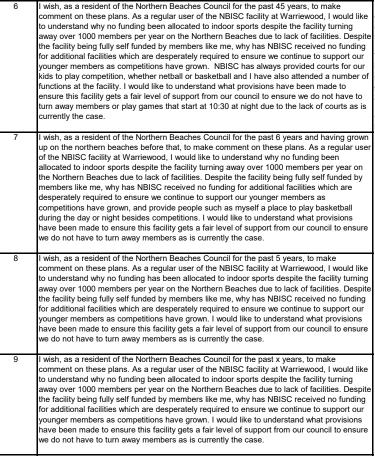
Document administration		
Version	1.0	
Date	27 May 2022	
Approval	Content provided and approved by Strategic & Place Planning Team.	
	Responsible manager: Liza Cordoba	
	Executive Manager: Andrew Pigott	
Status	Draft	
Related Projects	Warriewood Valley Development Contributions Plan 2018	
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.	





Number	Issue Raised	Council Response
1	I have been a Rate Payer of the Northern Beaches Council for the past 45 years. My sons have played most sports in the area including soccer, rugby and water polo. They also played basketball. They both played at NBISC and also school facilities hired by Manly Warringah Basketball due to the fact that from the day NBISC opened in 2000, all 4 courts were been fully utilized after school hours and more space was required. NBISC expended the facility in 2016 at a cost of \$3.400,000. Mostly funded by NBISC with a loan from Bendigo Bank, contributions totalling \$750,000 by MWBA, Academy Netball and \$450,000 from Pittwater Council. Again, from the day of opening, the 6 courts have been fully utilized after school hours.  The maintenance of these courts is 100% financed by users who pay for the privilege to play competitions between 4 and 11 pm Monday to Friday, all day Saturday and Sunday. In February 2021 and February 2022 between 100 and 120 teams (average 8 players per team) were turned away from entering competitions because there was not enough court space for them to play. This is after hiring the Armenian School, Freshwater School, Curl Curl court, St Pauls School, Uniting Church in Warriewood.  The plan to spend \$12,900,000 on sportsfields but nothing to be spent on indoor sports is grossly unfair. Over 7,000 users enter NBISC each week, players, parents, referees, office workers etc. When rate payers have to go on waiting lists for the opportunity to play sport at NBISC, this must highlight to you the inequity of your proposed expenditure. NBISC and	The Northern Beaches Indoor Sports Complex (NBISC) is a privately operated, regional indoor sports facility on NSW Department of Education land. As a regional indoor sports facility, it addresses the indoor recreation needs of a wide catchment (being the needs of a broader population).  Development contributions plans must be prepared in accordance with all legislative requirements. Contributions plans can only levy funds to address the expected infrastructure demands of the incoming population of the catchment area. The first Warriewood Valley Contributions Plan was adopted by the then Pittwater Council in 1998 to address the infrastructure demands of the expected population in the Warriewood Valley Release Area. The strategy for addressing the open space demands of future residents of Warriewood Valley was the acquisition and embellishment of new land for passive and active recreation. This included an apportionment applied towards an expansion of NBISC based on the demands generated by the total population of Warriewood Valley.  In 2015/16, development contributions from Warriewood Valley Contributions Plan funded an expansion of NBISC based on the planned total population in Warriewood Valley. Additional funding towards any additional future expansion in NBISC cannot be funded by the Warriewood Valley. Contributions Plan unless there is a significant population increase (above the total planned) in Warriewood Valley.  The Warriewood Contributions Plan must ensure compliance with all relevant legislative requirements. The infrastructure listed in the Works Schedule for delivery by the Contributions Plan cannot include new infrastructure or expansion of a facility if the demand for additional space exceeds that attributed to demands
	be built on the present NBISC site and also offering other options at the southern end of the Peninsular. Please look at the record NBISC has achieved over the past 22 years as one of NSW most successful Sports Facilities both for its self funded maintenance and opex program and its financial success. Please, please, could a little more thought go into your Draft Warriewood Valley Development Contributions Plan and include an expansion of NBISC so that another 1000 (at least) are not turned away January and July competitions for the next 10 years.	Council recognises that indoor recreation facilities are important for residents across the Northern Beaches however any new facilities at NBISC cannot rely on development contributions.
2	It seems unfair that Council is planning to spend \$12.6m on soccer fields and nothing on indoor sports	The issue raised by submissions 2 to 11 inclusive are the same as that raised in submission 1.  As per the response to submission 1 above, development contributions plans must be prepared in accordance
3		with all legislative requirements. Contributions plans can only levy funds to address the expected infrastructure demands of the incoming population of the catchment area. The first Warriewood Valley Contributions Plan was adopted by the then Pittwater Council in 1998 to address the infrastructure demands of the expected population
4	indoor sports	in the Warriewood Valley Release Area. The strategy for addressing the open space demands of future resident of Warriewood Valley was the acquisition and embellishment of new land for passive and active recreation. This included an apportionment applied towards an expansion of NBISC based on the demands generated by the tot
	12.9 Million for fields, and none for indoor sports facilities and yet places NBISC are at 110% capacity and turning back 100's of kids! Definitely needs to be an investment in the area to help house the growth of indoor sports.	population of Warriewood Valley.





In 2015/16, development contributions from Warriewood Valley Contributions Plan contributed to funding an expansion of NBISC based on the planned total population in Warriewood Valley. Additional funding towards any additional future expansion in NBISC cannot be funded by the Warriewood Valley Contributions Plan unless there is a significant population increase (above the total planned) in Warriewood Valley.

The Warriewood Contributions Plan must ensure compliance with all relevant legislative requirements. The infrastructure listed in the Works Schedule for delivery by the Contributions Plan cannot include new infrastructure or expansion of a facility if the demand for additional space exceeds that attributed to demands generated by the Warriewood Valley population (this has already been accounted for and provided funding in 2015/16). It cannot fund any ongoing operational and maintenance costs for any infrastructure.

Council recognises that indoor recreation facilities are important for residents across the Northern Beaches however any new facilities at NBISC cannot rely on development contributions.



11	I wish, as a resident of the Northern Beaches Council for the past 11 years, to make comment on these plans. I, along with my teenage son, play basketball and I regular use the NBISC facility at Warriewood. I understand no funding has been allocated to these facilities despite this facility turning away over 1000 members per year on the Northern Beaches due to lack of capacity. My son has been denied basketball competitions at NBISC due availability of courts. Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown? I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.  I wish, as a resident of the Northern Beaches Council for the past 48 years, to make comment on these plans. As a regular user of the NBISC facility at Warriewood, I would like to understand why no funding has been allocated to indoor sports despite the facility turning	
	away over 1000 members per year on the Northern Beaches due to lack of facilities. Despite the facility being fully self funded by members like me, why has NBISC received no funding for additional facilities which are desperately required to ensure we continue to support our younger members as competitions have grown. I would like to understand what provisions have been made to ensure this facility gets a fair level of support from our council to ensure we do not have to turn away members as is currently the case.	
12	40 weeks a year, a total of 1400 hours. When the Administrator commissioned the	Appendix 1 in the Warriewood Valley Contributions Plan identifies the infrastructure works funded by the Contributions Plan. In 2015/16, the Contributions Plan funded part of the works in NBISC (this payment is shown in two stages). In 2000/01, then Pittwater Council contributed towards works in NBISC (these were not funded by the Warriewood Valley Contributions Plan).  State Government legislation does not allow councils to use development contributions to fund maintenance. Development contributions must be used to fund the provision of new or augmented infrastructure that increases capacity.  The open space and recreation strategy in the Warriewood Valley Contributions Plan identifies the need for additional active open space to satisfy the anticipated demands of residents in Warriewood Valley only. Opportunities for future land purchase for active open space, including suitability for such purposes, in and adjoining Warriewood Valley is limited. This is recognised in the existing Contributions Plan (adopted by Council in 2018) which envisages a number of alternatives where this land is not available. These options include embellishment of existing facilities to increase the available hours of use. The provision of an additional new synthetic field at Narrabeen Sports High will provide access for residents outside of school hours and increase the available quantum of open space land.  Council's Manager Park Assets - Planning, Design & delivery advises that, "The Sportsfields Needs Analysis
	included in the Contributions Plan? And, Why add new facilities on the same site if existing facilities are underutilized?	Paper is a working paper that helped inform Council's adopted position on sportsfields contained in Council's adopted Northern Beaches Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031 (adopted 25 July 2017). The Sportsfield Analysis Paper has not been adopted by Council itself and as such its conclusions are not necessarily the same as Council's.  The provision of open space including sportsfields in Warriewood Valley is based on the projected needs and capacity required for the incoming and existing population of Warriewood Valley Release Area. The data in the Sportsfield Analysis Paper has been used to provide context for the diversity and capacity required at this local level but its conclusions for the requirements for the whole of the Local Government Area has not been considered in the development of the Contributions Plan."



sports. How is this justified on either an equity or financial basis? Has Council simply determined that indoor sports facilities and the thousands who use them weekly are undeserving of rate payer support but field sports participants are deserving of exceptional

Third, the Plan calls for \$12.9m to be spent on sportsfields but nothing to be spent on indoor The first Warriewood Contributions Plan was adopted by the then Pittwater Council in 1998 to address the infrastructure demands of the expected population in the Warriewood Valley Release Area. The strategy for addressing the open space demands of future residents was the acquisition and embellishment of new land for passive and active recreation. NBISC is a regional facility that addresses the indoor recreation needs of a wide catchment. For this reason, the funds from the Warriewood Valley Contributions Plan were appropriately apportioned to reflect the demands generated by residents in the Release Area as required by relevant State Government legislation.

Fourth, the Plan includes a further \$3.5m for new synthetic field at NSHS. Is Council reinforcing failure in this instance? Could this money be better spent on sports that fully fund usage costs? In addition, how many assets is Council willing to allocate to NSHS? The school is, on any measure, a disaster and has been so for a number of years. NSHS has, over the past five years, been the most lavishly funded public school on the peninsula, with a 65% increase in funding.

It benefits from use of significant sporting assets that are funded entirely by Council or the community (the existing synthetic facility and NBISC, the largest indoor sporting facility in the city). Despite this:

•NSHS has the highest rate of truancy on the beaches. On average 13% of students are absent on any given day:

•Over the course of a year only 48% of students attend 90% of all days. This is the lowest on the beaches:

•In year 7 and year 9 NAPLAN testing NSHS is by far the worst performing public school on the beaches. Since results began being uniformly published in 2016 NSHS has never had a cohort report an above average score in any of the five subjects tested:

•Over that period 46% of all cohorts have reported below average or well below average outcomes: and

• Eack of discipline and application can be seen in athletic performance. Despite exceptional facilities and access to Narrabeen Sports Academy NSHS has produced exactly 0 athletes who made national selection since 2015.

In sum there is almost no redeeming feature of this particular institution. Despite lavish funding it does not educate our children successfully. It does not discipline those who need it. It cannot develop athletes who are specifically chosen to go there.

Does this sound like an organization with which Council would want to partner? Why would anyone want to invest ratepayer money there?

Surely instead of another under utilized synthetic field for a school that doesn't deserve it this money could be spent on underfunded sports and recreational facilities of which there are many to choose from.

expansion of NBISC based on the planned total population in Warriewood Valley. This contribution was to address the indoor recreation needs of residents in Warriewood Valley. Additional funding towards any future expansion in NBISC cannot be funded by the Warriewood Valley Contributions Plan unless there is significant population increase in Warriewood Valley (being above what was planned and attributed in the Contributions The basic premise for a contributions plan is to deliver infrastructure required by the incoming population of the

In 2015/16, development contributions from Warriewood Valley Contributions Plan contributed to funding an

area that the plan applies. In this case, Warriewood Valley is a land release area with a specific population (resident and employment), with development in this area needing to be supported by appropriate infrastructure. Sportsfields are one such infrastructure item identified since the late 1990's as part of the Warriewood Vallev and Release development.

As discussed above, the open space and recreation strategy in the Warriewood Contributions Plan identifies the need for additional active open space to satisfy the anticipated demands of residents in Warriewood Valley. Opportunities for future land purchase for active open space, including suitability for such purposes, in and adjoining Warriewood Valley is limited. This is recognised in the existing Contributions Plan (adopted by Council n 2018) which envisages a number of alternatives where this land is not available. These options include embellishment of existing facilities to increase the available hours of use. Narrabeen Sports High School is ocated adjacent to Warriewood Valley and is within walking distance for most residents, and in 2008/09 the synthetic field was funded by the Warriewood Valley Contributions Plan (listed as completed works under Appendix A of the Contributions Plan). An additional new synthetic field at Narrabeen Sports High has been identified and will provide access for residents outside of school hours and increase the available quantum of open space land.



All such contribution plans - what used to be called Section 94) should be transparently reported and applied to the area/project from which the fees were generated. No central sluch funds! No rorting!	The Warriewood Contributions Plan has been prepared and administered in accordance with all legislative requirements. It is not the role of a contributions plan to set out accounting details regarding actual income/expenditure annually; or future estimated income from development contributions. The contents of a contributions plan are prescribed in current legislative requirements.
	Council's Annual Financial Statement provides the accounting details of development contributions - actual income received and actual expenditure each financial year. This will be further detailed in the future Financial Statement for 2022/23 as new accounting provisions for development contributions commence from 1 July 2022. An external auditor annually reviews Council's development contributions financial statements.
	From June 2021, Council has made available the Development Contributions Register on its website. The information contained in the Register is limited to the contributions plan that was current on 1 June 2021. In this case, for Warriewood Valley, the Register shows those consents issued from 1 September 2018 (with development contributions payable to Council), https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.report/contributionsregister.aspx For record of any development contributions paid before 1 September 2018, Council can make available the former register upon request.
The cycling and pedestrian percentage expenditure is a disgrace. We need much more funding for this.  Comments like "A shared path in this location will provide little benefit to residents" are also a disgrace. We need s JOINED UP network of paths and cycleways! This benefits the WHOLE community. This plan needs to be re-thought!	The Warriewood Contributions Plan contains a pedestrian and cycle network strategy to deliver an interconnected network of shared paths throughout Warriewood Valley only. With regard to the active travel network across the Northern Beaches generally, this will be delivered over time through the Northern Beaches Bike Plan (adopted by Council on 28 July 2020) and ongoing footpath program.  The construction of shared paths are generally timed with the development of adjacent properties in the Warriewood Valley Release Area. The remaining sections of shared paths are predominantly located on or adjacent to undeveloped land and cannot be delivered until the dedication of creek land to Council has occurred. The expenditure percentage identified in the Contributions Plan reflects the cost of delivering the remaining yet-to-be constructed sections. This figure does not reflect the total expenditure on shared paths since the first Warriewood Contributions Plan was adopted in the late 1990's.  The exhibited Contributions Plan proposes the removal of two sections of shared path on the western boundary of the Warriewood Valley Release Area (as per the Urban Release Area Map under the Pittwater LEP 2014),
	adjacent to the escarpment. It was determined that shared paths in these locations were not required as there is no link or connection into the escarpment. it will be replaced with footpaths that can be imposed directly on the developer via conditions of consent when the land is developed.
I note the completion of the median strip in Orchard Street Warriewood has been pushed back from 2021-22 to 2028-29. One half of the median strip was completed approximately two years ago (between houses 13-19) the remaining median strip between houses 1-13 should be completed now. Traffic noise has increased markedly on Orchard Street with the completion of new housing and the planting of additional trees on the median strip would minimise this noise as well as provide additional habitat for local wildlife which has seen a large decline in habitat due to local construction. We have been living in Orchard Street for 16 years waiting for this to be completed, in that time a large number of trees have been removed and we have had to cope with ongoing construction, noise and inconvenience. There is no valid reason to delay the construction of the remaining section of median strip and it would improve the greening and the amenity of the area for residents.	Note the concern regarding the delay in delivering the median strip in Orchard Street. The Contributions Plan has been amended to bring forward the delivery of Item 44 (Central median - Orchard Street) and Item 48 (Roundabout – Orchard Street and Fern Creek Road) from 2028/29 to 2022/23.



16	The following comments reflect the opinion of the Warriewood Residents Association in	The suggestion that "The WVDCP in its various forms since the commencer
	relation to the Draft Warriewood Valley Developer Contributions Plan (Draft WVDCP).	which it has been applied, collects and manages funds on behalf of ALL the
	TIMELY ADOPTION OF THE PLAN	which contributions have been paid. The management of the plan should re-
	It is recognised that it is imperative that the review plan be adopted by June 30 this year to	Contributions Plan has been prepared and administered in accordance with
	ensure a current plan is in place from that date forward. It is recognised that there is a very	has also been prepared to ensure that the existing Northern Beaches comm
	tight timeframe to achieve this requirement reducing the capacity of staff to respond to	of public infrastructure required as a result of the angoing development of la

GENERAL COMMENTS

submissions and make justifiable changes.

The WVDCP in its various forms since the commencement of development in the Valley, to which it has been applied, collects and manages funds on behalf of ALL the current landowners of properties for which contributions have been paid. The management of the plan should reflect this obligation. A Statement to this effect should be included in the Plan.

objectives including but not limited to The Warriewood Valley Landscape Masterplan and the Warriewood Valley Roads Masterplan.

In this regard delivery of infrastructure not included in these plans should not be paid for by the WVDCP.

A fundamental basis of the management of development in the Valley has been to require infrastructure directly related to a development to be provided directly by that development. For example, each development with frontage to an existing Road (Warriewood Road, Macpherson Street etc has been required to construct/ reconstruct the road frontage including kerb and gutters etc, road drainage etc, rather that collecting funds and carrying out that task through the Plan. This is a universal approach by Councils to the provision of infrastructure directly associated with a particular development.

The development of the valley has resulted in a large increase in the number and value of rateable properties. As for all of the LGA these rates pay for ongoing maintenance of infrastructure. In the case of the Valley infrastructure that has been provided through the development process or the Plan it is relatively new and of robust construction reducing normal maintenance costs. Where maintenance is seen as needed, either for new infrastructure or for existing older infrastructure vet to be upgraded through the developmen process, that maintenance should be paid for through general funds NOT the Plan.

ement of development in the Valley, to he current landowners of properties for reflect this obligation. The th all legislative requirements. The Plan munity is not burdened by the provision ture required as a result of the ongoing development of land in the Warriewood Release Area. This is identified in Chapter 1.2 of the Contributions Plan - Purpose and Objective of this Plan.

The Plan should be consistent with associated documents outlining the delivery of planning Designs for infrastructure are initially prepared at concept phase to enable the cost of infrastructure works to be estimated . This is required for any contributions plan. The Warriewood Valley Landscape Masterplan and Warriewood Valley Roads Masterplan are generally considered as the vision and high level concept designs for the public domain in the Release Area - with infrastructure being delivered through the Contributions Plan, by the developer as part of their approved development, or as legally permitted through an executed Planning Agreement, Infrastructure funded by development contributions must be listed in the Contributions Plan, not the Warriewood Valley Landscape Masterplan or Warriewood Valley Roads Masterplan.

> Agree with the statement. For that reason, the infrastructure listed in the Contributions Plan are only the works being funded/delivered by development contributions.

> A contributions plan cannot legally fund the maintenance of infrastructure. A contributions plan can fund delivery of infrastructure (new or augmentation of existing) in accordance with the Environmental Planning and Assessment Act and associated Regulation, Ministerial Directions and Practice Notes. The Warriewood Contributions Plan has been prepared in accordance with the statutory requirements and does not fund the maintenance of infrastructure



The plan lacks clear financial accountability in that it does not outline:

- The following for the current financial year, the next financial year, past years or future projections:
- Funds on Hand at Beginning of the year (or date of last review)
- Total expenditure
- · Contributions set by Condition (yet to be collected)
- Contributions received (Money)
- Contributions received (Land Value)
- Contributions received (Material Public Benefit (value))
- Expenditure (this should equate with Appendices A and B)
- Funds on hand at the end of the year (or date of review)
- Estimate of remaining funds to be collected
- Cost of future works.

Clearly Council staff must record and monitor these items as part of the Plan management process. A straightforward table of these values could be shown for the last two Plan review period, the current review period, the anticipated next Review period, and a future projection. This would clearly demonstrate to the public accountable management of the Plan. Staff statements to date that that information is available through the Plan, as currently presented, and Councils Financial Report and Budget documents, are misleading and an abrogation of Councils responsibility to be fully accountable and transparent in its management of the Plan on behalf of the owners of land from which contributions have beer collected.

#### SPECIFIC ISSUES

Taking into account the general comments above, a detailed review of the plan, preferably by an independent source, would seem to be essential to ensure the required level of probity in management of the plan is demonstrated. This review should take into account the following:

- The Plan should include a tabulated account of past, current and future funds (see above).

  Not to do so is just not accountable.
- The Plan should acknowledge its role as the manager of funds on behalf of current landowners of properties that have made contributions in the past.
- The plan should not be used to fund infrastructure that would otherwise be directly provided by the development process.
- The Plan should provide common infrastructure in phase with surrounding development
- The plan should not entirely fund infrastructure which is predominately used by other sections of the community outside of the Valley.
- The plan should not fund ongoing maintenance.

A cursory review of the plan in particular Appendices A and B has raised the following issues that need to be re-evaluated or better explained.

It is not the role of a contributions plan to set out accounting details regarding actual income and actual expenditure annually. The contents of a contributions plan are prescribed in current legislative requirements. Council's Annual Financial Statement provides the accounting details of all devolpment contributions including actual income received and actual expenditure of the relevant financial year. This will be updated to reflect additional detail in the future Financial Statement for 2022/23 as required by the new accounting provisions which commence from 1 July 2022. An external auditor annually reviews Council's development contributions financial statements.

From June 2021, Council has made available the Development Contributions Register on its website. The information contained in the Register is limited to the contributions plan that was current on 1 June 2021. In this case, for Warriewood Valley, the Register shows those consents issued from 1 September 2018 (with development contributions payable to Council),

https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.report/contributionsregister.aspx
For record of any development contributions paid before 1 September 2018, Council can make available the former register upon request.

The Contributions Plan has been prepared and administered in accordance with all legislative requirements. The expenditure of development contributions and administration of Council's contributions plans are overseen by Council's Leadership Team. The anticipated income and recommended expenditure for infrastructure delivery is provided to Council each year via the Budget and Delivery Plan.

The Contributions Plan needs to be robust and able to withstand rigour, in particular to legal challenges from developers. Over the years, Council has had the Contributions Plan independently reviewed as well as by NSW Government (NSW Treasury and the NSW Local Development Contributions Taskforce) and has had to defend the Contributions Plan in the Land and Environment Court on a number of occasions.

Council regularly reviews the Contribution Plans to ensure compliance with relevant legislation, best practice principles for managing development contributions and to ensures it accurately reflects anticipated development outcomes and community needs in Warriewood Valley.



#### PAST WORKS

Road upgrade Eastern side of Boondah Road MacPherson St to Ch 300- Was this upgrade contained within the Roads Masterplan at the time of fund expenditure.

This item is the half road construction (eastern side) of Boondah Road immediately fronting the Warriewood Sewage Treatment Plant, a Sydney Water facility for the broader catchment as well as Warriewood Valley.

The land accomodating the Warriewood Sewage Treatment Plant was not been identified for redevelopment under the Warriewood Valley Release Area. Nonetheless, the section of Boondah Road fronting the Sewage Treatment Plan is a key part of the local road network in Warriewood Valley. In recognition of this, the upgrading of this portion of Boondah Road was identified infrastructure items in the Contributions Plan since the year 2000 to ensure that existing roads in Warriewood Valley were being brought to the same road condition/standard as other roads in Warriewood Valley Release Area. The construction of the eastern half of Boondah Road fronting the Sewage Treatment Plan was funded by the Contributions Plan.

The Warriewood Valley Roads Masterplan 2013 (Chapter 4 - Road Construction) advises: "The items listed in this section are required as roads in the Warriewood Valley and are constructed or re-constructed as development occurs. Refer to current version of the Section 94 Traffic Facilities Schedule. Location: Warriewood Road pavement correction and strengthening; Macpherson Street widening; Boondah Road upgrade (staged); Orchard Street reconstruction; Warriewood Road; Garden Street road widening."

Road upgrade MacPherson Street- Garden Street to Sector 8 and eastern side of Garden Street-t MacPherson Street to Fern Creek- were these upgrades contained within the Roads Masterplan at the time of fund expenditure, should not this work be funded by adjacent development.

This item is the half road construction (eastern side) of Garden Street, from Mapherson Street to Fern Creek, This section of half road fronts 10 existing residential properties and a portion of the Fern Creek corridor owned by Council. These 10 residential properties were developed in 1923, well before the preparation of the first Contributions Plan in 1998.

The 10 properties are part of Sector 11. The remainder of Sector 11 was comprised of several superlots which were developed by Australand between 2003 and 2005. The Warriewood Valley Strategic Review Report 2013 did not identify any development capacity or uplift in Sector 11 due to its prior development.

The upgrade to the eastern half of Garden Street, from Mapherson Street to Fern Creek is a key section of the local road network in Warriewood Valley and its upgrade to an appropriate standard was required as a result of development in the Release Area. This upgrade could not be delivered directly through the development of the adjacent land as this land was not considered to have any further development potential.

The half road construction was identifed in the Contributions Plan and was completed by Council in 2015/16. Infrastructure funded by development contributions must be listed in the Contributions Plan, not the Warriewood Valley Landscape Masterplan or Warriewood Valley Roads Masterplan.

cost was incurred after construction (see above)

Design for upgrade of Boondah Road -Macpherson Street to Ch 300 Eastern Side - ??? this The upgrade of Boondah Road from Macpherson Street (eastern side only) was completed in 2015/16. This is shown in Appendix A of the Contributions Plan. This item is also duplicated in 2017/18. This is a typographical error and has been removed.



Intersection upgrade Garden Street and Powderworks Road- This intersection is used by traffic not generated by Warriewood Valley- was the funding drawn from the plan a fair proportion of total cost on the basis of the origin of traffic using the intersection.

The intersection upgrade at Garden Street and Powderworks Road was identified in the Warriewood Valley Strategic Transport Study 2011, prepared by AECOM. This Study informed the Warriewood Valley Strategic Review(adopted by Council on 12 June 2013 and endorsed by the Director General of the NSW Department of Planning and Infrastructure) summarises the key outcomes of the AECOM Report as follows: "All key intersections (with the exception of the Powder Works Road/Garden Street and Pittwater Road/Jacksons Road intersection) operate within capacity and are at acceptable levels of service in am and pm peaks. Mitigation measures are recommended for these intersections to accommodate the proposed increased residential development in Warriewood Valley and proposed development in the Southern Buffer sector." The intersection upgrade to Garden Street and Powderworks Road was subsequently included in the Contributions Plan, adopted by Council on 15 December 2015. This upgrade was required as a direct result of development in the Release Area and the costs attributed for these works are funded by the Contributions Plan.

 Warriewood Wetlands Board Walk-This is a widely used facility, were funds allocated on a proportional use basis, it is noted that these funds came from the Pedestrian Cycle network fund yet bikes are not permitted on the boardwalk.

The Warriewood Contributions Plan contains a pedestrian and cycle network strategy. This strategy will deliver ar interconnected network of paths throughout Warriewood Valley for both pedestrians and cyclists. Bikes are not permitted on the boardwalk due to the width of the boardwalk.

The upgrade of the bridge and culvert at Boondah Road is an identified infrastructure item in the Contributions

Plan since the year 2000. The Contributions Plan funds the cost of infrastructure design and delivery. Detailed

nfrastructure design includes engineering specifications, any necessary technical studies and environmental

approvals. Design of Infrastructure is allocated 10% of total works costs for an item.

#### NORKS SCHEDULED

 Design culvert under Boondah Road for Narrabeen Creek- Proportional use needs to be taken into account-\$133000 for design- you have to be joking is this a way of transferring funds from the Plan to Councils operational staff?????

 Upgrade Existing Roundabout Jacksons Road and Boondah Road intersection Funding from the plan must reflect the proportional use of the intersection WV traffic is only a minor proportion of traffic using this roundabout.

 Road pavement upgrade Ponderosa Parade weste5rn side Macpherson Street to Apollo-This is either maintenance work or should be funded by adjacent development and NOT by the Plan.

This intersection upgrade is required due to increased traffic generated by incoming population of Warriewood Valley and has an apportionment of 100% to the Warriewood Valley release area development which has been identified as an infrastructure item since the Contributions Plan in 2000.

This item is the road upgrade of Ponderosa Parade (western side) from Apollo Street to Macpherson Street. This includes kerb and gutter as well as pavement strengthening to accomodate non-residential vehicular traffic. These works front several undeveloped properties in the designated employment area in Warriewood Valley Release Area (known as Sector 103 in the strategic planning documents for Warriewood Vallev).

The upgrade and pavement strengthening on Ponderosa Parade (Mona Vale Road to Macpherson Street) has been an identified infrastructure item in the Contributions Plan since the year 2000. The works fronting Sector 103 are the only remaining works still to be delivered in the designated Employment sectors for Warriewood Valley under the Contributions Plan. The pavement strenghtening of this section of road was identifed as essential to facilitate and accompodate the early development of the non-residential zoned land.

 Central Median Orchard Street- The unfinished section is in an area and fronts a developed section of the valley, THIS WORK SHOULD BE DONE IMMEDIATELY not delayed for another 5 years

 Roundabout Orchard Street and Fern Creek Road- This is a debacle; no allowance has been made in the design and construction of recent roadworks (approved by Council) to facilitate roundabout construction either raising the cost of the job or making it impossible to achieve THIS ISSUE SHOULD BE RE-EVALUATED

Splay Corner Purchase Boondah Road/ Jacksons Road Intersection- This is a very serious
matter of fund expenditure. In essence Council is using the Plan to purchase land from
itself, the land in question is zoned Open Space and is Community Land therefor any
decision to sell it requires its reclassification and the formal consent of the elected Council.
 Clearly this appears to be a device to transfer funds from the Plan to Councils general
revenue. JUST NOT ON

The Contributions Plan has been amended to bring forward the delivery of Item 44 (Central median - Orchard Street) and Item 48 (Roundabout – Orchard Street and Fern Creek Road) from 2028/29 to 2022/23.

The intersection has been designed to function appropriately until the new roundabout is delivered. This item will be delivered by Council in 2022/23.

A contributions plan can be used to fund the cost of future infrastructure delivery or recoupment of costs already incurred. The Contributions Plan must fund all infrastructure required by development in the Release Area. Existing residents of the wider LGA should not be burdened by the cost of providing infrastructure to support development in Warriewood Valley. The upgrade of the intersection at Jacksons Road and Boondah Road will require the minor acquisition of two splay corners from the NSW Department of Lands and Council. The Contributions Plan includes the cost of acquiring these splay corners which totals \$14,000. This costing has been informed by a land valuation dated February 2022. The acquisition of these splay corners has been identified in the Contributions Plan since 2000.



area in question is undevelopable for a range of reasons (mainly environmental and floodina)?

• Items 1C-1J in the Public Recreation and open Space Strategy – is funding from the plan proportional to the user base in particular synthetic turfing of Pittwater Rugby Park seems to be guite remote from the Plan (these expenditures either need to be re-evaluated or the subject of a detailed explanation as to how they relate to the Plan

The above issues are drawn to Councils attention as examples of matters in the Plan that require-evaluation or detailed explanation, they are the result of a cursory review of the Plan without the benefit of the detailed information and knowledge relation to the plan not included in its documentation.

 Water Quality Basin works near Sector 1- These works seem to be an Add On to previously completed works and not really needed, are there maintenance works, do they serve any real purpose??? Can they be deferred to allow other more urgent works to be completed.

CONCLUSION

It is acknowledged that the Plan should be adopted in a final form prior to the 30th June 2022 to ensure a Plan is in place as from that date, therefore it is acknowledged that there is insufficient time to properly and fully address the issues raised in this submission. Clearly the issues raised indicate that in its current form the Plan does not reflect the levels of probity in its allocation and management of funds required. This is not to say that these levels are not being achieved, rather that in its current form the Plan does not demonstrate the required level of achievement.

Therefor following its adoption, the Plan should be subject to a detailed review (preferably b an independent body) and then referred to Councils Audit, Risk and Improvement Committee for its consideration before being reported to Council for further Public Exhibition This process should be carried out as matter of urgency.

Valuation of Creek line corridor land- has the valuation amount taken into account that the The cost attributed to creek corridor land has been informed by a land valuation dated February 2022. This valuation accounted for the limited development potential of the land which is restricted by the current planning controls and environmental hazards

> The open space and recreation strategy in the Warriewood Contributions Plan identifies the need for additional active open space to satisfy the anticipated demands of residents in the Release Area. Opportunities for future land purchase for active open space, including suitability for such purposes, in and adjoining Warriewood Valley s limited. This is recognised in the existing Contributions Plan (adopted by Council in 2018) which envisages a number of alternatives where this land is not available. These options include embellishment of existing facilities within vicinity of Warriewood Valley Release Area to increase the available hours of use. Pittwater Rugby Park is located on the eastern boundary of the Release Area and is considered to be a suitable location within walking distance for residents. The provision of a synthetic field within the existing Boondah Road sportsfields was investigated however was deemed unsuitable as the site is a former landfill site and cannot provide a stable base for a synthetic pitch. An updated Open Space and Recreation Strategy in the Contributions Plan identified that upgrading existing sportsfields in vicinity of the Warriewood Valley to increase recreational utility (hours of use) as a way of meeting the recreational needs of the Warriewood Valley population and is detailed in chapter 6.2.3 of the Contributions Plan. Accordingly, one of the items for delivery is the upgrade to a synthetic field at Pittwater Rugby Park.

Council's Manager Coasts & Catchments has advised "The water quality basin is in Prosperity Park. This basin was partially constructed in association with the Valley View development (Sector 1). The basin and the land was transferred to Council.

It has been an identified infrastructure item in the Warriewood Vallev Contributions Plan since 2000 (then identified as 'Water Quality/Retention Basin').

The current works (known in the exhibited draft Contributions Plan as Item 1.5 "Water Quality Retention Basin – Narrabeen Creek at Sector 1) complete the original endorsed design; to construct a wetland to improve water quality by treating the water quality of Narrabeen Creek low flows while complementing the existing flood management function of the site. By slowing rate of stormwater discharge and recharging the water table, it will also contribute to managing the hydrology of Warriewood Valley, provide scenic amenity, and increase environmental diversity and ecological function. Council has a contract for these works however due to weather delays this year, completion of the project is likely to be 2022/23."

The Contributions Plan has been prepared and administered in accordance with all legislative requirements. The expenditure of development contributions and administration of Council's contributions plans are overseen by Council's Leadership Team

The anticipated income and recommended expenditure for infrastructure delivery is provided to Council each year via the Budget and Delivery Plan. The Contributions Plan needs to be robust and able to withstand rigour, in particular to legal challenges from developers. Over the years. Council has had the Contributions Plan ndependently reviewed as well as by NSW Government (NSW Treasury and the NSW Local Development Contribution Taskforce) and had to defend the Contributions Plan in the Land and Environment Court on a number of occasions

Council regularly reviews the Contribution Plans to ensure compliance with relevant legislation, best practice principles for managing development contributions and to ensure it accurately reflects anticipated development outcomes and community needs in Warriewood Valley



Thank you for the opportunity to make a submission to this plan and particularly the section Public Recreation and open space strategy. Firstly, we acknowledge the discussion is about money raised by the land release community to be spent on infrastructure within the release areas for the benefit of the residents. Northern Beaches Indoor Sports Centre is a not-forprofit company operating 6 Indoor courts at Warriewood on leased education land with a book value of approximately \$6 million and a replacement cost of possibly \$10 M. NBISC was created by community with assistance from Pittwater council in year 2000 with a grant of \$300K and a further \$400k in 2016 to fund extensions. NBISC has funded the balance and is debt free

We would make the following observations regarding item 6 Public Recreation.

- 1 The Travers Norton study 1994 for the Warriewood land release identified two key elements
- A) The high and recurring cost of public recreation.
- B) Optimising joint use opportunities with schools and community facilities.
- years out of date and is long on open space and short on Indoor sports needs.
- 3. The plan bases future population on similar characteristics as shown in the 2011 Census There is no evidence to support this and the plan should be updated in a needs study for both outdoor and indoor sports
- 4. We note the funds in the contribution scheme available for recreation total \$15.4 M Certainly not enough to build a similar NBISC and do other open space works.
- 5. We also note a proposed \$3.5 M contribution to another synthetic field at Narrabeen more fields on out of school times. The same policy should apply to indoor facilities.
- 6. Our observation is that there is no nexus between public needs and education Department requirements. This is a fundamental flaw. Both Council and School deal with public land there must be a clear policy at the local level to reflect both needs.

Development contributions plans must be prepared in accordance with all legislative requirements. Contributions plans can only levy funds to address the expected infrastructure demands of the incoming population of the catchment area. The first Warriewood Valley Contributions Plan was adopted by the then Pittwater Council in 1998 to address the infrastructure demands of the expected population in the Warriewood Valley Release Area. The strategy for addressing the open space demands of future residents of Warriewood Valley was the acquisition and embellishment of new land for passive and active recreation. This included an apportionment applied towards an expansion of NBISC based on the demands generated by the total population of Warriewood

Note the statements provided, however offer the following:

- A) recurring cost of public recreation development contributions cannot fund the ongoing maintenance of such facilities in accordance with legislative provisions and the Practice Notes on Development Contributions (NSW
- B) Optimising joint use apportunities continues to be an option available to Council The Contributions Plan has funded the provision of new open space at Narrabeen Sports High School to increase the available quantum of open space for residents outside of school hours. In 2015/16, development contributions from Warriewood Valley Contributions Plan funded an expansion of NBISC based on the planned total population in Warriewood Valley. Additional funding towards any additional future expansion in NBISC cannot be funded by the Warriewood Valley Contributions Plan unless there is a significant population increase (above the total planned) in Warriewood 2. The plan is based on the Pittwater Public space and recreation strategy 2014. That is 10 Note the comments in regard to the age of the Pittwater Public Space and Recreation Strategy. Notwithstanding The open space and recreation strategy in the Contributions Plan identifies the need for additional active open space to satisfy the anticipated demands of residents in Warriewood Valley only. The strategy for addressing the open space demands of future residents is the acquisition and embellishment of new land for passive and active recreation. This is still considered the most appropriate strategy to address the current and future needs of residents in Warriewood Valley.

The identifed funds are sufficient to deliver the identifed open space facilites under the Works Schedule in the Warriewood Valley Contributions Plan. They are not intended to provide additional indoor recreation facilities.

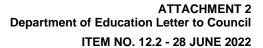
The provision of an additional new synthetic field at Narrabeen Sports High will provide access for residents Sports High School. We acknowledge the contribution as a way of Council getting access to outside of school hours and increase the available quantum of open space land. Note the sentiment around provision of access to indoor facilities for residents outside of school hours. It is noted that the operating hours for indoor facilities are different to outdoor facilities and this may present challenges for indoor facilities which operate late into the night. Notwithstanding, the indoor recreation needs of Warriewood Valley have already been addressed in the contribution towards the upgrade of NBISC in 2015/16.

> The Contributions Plan demonstrates a clear nexus between the anticipated population of the Warriewood Release Area and the necessary infrastructure to meet this demand. As you've identified, the Warriewood Release Area has a history of joint use of open space and recreation facilities with Narrabeen Sports High School. This innovative approach of satisfying the open space demands of residents has now resulted in this approach being utilised in other areas across Metropolitan Sydney. This practice is now in the exhibited draft Ministerial Direction titled Environmental Planning and Assessment (Housing, Infrastructure and Urban Development – Dual and shared use of open space and public facilities) Direction 2022.





		public playing surfaces in the state. We note the complexity of providing sporting facilities using funds that are designed to be spent in a local catchment and for the benefit of the residents who provided those funds. SUMMARY We want to be part of the future and with our expertise in operating an indoor sporting	Noted, Newever, in accordance with legislative requirements, additional funding towards any future expansion in NISC cannot be funded by the Warriewood Valley/contributions Plan unless there is a significant population increase (above the total planned in Warriewood Valley.  The Warriewood Contributions Plan must ensure compilance with all relevant legislative requirements. The intrastructure listed in the Works Schedule for delivery by the Contributions Plan cannot include new infrastructure or expansion of a facility if the demand for additional space exceeds that attributed to demands and the plan of the pla
ſ		Submission received after close of exhibition period	
	18	Inservenced with great interest that key changes to the above relevant plan will include the noticution of secondary Owellings.  Have noted that the year the State Covernment has discord us beginted in stat Councils in less state should state into consideration the featurest crosses to population (exposure major areas) and revise their guidelines to reflect this increasing issue in particular in regard to secondary deelings and revision of minimum square areas to allow for more housing which is now particularly critical in major crites and suburbs.	







Our Ref : AMD22/8449

Mr Ray Brownlee Chief Executive Officer, Norther Beaches Council

Via email: Ray.Brownlee@northernbeaches.nsw.gov.au

Dear Mr Brownlee,

RE: Narrabeen Sports High School (HS) Joint Venture Agreement for new Sports Facilities

I refer to my letter dated 15 December 2021 advising the intention for the Department of Education and Northern Beaches Council to enter into a Joint Venture Agreement (JVA) for development and sharing new and upgraded sports facilities at Narrabeen Sports High School. You counter signed this letter on 7 April 2022 agreeing to the funding contribution and preconditions for development of the facilities.

I regret to advise that following a review of the proposal the Department has decided to cancel the JVA; to avoid demolishing Building G which is currently and will into the future be required for school use as well as having to early terminate the Pittwater Sports Centre car parking licence. These facilities would have been required to be removed to make way for development of the new synthetic grass sports field.

I would like to thank the Northern Beaches Council for its participation to date and hope to be able to revisit this proposal in the future. In the meantime, it would be appreciated if you could notify interested community and other stakeholders about the cancellation.

If you have any questions about the Departments' decision cancelling the JVA, please contact:

Claire Beattie, Executive Director, Asset Activations via mobile 0459 852 383 or email Claire.Beattie1@det.nsw.edu.au

Yours sincerely,

Anthony Manning

Chief Executive, School Infrastructure NSW

Click here to enter a date.

SCHOOL INFRASTRUCTURE NSW
259 George Street Sydney NSW 2000 PO Box 33 Sydney NSW 2001
education.nsw.gov.au

T 9273 9200





# **Warriewood Valley**

Development Contributions
Plan Amendment 16, Revision 4
2022





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### Part A: Preamble

#### Introduction

The Warriewood Valley Release Area (the Release Area) is located in the Northern Beaches Local Government Area (LGA), bordered by the Ingleside Chase Reserve and Escarpment to the west; Warriewood Wetlands to the south; Warriewood Sewerage Treatment Plant (STP) and the existing suburbs of Warriewood to the east and Mona Vale to the north. The redevelopment of Warriewood Valley commenced in the 1980s and is continuing today.

It is anticipated that at the completion of the Release Area, a total of 2,078 residential dwellings will house approximately 5,611 persons (based on an average occupancy of 2.7 persons per household, ABS 2011 Census). The housing form includes detached dwelling, attached dwellings and residential apartment buildings.

In addition, the numbers of workers are also anticipated to increase as industrial and commercial uses continue to be accommodated within Warriewood Valley. The industrial and commercial development is in the form of light industry, industrial units, high quality office units and, possibly, high technology development. The total expected area of industrial/commercial development is 32.68 hectares.

This Plan addresses the public services and facilities that will be required to meet the needs of the future residents and workers of the Release Area. It is anticipated that the population emanating from the Release Area will result in the need for augmented and/or additional:

- · Traffic and transport facilities;
- · Multi-functional creek line corridors;
- Public recreation and open space;
- · Pedestrian and cycle facilities;
- Community services;
- · Library services;
- · Bushfire management facilities; and
- Plan management and implementation.

Under provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) a consent authority is authorised to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land, or both, for the provision of public services and facilities.

This Plan identifies the forecast future demands for public services and facilities generated by the development of the Release Area, the programs of works which will be implemented to meet these demands and the anticipated costs of these programs. Based on these inputs, a contribution rate has been calculated that will enable Council to deliver the infrastructure necessary to meet the forecast demand. The land subject to this Plan is identified in Figure 1.

This Plan has been prepared in accordance with the EP&A Act 1979 and *Planning and Assessment Regulation 2000 and 2021* as amended (EP&A Regulation) and takes into consideration the principles of nexus, apportionment and reasonableness. This Plan was first



adopted by the former Pittwater Council on 1 June 1998 and took effect from 11 June 1998. Since this time the Plan has been reviewed 21 times.

The life of this Plan is from 2021/22 to 2030/31 inclusive. A ten-year delivery program is anticipated to account for the development of remaining undeveloped land. However, infrastructure funding and provision is driven by income and is dependent on timing of development in the Release Area. This Plan will be monitored and subject to annual reviews to take account of projected growth, the community's needs, cost of local infrastructure and services and progress in providing scheduled works. For this reason, the operation period of the Plan may be adjusted to suit.

#### **Background**

#### Development of Warriewood Valley Release Area up to 2008

The Warriewood Valley Release Area comprises approximately 195 hectares<sup>1</sup> in total area and is the most significant urban release area in the Northern Beaches LGA since the Forestville/Belrose urban releases of the 1970s.

The planning process to facilitate urban development in Warriewood Valley was commenced by the former Warringah Council in the late 1970s and early 1980s. The rezoning of parts of the northern and southern end of Warriewood Valley for industrial and commercial development (comprising 28.98 hectares of land), with a small component of land zoned for medium density residential development, was undertaken in the mid-1980s. These early rezoning's are referred to as Warriewood Valley Stage 1 Release.

In 1991 land in Warriewood and Ingleside was included in the State Government's Urban Development Program (now known as the Metropolitan Development Program). The remaining non-urban sections of the Warriewood Valley Release Area were investigated for their urban potential in conjunction with the Ingleside-Warriewood land release investigations by the then Pittwater Council.

In 1995 Council produced and exhibited a strategy, drawn from a range of environmental and demographic studies, for the release of Ingleside and the remaining land in the Warriewood Valley Release Area known as the Ingleside/Warriewood Urban Land Release Draft Planning Framework 1995. Consultation with the community and various State Government authorities highlighted the infrastructure difficulties associated with a land release at Ingleside and the potential regional environmental impacts.

In 1997 the Minister for Urban Affairs and Planning agreed to a restricted land release within Warriewood Valley only, comprising 110 hectares including 3.7 hectares for industrial and commercial development. The area within 400 metres of the Warriewood STP was deferred for future release. Council prepared a strategy to guide development of up to 1,510 dwellings in Warriewood Valley known as the Draft Warriewood Valley Urban Land Release Planning Framework 1997.

In 2001, Council, following a decision by Sydney Water to cap the Warriewood STP, produced and adopted a planning strategy for land within the 400 metres of the Warriewood STP known

<sup>&</sup>lt;sup>1</sup> Total size of the Release Area under the Warriewood Valley Strategic Review Addendum 2014.



as the STP Buffer Sector Draft Planning Framework 2001. The inclusion of the buffer areas in the Warriewood Valley Release Area resulted in an anticipated development of 1,886 dwellings in 190 hectares including 32.68 hectares for industrial/commercial development. At the time, it was recognised that another 39.6 hectares located either side of Boondah Road would be subject to further planning investigations.

On 1 September 2008, Council adopted the *Warriewood Valley Section 94 Plan (Amendment 16)* (the Section 94 Plan) based on the anticipated development of 190 hectares, comprising 1,886 dwellings and 32.68 hectares for industrial/commercial development.

#### Impact of the 2009 Development Contributions Reform

In 2009 the Minister for Planning, responding to the impact of high development costs on new housing supply and the Global Financial Crisis, introduced a Ministerial Direction that limited development contribution rates to \$30,000 per new dwelling/residential lot for greenfield/release areas and \$20,000 per new dwelling/residential lot for existing residential areas. Council was successful in obtaining an exemption from the cap enabling a contribution rate up to \$62,100 to be levied for each new dwelling/residential lot in Warriewood Valley (via a new Ministerial Direction issued 10 July 2009). That Direction also required Council to commission an independent review of the Section 94 Plan.

In October 2009, Hill PDA was commissioned to undertake the review of the Section 94 Plan. The key findings of the independent review are as follows and have been taken into consideration:

- "1. The Plan's cost of works are appropriate, and if anything are a modest underestimate (in the order of \$1 million). The underestimate may be a result of Council's choice of contingencies, design and project management rates. Appropriate contingencies should range between 5 and 10% and a design and project management cost of 15% should be applied (with the exception of the Library Services and Plan Administration and Management Elements). Whilst the application of the CPI is in keeping with DoP guidance, Council may consider the use of the BPI as an appropriate alternative in some circumstances.
- 2. The Plan should fund 100% of works relating to through traffic routes as these works would not have been required should development within Warriewood Valley have not occurred. Notwithstanding this, it is recommended that 25% of costs are reapportioned from the Plan to the wider community for works within Jacksons Road and 15% of costs for Garden Street (for access improvements to the Centro Warriewood Shopping Centre) to account for 'external' regional traffic demands.
- 3. Council seeks approval from the Minister to secure the library book component of the Library element of the Plan in order to recoup expended funds (demonstrated through a Business Plan) and that contributions are secured within the current \$62,100 cap at the rationalisation of other elements within the Plan.
- 4. Council will need to manage the administrative and management processes of the Plan so that administration costs in the future amount to no greater than 4% of the total cost of works in the Plan (CPI adjusted). We do not consider it appropriate to apply an NPV to administration costs
- 5. The application of the parameters utilised by the Plan's financial models which are now subject to restrictions due to the Minister's cap have resulted in a financial risk to Council. The Council



should seek to review the Plan and generate a new financial model in accordance with the requirements as set out in the draft Local Government Development Contributions Guidelines 2009 utilising a NPV method to manage the cash flow and determine contribution rates.

 This independent review concludes that the Warriewood Valley Section 94 Plan could not reasonably be reduced so that it would fall under the \$20,000 threshold advocated by the Minister's Direction."

#### Additionally, Hill PDA recommended that:

"Based on the outcomes of this review, as a minimum we recommend that Council takes the third option and seeks the Minister's permission for the Plan to exceed the maximum rate of \$20,000 per equivalent dwelling. To address the full scope of matters identified by this review however, we recommend a number of additional mechanisms are implemented by Council. These mechanisms are summarised, in no set order, below.

- 1. Secure the \$62,100 Cap and seeks recoupment of the library books that was forward-funded under the Plan.
- 2. Review the Plan to address the funding shortfall as a result of the \$62,100 cap; and reduce levels of infrastructure provision and scope of works; cost of capital works should identify specific allowances for: the net cost of undertaking the works; escalation costs; coordinating contractor (principal contractor) site set-up and site supervision (preliminaries); co-ordinating (principal contractor) margins; design and project management and contingencies ensuring no items are missed, improve accountability and transparency and enable improved budgetary management.
- 3. In conjunction with 2, design and implement a new financial model consistent with the principles set out in the draft Local Government Development Contribution Guidelines 2009 prepared by the DoP.
- 4. Review the development density within appropriate sectors of Warriewood Valley (with the intention of increasing the number of equivalent dwellings that could be developed) may assist in reducing the funding shortfall and so long as any potential increase in density reduces, rather than compounds, the financial shortfall by increasing the need for infrastructure (notably recreation facilities).
- 5. In conjunction with 4, Council should develop and adopt a strategy to encourage rapid completion of the land release as well as addressing incomplete or delayed take up rates known as the 'development tail'."

On 3 May 2010, Council adopted the *Warriewood Valley Planning Framework 2010* (Planning Framework 2010), resulting in an increase of dwelling density in appropriate sectors and the establishment of a strategy to encourage the take-up rate for development. A total of 2,012 dwellings and industrial/commercial development within 32.68 hectares was now anticipated across the 199 hectares of land.<sup>2</sup> Concurrently, Council commenced a review of its Section 94 Plan to account for the new development anticipated under the 2010 Planning Framework including a review of the identified works schedule aimed at reducing infrastructure and services due to the funding shortfall from contributions.

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<sup>&</sup>lt;sup>2</sup> Total size of the Release Area under the *Warriewood Valley Planning Framework 2010*. This area included residential sectors not yet masterplanned/ rezoned 2(f) under Pittwater LEP 1993. It did not include the 39.6 hectares located either side of Boondah Road, known as the Southern Buffer.



In June 2010 however, a further direction was issued to the then Pittwater Council, capping the contribution rate under the Plan at \$20,000. At the time, the contribution rate had increased to \$71,610 per dwelling/lot. Council subsequently sought an exemption from the cap and a Ministerial Direction was issued on 15 September 2010 enabling Council to levy up to \$62,100 per lot/dwelling. It was acknowledged that the Section 94 Plan has not been reviewed since 2008 and had not accounted for the additional dwellings that resulted from the 2010 Planning Framework.

On 13 May 2011, the then Minister for Planning and Infrastructure issued a further direction to Council exempting Council from the \$20,000 cap and permitting Council to levy up to \$62,100 per lot/dwelling in Warriewood Valley. The Minister's letter also reminded Council:

"It is expected you will continue with the review of the Contributions Plan as required by the Local Contributions Review Panel in July 2009. Any draft plan should be consistent with the findings of the Review Panel and the Warriewood Valley Study."

#### Findings of Warriewood Valley Strategic Review 2012

In April 2011, Council, in partnership with the then Department of Planning and Infrastructure (DP&I), undertook a strategic review of all undeveloped lands in the Warriewood Valley Release Area following a recommendation by the Planning Assessment Commission (PAC) when it determined a Part 3A application for 14-18 Boondah Road, Warriewood in January 2011. The review was overseen by a probity auditor and informed by a suite of consultant studies. The review resulted in the co-authored Warriewood Valley Strategic Review Report 2012 (Strategic Review Report 2012) and was subsequently endorsed by the Director-General of DP&I.

Critically, the review was informed by an economic feasibility study, the Warriewood Valley Economic Feasibility Study.3 Assuming a contribution amount of \$50,000 per lot/dwelling (\$2011/12), the study found that:

"Low density residential (i.e. small lot housing and townhouse dwellings) generally offer better viability given the lower construction cost and sale values. As a rule of thumb, for small lot housing and townhouse development (above ground parking), minimum dwelling density thresholds should be at 30 dwellings per hectare."4

Based on this advice, the Strategic Review Report 2012 recommended increasing the density of certain undeveloped lands to 32 dwellings per hectare, whilst reducing the contribution rate to \$50,000 per dwelling/lot.

In May 2013, the Strategic Review Report 2012 was endorsed by the Director-General of the then DP&I and subsequently adopted by Council on 12 June 2013. The strategy forecast a total of 2,510 dwellings and 32.68 hectares of industrial/commercial development across potentially 199 hectares of land. Council was advised that with the exception of the Community Facilities element (which at the time would involve an extension to the existing facility rather than replacement), the cumulative impact of the additional dwellings resulting from the

<sup>&</sup>lt;sup>3</sup> Hill PDA (2011).

<sup>&</sup>lt;sup>4</sup> Ibid, 28.



increase in density and additional infrastructure commensurate with the added dwellings, and the revised contribution rate starting at \$50,000 (base year 2011/12) to be indexed annually would not impact Council's ability to deliver the remaining infrastructure. In adopting the Strategic Review Report, a subsequent review of the Section 94 Plan was earmarked as a priority. Following the adoption of the Strategic Review Report in June 2013, work commenced to revise and update the Section 94 Plan.

In 2014, in finalising the review of the Section 94 Plan, Hill PDA was requested to review their advice from 2012 to ensure this was still current. HillPDA, having revised their initial recommendation, recommended that a base contribution rate of \$55,000 (\$2011/12) would be viable in light of significant improvements in the residential market in the period since their original advice had been prepared.

#### Findings of Warriewood Valley Strategic Review Addendum Report 2014

In 2014 a review of the undeveloped properties not afforded a dwelling yield or planning direction under the Strategic Review Report 2012 was completed by Council. This review, known as the *Warriewood Valley Strategic Review Addendum 2014* (Addendum Report 2014), confirms those properties capable of development opportunity and refined the Release Area boundary. This resulted in an additional 17 dwellings being expected within the Release Area.

A total of 2,451 dwellings were anticipated in Warriewood Valley at the time, having accounted for those sectors unlikely to develop to its maximum permissible density where environmental or other constraints exist. Based on the expected number of dwellings, the total population anticipated in Warriewood Valley at the time was 6,618 people (based on household occupancy rate of 2.7 persons per dwelling).<sup>5</sup> Industrial/commercial development will occur on 32.68 hectares of land already zoned for this purpose.

Following the completion of the Strategic Review Report 2012 and Addendum Report 2014, a major review of the *Warriewood Valley Section 94 Contributions Plan (Amendment 16)* was undertaken by Council. Based on the findings of both studies, the Plan was revised with a residential contribution rate commencing at \$55,000 (\$2011/12). A contribution rate for commercial and industrial development was derived from this rate. This base contribution rate was required to fund the range of infrastructure in the works schedule and ensure a balanced financial position at the anticipated finalisation of development in the Release Area.

#### **Exemption from section 94 cap**

On completion of the Warriewood Valley Strategic Review and the review of the *Warriewood Valley Section 94 Contributions Plan* (resulting in the Warriewood Valley Section 94 Contributions Plan No 15, Amendment No 16, Revision 1), the Minister for Planning and Environment issued a further section 94E direction on 22 February 2015 revoking the earlier direction of 13 May 2011.

<sup>&</sup>lt;sup>5</sup> Australian Bureau Statistics 2011, 2011 Census.



This revocation direction effectively permits Council to levy beyond the previous cap of \$62,100 per new lot/dwellings in Warriewood Valley. The earlier section 94E direction exempting the Plan from the \$20,000 cap remains in force.

<sup>&</sup>lt;sup>6</sup> Section 94E Direction issued 28 August 2012.



#### **Cessation of certain elements**

Sufficient funds have been collected to fund the works associated with certain elements of this Plan, namely the provision of public library facilities, bushfire protection works and Apollo Street facilities. As such, contributions toward these elements are no longer required. Works associated with the provision of public library facilities, bushfire protection works and Apollo Street facilities have already been completed (refer to Appendix A), while works associated with provision of bushfire protection infrastructure are still to be completed (refer to Appendix B).

Works associated with the Ponderosa Parade Precinct were forward-funded in 1990 to facilitate development of the Stage 1 Release (refer to Appendix A). Contributions attributed to the Ponderosa Parade Precinct works are still being collected.

#### Summary elements within the Works Schedule

This plan has adopted a single works schedule made up of the following elements:

- · Traffic and transport,
- · Multi-functional creek line land acquisition,
- · Multi-functional creek line works,
- Public recreation and open space,
- · Pedestrian and cycleway network,
- · Community facilities,
- · Bushfire protection, and
- Plan management and implementation.

Each element contains a list of the proposed works items. Further information on the works schedule, including cost estimates of each proposed works item is provided in Appendix B.

#### Summary of the remaining expenditure

The works to be provided by funds generated by this Plan are summarised in Table 1.1. Refer to Section 3.0 for more detail on each plan element. The individual projects and timing is specified in the works schedule at Appendix B.

Table A: Summary of works schedule

Element	Remaining expenditure	Percentage (%)
Traffic and transport	\$12,452,571	28.87
Multi-functional creek line corridor (rehabilitation works)	\$5,750,290	13.33
Multi-functional creek line corridor (land acquisition)	\$6,144,411	14.25
Public recreation and open space	\$11,525,589	26.72



Pedestrian and cyclist network	\$1,618,640	3.75
Community facilities	\$4,900,144	11.36
Bushfire protection	\$100,000	0.23
Administration and plan management	\$693,329	1.48
Total	\$43,129,020	



### Summary of contribution rates by development type: 2021/22 to 2025/26

Table B: Summary of contribution rates by development type

Development type	Contribution rate 2021/22	Contribution rate 2022/23	Contribution rate 2023/24	Contribution rate 2024/25	Contribution rate 2025/26	Unit
Residential*	\$71,087	\$72,466	\$73,872	\$75,305	\$76,766	per dwelling/lot
SEPP Seniors Living (independent living)	\$62,571	\$63,785	\$65,023	\$66,284	\$67,570	per dwelling/lot
SEPP Seniors Living (residential aged care and nursing homes)	\$8,381	\$8,543	\$8,709	\$8,878	\$9,050	per bed
Business Parks and Industrial Estates (outside of Ponderosa Parade)	\$205	\$209	\$213	\$218	\$222	per square metre
Business Parks and Industrial Estates (within Ponderosa Parade)	\$230	\$235	\$239	\$244	\$249	per square metre
Commercial Development in Residential Zoned Land		Contribution dependence Section 2.4 of this F	* *	opment proposed and	relevant trip generation	n rate as per

<sup>\*</sup>Note: The residential contribution rate also applies to secondary dwellings.



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# Part B: Management of the Plan



# 1.0 Introduction

#### 1.1 Name of this Plan

This Plan is called the Warriewood Valley Contributions Plan (Amendment 16, Revision 4) 2022.

#### 1.2 Purpose and objectives of this Plan

The primary purpose of this Plan is to enable Council to levy payment of a monetary contribution, a dedication of land, or, in lieu thereof, to accept the provision of material public benefits (including the dedication of land) or the carrying out of works in kind, towards the provision, extension or augmentation of services and facilities that will, or are likely to be, required as a consequence of development in Warriewood Valley.

Accordingly the objectives of this Plan are to:

- Provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of services and facilities;
- Ensure that adequate public services and facilities are provided as part of any new development within a reasonable timeframe;
- Ensure that the existing Northern Beaches community is not unreasonably burdened by the provision of public infrastructure required (either fully or in part) as a result of the ongoing development and re-development of Warriewood Valley;
- Provide an overall strategy for the co-ordinated delivery of services and facilities consistent with Council's strategic intent;
- Provide a comprehensive and transparent strategy which is implemented for the
  assessment, accounting and review of development contributions made under
  provisions of the Environmental Planning and Assessment Act (EP&A Act) and
  Environmental Planning and Assessment Regulation (EP&A Regulation) for
  Warriewood Valley; and
- Indicate a program of works and expenditure for the provision of public services and facilities required as a result of development.

#### 1.3 When does this Plan commence?

This Plan takes effect from the date the notice of Council's decision to adopt the Plan is published on its website, or on a later date specified in the notice (pursuant to provisions of the EP&A Regulation).

Development applications determined on or after this date will be subject to the provisions of this Plan.

#### 1.4 Land to which this Plan applies

This Plan applies to land within and adjacent to the Warriewood Valley Release Area, as identified in Figure 1. This land is referred to in this Plan as the Warriewood Valley catchment.

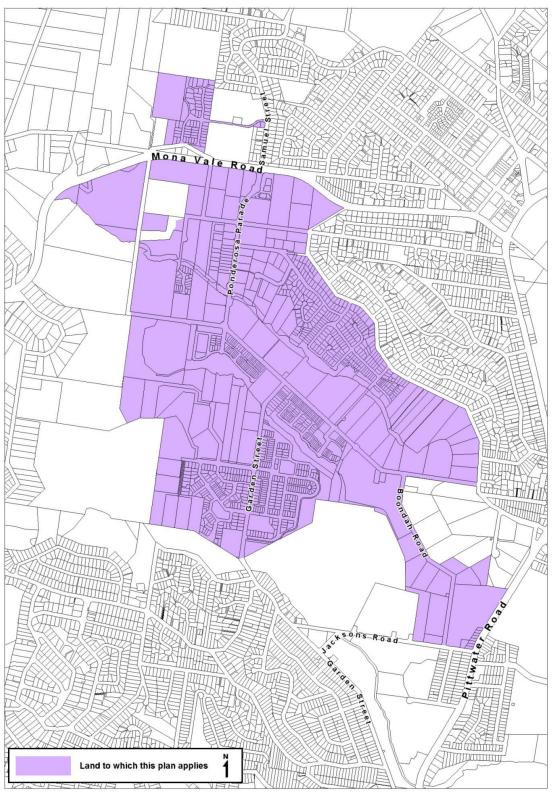


As certain properties outside of the Release Area directly access the Warriewood Valley road network and therefore place a demand on the amenities, facilities and services provided for under this Plan, Council will also levy development that occurs on this land.

Residential development on land outside of the Warriewood Valley catchment is subject to a separate contributions plan.



Figure 1: Land to which this plan applies





#### 1.5 Development to which this Plan applies

This Plan applies to all residential, commercial and industrial development that would result in a commensurate increase in demand for infrastructure and services of the type provided for by this Plan. This includes:

- Residential development, including land subdivision, which would result in the creation of additional private lots/dwellings,
- Commercial and light industrial development within areas designated for such development,
- Other commercial development within areas designated for residential development.

Where development is of a type not specifically stated in this Plan that will result in demand for local infrastructure and services, Council will determine an appropriate contribution rate based on the rates specified in this Plan.

#### 1.6 Operation period of this plan

This Plan provides an administrative framework for the provision of local infrastructure and services up to the end of the 2030/31 financial year.

Infrastructure funding and provision is driven by income and is dependent on timing of the development of the Release Area. This Plan will be monitored and subject to annual reviews to take account of projected growth, the community's needs, cost of local infrastructure and services and progress in providing scheduled works. The projects identified in this Plan will be undertaken as funds become available; and if necessary, contributions may be pooled with other Council funding sources and where available, grant funding sources. For this reason the operation period of the Plan may be adjusted to suit.

### 1.7 Relationship with other plans and policies

On 12 May 2016, Northern Beaches Council was formed through the amalgamation of Pittwater, Warringah and Manly Councils. This Plan is taken to be a Plan applying to part of the new Northern Beaches Council. This Plan repeals and replaces the *Warriewood Valley Contributions Plan (Amendment 16) (Revision 3)* adopted by Northern Beaches Council on 28 August 2018.

This Plan is consistent with Council's adopted strategic framework for the Warriewood Valley Release Area<sup>7</sup> and complements the *Pittwater Local Environmental Plan 2014*, *Pittwater 21 Development Control Plan, Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) 2018* and *Warriewood Valley Roads Masterplan 2018*. However, developers and owners should check all relevant Council plans and policies for further information and development standards that may relate to their site.

#### 1.8 Savings and transitional arrangements

<sup>7</sup> Warriewood Valley Strategic Review Report and Strategic Review Addendum Report.



A Development Application lodged prior to this Plan being adopted and not yet determined will be determined in accordance with the Contributions Plan in force at the date of determination of the Development Application. This criterion applies notwithstanding the date of lodgement of the Development Application.



#### 1.9 Definitions

The definitions relating to this Plan not stated below have the same definition as those contained in the Council's LEP and DCP.

**Applicant** means the person, company or organisation submitting a Development Application.

ABS means the Australian Bureau of Statistics.

Base year refers to 2011/12 when the major review of this Plan was completed.

**Contribution** means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in provisions of the EP&A Act relating to development contributions.

Council means Northern Beaches Council.

**CPI**<sup>(A)</sup> means the All Groups Consumer Price Index (Sydney) as published quarterly by the Australian Bureau of Statistics.

CPI(F) means the forecast CPI as published by Deloitte.

**DCP** means a Development Control Plan adopted by Council.

**Embellishment** means the enhancement of any public facility provided by the council by the provision of services, facilities or works.

EP&A Act means the Environmental Planning and Assessment Act 1979, as amended.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000 as amended. This has now been repealed by the Environmental Planning and Assessment 2021, as amended.

**LEP** means a Local Environmental Plan made by the Minister under Section 70 of the EP&A Act.

LGA means the Northern Beaches Local Government Area.

**Planning agreement** means a planning agreement referred to in the provisions of the EP&A Act 1979.

**PPI** means the Producer Price Index (Road and Bridge Construction NSW) as published by the Australian Bureau of Statistics.

**SEPP Seniors Living** means SEPP (Housing for Seniors and People with a Disability) 2004.

**Works Schedule** means the schedule of public facilities and services for which development contributions may be required. It also includes the likely timing of provision of those public facilities based on projected rates of development.=Where a definition is not



contained in this Plan, the LEP or DCP then the following documents, in order of preference, shall be used to determine the meaning of the word.

- 1. The Environmental Planning and Assessment Act;
- 2. The Environmental Planning and Assessment Regulation;
- 3. Other Acts and Regulations of the NSW Parliament; and
- 4. The latest edition of the Macquarie Dictionary.



# 2.0 Administration and operation of this Plan

#### 2.1 How does this Plan operate?

Section 7.11 of the EP&A Act permits a consent authority to levy developers to provide or assist in providing new public facilities and services required as a result of new development. The mechanism to require the contribution is through the development assessment or complying development process.

In determining a development application or issuing a complying development certificate, a consent authority may impose a condition of development consent requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this Plan.

This Plan identifies the contribution rate applicable to various forms of development and the infrastructure that will be delivered via contributions collected under this Plan.

The parameters and assumptions used to calculate the contribution rate and the future works schedule are dynamic. As a result, this Plan will be reviewed periodically.

Contributions made under this Plan are monitored and managed by a financial model developed by Council. Information on the contributions received, and details of how these contributions have been applied toward the provision of infrastructure described in this Plan, will be reported in Council's annual financial statement. A register of contributions received under this Plan is maintained by Council and available on request.

#### 2.2 Section 94E Direction

This Plan is exempt from the monetary contributions cap imposed by the then Minister for Planning and Environment on 22 February 2015 issued formerly under section 94E of the EP&A Act (now Section 7.17 of the EP&A Act), permitting Council to levy beyond the previous cap of \$62,100 per new lot/dwellings<sup>8</sup> in Warriewood Valley.

#### 2.3 How will contributions be imposed?

In accordance with the EP&A Act, development contributions under this Plan will be imposed as a condition of development consent or as a condition on a Complying Development Certificate<sup>9</sup>.

# 2.4 How is the contribution amount calculated?

#### 2.4.1 Attributes of the financial model

<sup>&</sup>lt;sup>8</sup> Ministerial Direction issued 13 May 2011.

<sup>&</sup>lt;sup>9</sup> Prescribed condition in Schedule 6A of the SEPP (Exempt and Complying Development Codes) 2008: Evidence of payment of contributions - Sufficient evidence must be provided to the principal certifying authority before works begin to reasonably satisfy the principal certifying authority that any contribution required to be paid under section 7.11 or 7.12 of the Act in respect of the development has been paid.



This Plan utilises a future cash flow model to calculate the contribution amount. The purpose of the financial model is to provide Council with a tool to calculate developer contributions and to allow Council to test the impact of changes to key assumptions to inform its decision making processes over the life of the plan.

Council's contributions model matches future estimated income streams against future estimated infrastructure and land acquisitions, applying assumptions on anticipated investment return on funds held in reserve and movements in forecast Consumer Price Index (CPI) and Producer Price Index (PPI). The model aims to achieve an overall annual balanced financial position throughout the life of the Plan in order to minimise financial risk to Council.

#### Income

The model calculates estimated income based on projected development over the remaining timeframe multiplied by the applicable contribution rate. For residential development, the model calculates contributions on a per dwelling/lot basis. For commercial/industrial development, contribution rates are calculated on a square metre basis, utilising the total developable area of the site (total site area minus any creek line corridor land). <sup>10</sup>

The contribution rate is indexed annually from the base year (2011/12). As discussed previously in Part A, based on the findings of the Strategic Review Report 2012, this Plan has adopted a base residential rate of \$55,000 (2011/12). A contribution rate for commercial and industrial development is then derived from the adopted residential rate based on the infrastructure demand generated by this form of development.

The index rate applied is a three year average of forecast annual CPI.<sup>11</sup> Due to changes in the forecast CPI, a forecast indexation rate of 1.94% from 2021/22 onwards has been modelled.

For the purpose of anticipating investment return, the model estimates interest based on the prior year's cumulative closing balance multiplied by an estimated annual interest rate. 12

#### Expenditure

The plan has adopted a singular works schedule. The model consolidates all proposed works items into one overall summary plan to enable Council to obtain an overall picture of land acquisition, works and plan management costs across the life of the plan. For the purpose of indicating how funds will be allocated, the model groups expenditure in elements. Further information on the works schedule including more detailed cost estimates is provided in Appendix B.

For works, Council's approach to cost estimation is to seek professional cost estimates (internal and external). Cost estimates are formulated on the basis of design, material costs, contract costs, build costs and associated project management costs and where possible are based on current Local Infrastructure

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<sup>&</sup>lt;sup>10</sup> Creek line corridor land is defined as the area of land 25 metres from the creek centreline. Deloitte forecast.
Deloitte forecast.



Benchmark Costs Report 2014, prepared by IPART. The last review of works costs was undertaken in October 2021.

For land acquisition costs, estimates are sought from independent land valuers. Land acquisition costs are indexed in the same manner as infrastructure works. Valuations of creekline corridor land were last undertaken in February 2022, while valuations for active open space acquisition were undertaken in June 2017.

The model calculates estimated future expenditure by indexing the budgeted expenditure to the projected year of expense, resulting in future year dollar expenditure. The indexation is applied annually from the year following the latest expenditure review date.

For works and land acquisition the indexation rate used is 2.4%. This figure represents a 3 year average of the Producer Price Index (Road and Bridge Construction NSW) between 2019/20 to 2021/22, 13 plus a 0.6% allowance for risk in cost inflation.

Initial cost estimates and land valuations prepared for the purposes of this Plan will be regularly reviewed.

#### 2.4.2 Apportionment between different development types

The model recognises that different development types have different demand for infrastructure. The contribution rate applying to different development types has been calculated based on the expected demand for infrastructure generated by the particular form of development. This approach ensures that contribution rates for all forms of development are equitable and reasonable.

Land in the Warriewood Valley Release Area is zoned for a variety of land uses, including R3 Medium Density Residential and employment zones. This Plan recognises that different development types create different demand for infrastructure. As such, the requirement to contribute to the range of infrastructure planned to be delivered under this Plan varies depending on form and location of the proposed development. This requirement has been determined on the basis of the demand likely to be generated by the proposed development.

Table 1 below outlines the development required to contribute toward each infrastructure element. As shown in Table 1, certain development types do not contribute toward particular elements as it is considered that there is no reasonable nexus between the development and the infrastructure need to require a contribution toward these elements. Contributing development types are discussed in further detail in the proceeding chapters in relation to each plan element. <sup>14</sup>

In addition, for particular plan elements, a specific adjustment is undertaken in recognition of the different level of demand generated by different forms of development. These adjustments are undertaken for the traffic and transport

<sup>&</sup>lt;sup>13</sup> ABS - Producer Price Index (Road and Bridge Construction NSW Dec).

<sup>&</sup>lt;sup>14</sup> Refer to Part D: Strategies to Provide Public Facilities and Services.



element and the pedestrian and cyclist network element. This is discussed in further detail below.

Table 1: Summary of contributing development

	Development Type					
Element	Residential Development	SEPP Seniors Living (Independent living and serviced self- care housing)	SEPP Seniors Living (Assisted Living e.g. residential care facility/nursing homes)	Employment Generating Development in Employment Lands	Commercial Development in Residential Areas (including childcare centres)	
Traffic and transport	<b>✓</b> *	<b>✓</b> *	<b>√</b> *	✓	<b>√</b> *	
Multi-functional creek line corridors	✓	✓	✓	✓	✓	
Community facilities	✓	✓	×	×	×	
Public recreation and open space	✓	✓	×	×	×	
Pedestrian and cycleway network	<b>✓</b> *	<b>✓</b> *	×	✓	<b>√</b> *	
Ponderosa Parade drainage	×	×	×	<b>✓</b> **	×	
Administration & plan management	✓	✓	✓	✓	✓	

<sup>\*</sup> Except development in Sectors 20, 202 & 203.

# Calculation of contributions for SEPP Seniors Living (assisted living) developments

Despite being assessed under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, a different contribution rate is applied to assisted living developments (known as residential aged care facilities or nursing homes). This rate is based on the different levels of demand for infrastructure generated by this type of development. Due to the age, health or mobility restrictions of residents in assisted living developments, these residents will not create the same demand for open space, community facilities and pedestrian and cycle infrastructure as other residential development in the Release Area.

<sup>\*\*</sup> Only development in Sectors 7, 102, 103, 104 and 105.



The contribution rate for assisted living developments is based on the contributing development identified in Table 1. The contribution for applicable works elements is derived from the residential contribution rate and the percentage of indexed total remaining expenditure identified in Table A.

The methodology to calculate contributions for assisted living developments utilises:

- For the Multifunctional Creek Corridor element (both creek land and works) and Plan Administration, an apportionment is applied as a result of the reduced occupancy rate for an assisted living development (1 resident per bed) as compared to other residential development in Warriewood Valley (2.7 residents per dwelling regardless of the number of bedrooms); and
- The Traffic and Transport element of the residential dwelling contribution rate is apportioned by the relevant RMS trip generation rate detailed in Table 2.

The sum of these apportioned infrastructure element rates provides the total payable contribution per bed for assisted living developments.

#### Calculation of contribution toward Traffic and Transport element

The contribution toward the Traffic and Transport element for each development type is determined utilising the relevant trip generation rate as published by the NSW Roads and Maritime Services (RMS).<sup>15</sup>

Based on the prevailing residential rate for Traffic and Transport an adjustment is applied to ascertain a contribution rate for other development types.

As the majority of development within the Warriewood Valley Release Area is expected to be residential, a base rate of 9 vehicle movements per day per dwelling (the RMS standard for a single residential dwelling) has been adopted with no adjustment being applied. For other forms of development, an adjustment factor has been applied to ensure an equitable contribution rate is levied for different development types (Table 2 below outlines this adjustment methodology).

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<sup>&</sup>lt;sup>15</sup> NSW Transport (2002) *Guide to Traffic Generating Developments*; NSW Transport (2013) *Technical Direction TDT 2013/04a*.



Table 2: Calculation of contribution toward Traffic and Transport element

Development Types	RMS Trip Generation Rate (vehicles movements per day)	Adjustment Factor (as a % of the prevailing residential contribution toward Traffic and Transport)*
Residential (base)	9 per dwelling	No adjustment
SEPP Seniors Living developments:		
Independent living dwellings	5 per dwelling	5/9 x 100 = 55%
Assisted living residences		
(i) Serviced self-care housing	2 per dwelling	2/9 x100 = 22%
(ii) Residential care facilities/Nursing homes	0.64 per bed	0.64/9 x 100 = 7%
Commercial Development in Residential Areas	To be determined based on RMS Guidelines.	-
Industrial and commercial (business parks and industrial estates)	4.6 per 100 sqm (or 18.4 per 400 sqm)*	18.4/9 x100 = 204%

<sup>\*</sup> For the purpose of this calculation, this Plan adopts an average lot size of 400 m² for a single dwelling, based on an average density of 25 dwellings per hectare across the Release Area.

#### Calculation of contribution toward Pedestrian and Cyclist Network

This Plan recognises that although commercial and industrial development across Warriewood Valley will generate a need for Pedestrian and Cyclist facilities, this demand will not be to the same magnitude as residential development. As planning authorities within New South Wales have not yet established direct ratios for generation and provision of pedestrian and cyclist facilities for users of commercial and industrial areas, Council has applied an adjustment based on daily utilisation.

It is considered that while residents have access to pedestrian and cyclist facilities 7 days a week, generally workers within commercial and industrial developments will only have access to these facilities 5 out of 7 days a week (71% of the week). Given their reduced call on the provision of these facilities, commercial and industrial developments will levied at 71% of the residential contribution toward this element.



#### 2.5 When are the contributions payable?

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows.

#### 2.5.1 Developments involving Land Subdivision only

Payments are required under this Plan prior to the issue of any Construction Certificate (including excavation) for the carrying out of any subdivision works; or prior to the issue of the Subdivision Certificate where no Construction Certificate is required.

Where the land subdivision will create a lot to accommodate multiple dwellings being constructed on this lot and the actual quantum of dwellings is unknown (i.e. not part of the development consent for the land subdivision), the development contribution is not to be applied to this lot at this time. The contribution must be applied at the time when the consent authority consents to the actual number of dwellings to be constructed on this lot.

If land subdivision is approved under a Complying Development Certificate the prescribed condition in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be imposed and requires payment of all relevant contributions prior to the commencement of any works.

#### 2.5.2 Other Developments that require a Construction Certificate

For all other developments, including the construction of multiple dwellings on a single parcel of land, monetary contributions required under this Plan will be payable prior to the issue of any Construction Certificate for the development, including any excavation.

For Complying Development Certificates, the prescribed condition in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be imposed and requires payment of all relevant contributions prior to the commencement of any works authorised by the approval.

#### 2.5.3 Developments involving both Subdivision and Building Works

Development contributions are payable to Council prior to the issue of any Construction Certificate or release of a Subdivision Certificate, whichever occurs first.

Where the land subdivision works will create a lot to accommodate multiple dwellings being constructed on this lot, and the actual quantum of dwellings is unknown (i.e. not part of the development consent for the land subdivision), the contribution will not to be applied to this lot at this time. The contribution will be levied at the time when the consent authority consents to the actual number of dwellings to be constructed on the lot.

For Complying Development Certificates, the prescribed condition in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be imposed and requires payment of all relevant contributions prior to the commencement of any works.



# 2.5.4 Other developments not requiring the issuing of a Construction Certificate (other than Complying Development Certificates)

Payment is to be made prior to the issuing of the first Occupation Certificate (interim or final) or commencement of the use, whichever occurs first.

#### 2.4.5 Staged developments

Where a development is proposed to take place in stages, in order to provide certainty in cash-flow and minimise risk, Council will require the payment of contributions to coincide with the approved construction/development staging. In this way, for each approved development stage and before issue of any Construction Certificate or Subdivision Certificate (whichever occurs first) applicable to that stage, payment of contributions will be made to Council based on the quantum of lots/dwellings or floorspace approved for that stage.

#### 2.6 How are the contributions to be paid?

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of some other material public benefit or any combination of these methods. Each of these methods is considered a form of payment.

As detailed in Chapter 5, this Plan authorises the dedication of creek land to Council. A condition of consent will be imposed requiring the dedication of identified land to Council. The value of this creek land will be recognised in the calculation of the monetary contribution imposed via a condition of consent.

If a developer proposes the delivery of infrastructure within the Plan's works schedule in their development application, if approved, these works will be included in the conditions of consent and stamped plans. The developer may submit an offer to enter into a planning agreement (see below) to seek a reduction in the applicable monetary contribution for these works.

#### 2.6.1 Monetary contribution

The usual means of satisfying a condition of consent requiring a development contribution is via a monetary contribution. Payment must be in the form of cash, debit or credit card, or bank cheque.

#### 2.6.2 Planning Agreements

An Applicant may choose to negotiate a planning agreement with Council under the provision of the EP&A Act. This agreement may involve a proposal to dedicate land, carry out works in kind and/or provide a material public benefit.

Contributions through a planning agreement may be additional to or in lieu of paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with Council. The offer to enter into the planning agreement, together with a copy of the draft agreement should (where possible) accompany the relevant Development Application or Planning Proposal.

The EP&A Act and the EP&A Regulation require a draft planning agreement to be exhibited concurrently with a Development Application or a Planning Proposal



where practicable. In order to satisfy these criteria, the applicant must notify Council of its preference to negotiate any non-monetary payment of development contributions prior to the lodgement of any Development Application. A planning agreement seeking to reduce the applicable monetary contribution must be executed prior to the payment of the monetary contribution to Council.

If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a contribution. Council may also agree to enter into a planning agreement that does not exclude the application of this Plan.

#### Planning Agreements involving land dedication

Chapter 5 of this Plan authorises the dedication of creek land to Council. A condition of consent will be imposed requiring the dedication of identified land to Council. The value of this creek land will be recognised in the calculation of the monetary contribution imposed via a condition of consent.

Where a developer offers to dedicate land to Council that is not identified within this Plan, a planning agreement is required to facilitate this dedication. An assessment of the Offer to enter into a planning agreement will be undertaken to determine if there is a sufficient public benefit. The estimated value of the land will be negotiated as part of the planning agreement, taking into account the unique characteristics of the land and the circumstances of the transfer, including but not limited to:

- The extent to which development potential has been lost or retained, wholly or partly,
- Whether the land has been identified by any adopted policy of Council including, but not limited to this Plan. However, in the case of land not targeted in this plan, Council will also assess the potential impact on the achievement of the identified works schedule,
- The size, shape, location, accessibility and topography of the land proposed to be dedicated,
- Whether the land adjoins an existing area of open space and can be readily consolidated into that area and/or if the land will create or improve accessibility within the area,
- Any factors which may affect the usability of the land such as soil condition, flood liability, possible site contamination, public accessibility and safety, proximity to existing uses, current use of the land, cost of embellishment or construction of the proposed facility, impact on this Plan's works schedule, measures required to fence and maintain the land in the event that works cannot be carried out for some time, and the like,
- The degree to which the identified land can satisfy the purpose for which the contributions has been sought, and
- The on-going costs to Council of care, control and management both prior to and after any improvement works are carried out on the land.



#### Material Public Benefits

Council may accept an offer by the applicant to provide a material public benefit (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan in a development consent. The offer of a material public benefit may include a proposal to complete part or all of a works item identified in the Plan. Council is under no obligation to accept a material public benefit offer and in considering any such offer, will assess the benefits to Council and the community.

In accepting a material public benefit, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility to fulfil the Plan notwithstanding a reduction in expected cash contributions. Material public benefit proposals must be formally agreed to by Council and documented in a formal planning agreement.

Proposals for material public benefits can accompany a development application or can be made after the grant of development consent but before the monetary contribution is paid. In these scenarios, the following will be accepted:

- a) If, during the assessment of a development application the material public benefit is accepted by Council, a Planning Agreement will need to be prepared. Concurrently, Council will acknowledge its acceptance of the Applicant's proposal via a condition of consent setting out that:
  - i. A Planning Agreement is to be entered into between the Applicant and Council in regard to the material public benefit; and
  - ii. The monetary contribution payable under the 7.11 will stipulate the values of the agreed material public benefit; and
  - iii. Once a Planning Agreement is executed, the agreed reduced cash contribution can be paid.
- b) Following receipt of development consent and before the monetary contribution has been paid to Council, the developer may seek to offer a material public benefit as a way to reduce the monetary contribution payable to Council. If accepted by the Council, the Planning Agreement must be entered into and executed before payment of the development contribution becomes due under the development consent. The development contribution will then be adjusted at the time of payment to reflect the value of the material public benefit under the agreement, as determined by Council.

The cost of verifying the cost of works and preparing the draft Planning Agreement will be at the expense of the Applicant.



#### 2.7 Adjustment of contribution at time of payment

To ensure that the value of the contribution is not eroded over time, Council will adjust the contribution amount at the time of payment to account for movements in CPI<sup>(A)</sup>.

Contributions required as a condition of development consent will be adjusted at the time of payment in accordance with the latest CPI<sup>(A)</sup> as published quarterly by the Australian Bureau of Statistics, using the following formula:

Contribution at time of payment	=	С	X	CPI <sup>1</sup>
				CPI 2

Where:

C = The original contribution amount as shown on the development consent

CPI = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the time of payment.

CPI <sup>2</sup> = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at date of issue of development consent.

Contributions may also be adjusted to reflect Council's acceptance of any material public benefit proposed after the issue of development consent in accordance with part 2.6.4 of this Plan.

#### 2.8 Can deferred or periodic payments be made?

No. Council does not accept deferred or periodic payment of monetary contributions.

# 2.9 Obligations of accredited certifiers in issuing certificates

#### 2.9.1 Construction Certificates

In accordance with the EP&A Regulation, a certifying authority must not issue a Construction Certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council..

The only exceptions to the requirement are where a work in kind, material public benefit and/or dedication of land arrangement has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

#### 2.9.2 Complying Development Certificates

An accredited certifier must ensure that a condition is imposed regarding the payment of a development contribution, in accordance with the EP&A Regulation.



Schedule 6A of the SEPP (Exempt and Complying Development Codes) 2008 stipulates the following prescribed condition that is to apply before works commence:

Evidence of payment of contributions - Sufficient evidence must be provided to the principal certifying authority before works begin to reasonably satisfy the principal certifying authority that any contribution required to be paid under section 7.11 or 7.12 of the Act in respect of the development has been paid.

If an accredited certifier fails to comply with this requirement, Council may impose the necessary condition on the Complying Development Certificate and it has effect as if it had been imposed by the accredited certifier.

#### 2.10 Modifications to Development Consents

Any subsequent modification to an issued development consent does not alter the original date of consent. Any formal application to modify a development consent that will alter the contributions due and payable will be taken to authorise a change to the development contributions consent condition(s).

As outlined below, the procedure is different depending on whether the original contribution has, or has not, been paid.

#### 2.10.1 Where the Original Contribution has not been paid

If the contribution levied on the original consent has not yet been paid, the contributions are recalculated in their entirety. The revised consent condition will replace the original condition.

#### 2.10.2 Where the Original Contribution has been paid

If the contribution levied on the original consent has been paid, the procedure is different since it is not reasonable to apply the CPI inflation to that part of the contribution which has been paid. Given that payment generally occurs at the release of the Construction Certificate, it is also likely that the development will be under construction.

In these circumstances, the development for which contributions have been paid is considered to be the existing (under construction) development. This approved development will be credited as the existing development for the purposes of the recalculation.

The proposed amendments are the proposed development and only the net additional contribution is charged at the current CPI. In this circumstance an additional condition will be inserted alongside the original condition because the additional contribution does not supersede or obviate the obligation to pay the original contribution.

No refunds will be provided as all contributions are committed to Council's works schedule.

#### 2.11 Exemptions for Certain Types of Development



Certain types of development are exempt from the requirement to make a contribution towards provision or improvement of facilities or services. These types of development are listed below. Council acknowledges that these development types provide a public benefit that outweighs the increase in demand for services generated by the new population. This Plan does not apply to the following types of development:

- Local infrastructure under this Plan or another contributions plan prepared under Section 7.13 of the EP&A Act;
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan; and
- Where a Ministerial Direction has been issued by the Minister under Section 7.17 of the EP&A Act.

#### 2.11.1 Temporary Uses

Where a use is of an interim or temporary nature (less than 12 months) and subject to a time-limited consent which will expire, then contributions will be calculated but will be suspended – meaning no payment is due at activation of the consent. If a subsequent development application is lodged to continue the use, contributions will be due and payable notwithstanding the short-term existence of the use.

#### 2.12 Accountability and management of funds

#### 2.12.1 Accounting standards and contributions register

Council is required to comply with a range of financial accountability and public access to information requirements in relation to development contributions. These are addressed in the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register,
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure,
- Annual financial reporting of contributions,
- · Public access to contributions plans and supporting documents.

Separate accounting records are maintained for all development contributions received by Council. A contributions register is maintained by Council in accordance with the EP&A Regulation. This information is available on request.

#### 2.12.2 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under the superseded versions of this Plan will be used to deliver infrastructure and services of the same infrastructure category identified under this Plan.

#### 2.12.3 Investment of funds

To maintain the time value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.



Council will report all investment returns as part of its annual financial accounts. All investment returns will be retained within the development contributions account to be used exclusively for the purpose for which the original contribution was made.

#### 2.12.4 Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for other purposes as determined from time to time based on the Release Area's infrastructure requirements.

#### 2.12.5 Goods and Services Tax

At the time of preparing this Plan, the position of the Australian Taxation Office was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST).

Items in the works schedule of this Plan have been calculated without any GST component.

#### 2.13 Review of Plan and Contribution Rates

Council acknowledges the need to periodically monitor and review this Plan. For this reason, the contribution rate and works schedule will be subject to a number of reviews to take account of such matters as community needs, costs of public facilities and services and extent of development, affordability of contributions and progress in providing scheduled works.

Any amendments to this Plan as a result of the review process (other than as outlined in Section 2.14 of this Plan) will be publicly exhibited in accordance with the requirements of the EP&A Regulation.

#### 2.14 Review of Plan without the Need for Public Exhibition

Pursuant to the EP&A Regulation, Council may make minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in the indexes adopted by this Plan, and the update to include the omission of details concerning works that have been completed.



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# Part C: Need for Public Facilities and Services



3.0 NEED FOR PUBLIC FACILITIES & SERVICES

## 3.0 Need for Public Facilities and Services

#### 3.1 Expected development

It is expected that Warriewood Valley will fulfil its role in assisting to meet the demand for Sydney's Greenfield residential, industrial, and commercial needs. Council will levy all development in the Warriewood Valley catchment area which generates the need for additional facilities and services. This includes development approved pursuant to SEPP (Seniors Living) which will be levied development contributions in accordance with this Plan.

It is estimated that residential development in Warriewood Valley Release Area will:

- Provide for 2,078 dwellings in a variety of housing types including detached dwellings, attached dwellings and multi dwelling housing.
- House an additional 5,611 persons (this assumes that the SEPP Seniors Living development will be a minor component to the overall population).

It is estimated that industrial and commercial development in Warriewood Valley Release Area will:

- Occupy 32.68 hectares.
- Include light industry, industrial units, high quality office and possibly high technology development and other development not deemed residential that is permissible within the zones.

In addition, it is expected that some ancillary commercial development will occur in areas designated for residential development. This development could include child care centres, neighbourhood shops and veterinary hospitals.

# 3.2 Characteristics of future population

In line with demographic trends it is expected that the Warriewood Valley Release Area will continue to have similar characteristics to that which have been provided in the 2011 Census (as the area has been released since the late 1990's) and similar release areas in Sydney. It is also intended that the Warriewood Valley Release Area will continue to deliver a range of dwelling types and sizes that facilitates housing choice and meet the diverse needs of the future community. Based on these assumptions, it is estimated that the future population will have similar characteristics to the existing population in Warriewood Valley:

- Preschool and primary school children (0 to 11 years old) make up a large proportion of the population (higher than former Pittwater LGA average).
- Adults are aged primarily 35 to 45 years and comprise approximately 23.78 per cent of the population.
- Larger percentage of 'Frail aged' persons aged over 85 years old (3.8% compared to 2.7% for the former Pittwater LGA).
- Lower proportion of young adults (18 to 24 years old) than the former Pittwater LGA.



#### 3.0 NEED FOR PUBLIC FACILITIES & SERVICES

- Significant representation of couples with children (42.5% of households) and the proportion of couples without children was 23.6% compared to 26.9% in the former Pittwater LGA.
- Lower proportion of lone households (17.8% of households) and group households (18.8% of households) than the former Pittwater LGA.
- High proportion of households that have a mortgage (42.1%) compared to the former Pittwater LGA (36.9%).
- Significant proportion of the population is employed (97.6%) and 2.3% unemployed compared with 96.5% and 3.5% respectively for the former Pittwater LGA.
- 19.8% of the population earned a high income, (those earning \$1,500 per week or more) and 26.8% earned a low income (those earning less than \$400 per week)., compared with 21.1% and 28.2% respectively for the former Pittwater LGA.
- Most significant occupations were professionals (23.5%); managers (17.3%) and clerical and administrative workers (16.7%).
- Larger proportion of people born overseas, as well as a larger proportion of people from a non-English speaking background compared to the former Pittwater LGA.<sup>16</sup>

#### 3.3 Meeting the needs of the incoming population

To meet the needs of the existing and future population, Council has developed a set of planning principles and criteria for the sustainable development of Warriewood Valley. The planning principles have been developed from existing planning policy and community aspirations articulated in the strategic framework for Warriewood Valley. Planning controls for the future development of Warriewood Valley are contained within the following key planning documents:

- Relevant State Environmental Planning Policies
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan.

Council's future focus for delivery of facilities and services, and therefore its administration of developer contributions, accord with the planning principles in these documents.

Council is committed to promoting sustainability across all areas of the community. Council defines this as delivering, social, cultural and environmental systems that operate in harmony for the benefit and wellbeing of all residents. The objective is to enable residents to enjoy a good quality of life in an active and vibrant community. Council's role in the provision of public facilities and services all contribute to the collective and individual wellbeing of the community. Council aims to provide access and equity to all facilities and services for all members of the Warriewood community.

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<sup>&</sup>lt;sup>16</sup> .id (2011) Warriewood – Ingleside suburb data.



#### 3.0 NEED FOR PUBLIC FACILITIES & SERVICES

As a result of environmental studies and infrastructure audits carried out as part of the planning framework for the Warriewood Valley, a range of public facilities and services have been identified as being required to satisfy the anticipated demands of the expected population. Such facilities and services will benefit the future population of the Warriewood Valley Release Area and are required as a consequence of development taking place. Having regard to the level of public facilities and services already available and the characteristics of the expected population, it will be necessary to provide additional:

- Traffic and transport facilities;
- Multi-purpose creek line corridors;
- · Public recreation and open space areas,
- Pedestrian and cyclist links;
- · Community facilities; and
- Bushfire protection facilities (Note: Contributions no longer required however works still to be delivered).



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# Part D: Strategies to provide Public Facilities and Services



# 4.0 Traffic and Transport Strategy

#### 4.1 Introduction

This section identifies the traffic and transport measures required to service and link the future community of Warriewood Valley. The ultimate road and transport network was developed through an integrated design process focused on access and servicing considerations to ensure a high quality public domain and walking/cycling accessibility. Accessibility and circulation are central to the efficient functioning of the Warriewood Valley Release Area and surrounding neighbourhoods and are identified as specific design principles underpinning the plan for Warriewood Valley. These principles are:

- The Warriewood Valley Release Area will cater for the safe, efficient and orderly movement and transfer of people and goods to, from and through the area:
- The proposed traffic and transport network will have due regard to, and where
  possible integrate effectively with, the existing environmental amenity and
  environmental assets in the Release Area
- The proposed road hierarchy will be compatible with and integrate with proposed land use in a manner which will best service the whole of the Release Area;
- The proposed traffic and transport network is to promote the environmentally sustainable transport modes including cycling, walking and public transport and should be planned in a manner which minimises reliance on the use of private motor vehicles; and
- The proposed traffic and transport network will ensure that the existing community is not burdened by the provision of infrastructure required as a result of the development.

Consistent with these principles, the future residential development within the Warriewood Valley catchment provides for major improvements to the existing road network. New access arrangements are required to connect the new development to the external main road system as well as the provision of a network of minor roads to provide local area access and connectivity.

#### 4.2 Nexus and future demand

The forecast population growth will result in considerable growth in vehicular traffic on many roads including those for which Council has responsibility. This traffic growth will create a need for various new or improved road and traffic management facilities.

Consequently, the nexus for road and traffic management facilities can be clearly established. Council has undertaken various investigations of the requirements for road upgrading to meet the future needs of the Release Area.

The volume and characteristics of expected traffic growth is directly related to land use. Manuals such as the *Roads and Traffic Authority's Guide to Traffic Generating Developments (RTA 2002)* clearly demonstrate the nexus between development and



traffic increases. It provides traffic generation rates by land use type including residential, industrial, retail and recreational activities.

Council's aim is to ensure there is capacity on all roads and at major intersections for trips generated by new development. The *Warriewood Valley Roads Masterplan as amended* (Roads Masterplan) outlines the standard for road infrastructure for the Warriewood Valley catchment. The main components of the Roads Masterplan include:

- A road network comprising five classes of roads (see Table 3 below),
- Pedestrian and cyclist facilities provided as part of the road network, and
- A public transport network consisting of bus routes and bus stops.

Table 3: Road Hierarchy

Road Hierarchy Classification	Performance Criteria	Existing Streets to be Upgraded
Sub-Arterial Road	Carry most traffic in the release area. Approximately 10,000 vehicles per day.	Ponderosa Parade, Jacksons Road, MacPherson Street, Warriewood Road (south- east of intersection with Macpherson Street), Garden Street.
Collector Road	Provides for access between sectors and links to Local Streets within sectors. Approximately 5,000 vehicles per day.	Boondah Road, Orchard Street, Jubilee Avenue, Daydream Street, Foley Street, Vineyard Street, Warriewood Road (north- west of intersection with Macpherson Street).
Local Street	Serves internal traffic within a development site, individual sector or buffer area and has a traffic volume between 300 and 2,000 vehicles per day.	Fern Creek Road
Access Street	Serves internal traffic within a development site, individual sector or buffer area and has a traffic volume of less than 300 vehicles per day.	N/A
Laneway	Provides rear access to dwellings within a development site, individual sector or buffer areas and has a traffic volume of less than 300 vehicles per day.	N/A



Originally, the *Traffic and Transportation Study* (Urban Research and Planning Pty Ltd Nov 1997) predicted that the Warriewood Valley Release Area would generate an additional 31,000 vehicle trips per day based on an acceptable Level of Service B (average). Estimations indicate that the network can accommodate up to 44,000 vehicle trips per day with a reduced Level of Service for the AM and PM peak demands. *The Strategic Transport Report for Warriewood Valley* (AECOM, 2011), informing the Strategic Review undertaken by Council and the Department of Planning estimated that the network can accommodate the resultant increase in residential development based on assumption that the intersection upgrades identified in the *Warriewood Valley Roads Masterplan* are completed. All key intersections will operate within capacity and are at acceptable levels of service in the am and pm peaks; having minimal impact on the intersection performance of the arterial and collector road network

The increased travel demand derived from the future development of the Warriewood Valley will generate the need for:

- New and/or augmented traffic facilities to promote the permeability and connectivity of the road network to the surrounding arterial road system and within Warriewood Valley;
- The upgrading of road intersections and sections of roads to provide the required road network that promotes the efficient, safe and orderly movement of people and goods;
- The provision of safe access to and from Mona Vale Road by the broader Warriewood Valley catchment;
- Improved connectivity of the road network to facilitate access and promote low travel times/distance to and from Warriewood Valley;
- Bus connections and emergency vehicles access;
- Improved and safer access to the schools within and adjacent to Warriewood Valley;
- A series of traffic calming measures along roads adjacent to and within Warriewood Valley to mitigate the negative impact of increased traffic generated by the future development on the safety and amenity of the area;
- Speed control measures to minimise pedestrian conflict and safeguard residential amenity;
- The provision of facilities that promote reduced reliance on private motor vehicles and the use of more environmentally sustainable transport modes including public transport, cycling and walking; and
- Provision of emergency access routes during major flood events.

In addition to the above, the impacts and the capacity of roads are to be managed via the provision of traffic calming devices at appropriate locations within the Release Area. The devices include:

- · Traffic signals;
- Roundabouts;
- Carriageway narrowing incorporating landscaping;
- Pedestrian/cyclist refuges and medians;
- Channelised intersections;



- 3 tonne load limits on residential streets; and
- Vehicle speed controls through appropriate design.

Intersections and their proposed traffic management controls have also been designed to allow efficient, safe and orderly movement of traffic. Safe vehicular movement will be enhanced by the provision of appropriate line marking for vehicle turning bays, bus stop bays and kerb parking areas. The proposed residential precincts will be defined by "gateway" threshold treatments that may also include roundabouts. In addition to the above there is an identified need for major road crossings over creeks to be upgraded for emergency access and evacuation purposes. These are: -

- MacPherson Street (east) at Narrabeen Creek to be raised to allow access in the 1% AEP storm event; and
- Boondah Road at Narrabeen Creek to be raised to allow access in the 5% AFP storm event.

The acquisition of land will also be required to improve road alignment and accommodate necessary traffic calming infrastructure. All costs associated with the acquisition of land to enable the provision of traffic and transport facilities are accounted for under this Plan.

#### 4.2.1 Reconstruction of roads directly fronting development sites

Developments fronting existing or planned public roads will be required to construct/reconstruct these roads, incorporating any necessary pedestrian and cyclist infrastructure, as part of the approved development works associated with the land. These works are deemed necessary to provide safe access for the development, and are requirements imposed via conditions of development consent. The responsibility for funding this work lies solely with the developers of these sites.

These works will not be funded by this Plan.

## 4.2.2 Deletion of works from this strategy sites

There are some works previously identified in the Warriewood Valley Contributions Plan Amendment 16, Revision 3 2018 (superseded by this Plan) which, after further in depth analysis, have been removed for the following reasons:

• Item 28E Path (Foley Street, Jubilee Street to Mona Vale Road) – this item will be provided through Council's adopted Walking Plan programme.

#### 4.3 Contributing development

All development on land identified in Figure 2 will contribute toward the cost of delivering the Traffic and Transport Strategy.

Sectors 20, 202 and 203 are not included because of their isolated location to the north of the Release Area. Development in these sectors will be required to provide any

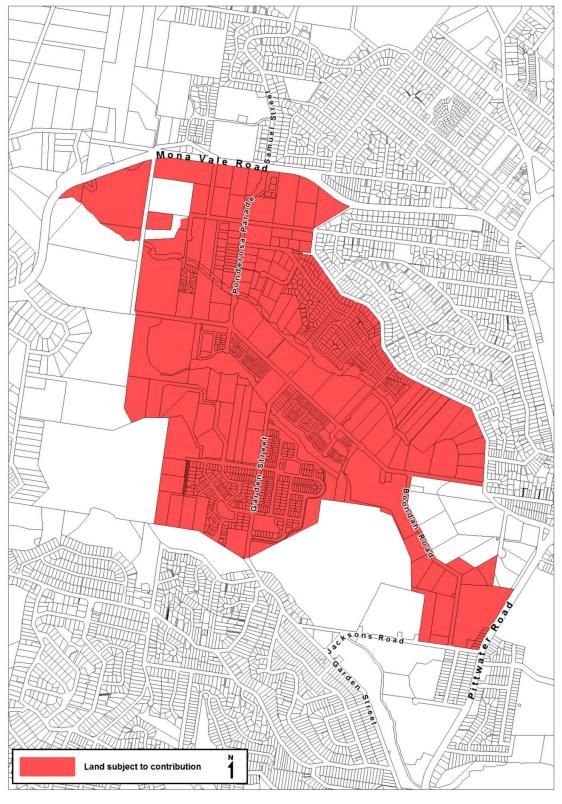


traffic and transport facilities generated by the development. These requirements will be determined by Council at the development assessment stage.

120 and 122 Mona Vale Road were included in the Warriewood Valley Release Area following a review in 2014. Vehicular access to these properties from Mona Vale Road has been restricted by the RMS. Vehicular access will be via the existing local road network in the Release Area. Development on these properties will be required to contribute to the items in the Traffic and Transport Strategy.



Figure 2: Land subject to Traffic and Transport Strategy





#### 4.4 Apportionment

The need to provide the traffic and transport works identified in this Plan is generated by the development of Warriewood Valley. The works have been identified in response to the demand for those facilities likely to be generated by the new residents and commercial/ industrial development in Warriewood Valley.

Being an urban release area traffic and transport works are considered essential in order to allow the proposed development to occur and will primarily benefit the Warriewood Valley community. It is therefore appropriate that all development within Warriewood Valley be subject to the full cost of providing these facilities.

As discussed at section 2.4 of this Plan, the contribution amount toward the Traffic and Transport Strategy is adjusted based on the proposed form of development and the relevant RMS trip generation rate. This adjustment is discussed in detail at section 2.4 of this Plan.

#### 4.5 Reasonableness

A core requirement of a Development Contributions Plan is that contributions must be reasonable. A contribution for traffic and transport works is considered to be reasonable as it levies for the needs of new residents to ensure efficient, effective and safe movement of the Warriewood Valley community. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

#### 4.6 Works schedule

The traffic and transport works already completed are listed in Appendix A of this Plan. The traffic and transport works still to be completed is listed in Appendix B.



# 5.0 Multi-functional Creek Line Corridor Strategy

#### 5.1 Introduction

New development generally results in an increase in impervious surfaces, leading to higher levels of urban stormwater runoff and increased transfer of pollutants from urban to natural environments.

The Warriewood Valley catchment drains to Narrabeen Lagoon. While individual site development impacts on downstream drainage systems are unlikely to be significant, the cumulative effect of uncontrolled development within the Warriewood Valley catchment will adversely affect downstream drainage capacity and water quality. In Warriewood Valley this may lead to an exacerbation of existing flooding problems and possible further deterioration in downstream water quality. On this basis, it is reasonable to require a contribution toward drainage and flood management facilities that are required as a result of the development of the Release Area.

A strategy for environmental protection and water and flood management in Warriewood Valley has been created to facilitate provision of drainage and floodway infrastructure to service Warriewood Valley. This strategy includes the purchase and rehabilitation of land along Narrabeen Creek and Fern Creek as well as an area of land within Sector 1 for the purpose of water detention and flood conveyance.

The key objectives of this Strategy are:

- Provide natural drainage corridors to manage stormwater runoff as it leaves the development site;
- Provide drainage corridors that carry flows up to the 1% Annual Exceedance Probability (AEP) flood event;
- Protect down-stream properties from local flooding as a result of development of the Release Area;
- Enhance long-term environmental conditions of the receiving waters including the Warriewood Wetlands and Narrabeen Lagoon;
- Conserve and maintain integrity and quality of remnant native vegetation along creek lines to provide a functioning habitat for birds and native flora;
- Introduce and enhance wildlife corridors and establish riparian vegetation along Narrabeen and Fern Creeks;
- Protect and restore a range of aquatic habitats within the creeks;
- Preserve and enhance the existing environmental values of Warriewood Valley; and
- Provide for environmentally sustainable use of creek line corridors.

Note this Strategy is concerned with the management of water as it leaves the development site, having already been appropriately detained and treated. The infrastructure funded and delivered under this Strategy does not negate the need for developments to provide their own water detention and water quality facilities on-site.



#### 5.2 Nexus and future demand

As described at section 5.1, new development in the Warriewood Valley catchment will result in an increase in impervious surfaces. The impact of urban development on flow regimes, erosion and siltation, and flooding can be substantially reduced by adopting stormwater management techniques that are focused on continuing the function of the natural drainage system. Future development in the Warriewood Valley catchment will result in the need to manage the quantity and quality of stormwater run-off both up and down stream of development, <sup>17</sup> protect properties from flooding and safeguard the integrity of ecosystems in the catchment.

The overall aim of this strategy is to provide a network of multi-functional creek corridors along Narrabeen Creek, Fern Creek and Mullet Creek primarily for conveyance of stormwater and the 1% AEP flood event. In addition the creek line corridors will provide flora and fauna habitat and linkages, assist in water quality treatment, and contain cyclist and pedestrian facilities (refer to Section 7.0 of this Plan) linking the Warriewood escarpment with Warriewood Wetlands and Narrabeen Lagoon.

The delivery of the multi-functional creek line corridor strategy comprises two components: -

- Rehabilitation and reconstruction of the creek line; and
- Dedication of creek line corridor land.

The pedestrian and cycleway network proposed to be incorporated in the creek line corridor will facilitate connectivity across the Warriewood Valley catchment. As a result of the recreational utility of the creek line corridor network, 30% of the total creek line corridor land area has been included in the overall open space area calculations (resulting in 4.17 hectares of creek line corridor land being attributed to passive open space – refer to section 6.0 of this Plan).

#### 5.2.1 Additional creek line corridor now included in Strategy

Following the rezoning and inclusion of 120-122 Mona Vale Road in the Warriewood Valley Release Area in 2014, the creek line corridor land that forms part of 120 Mona Vale Road has been included in this Strategy.

This section of creek line corridor is identified in this Plan. As this creek line section is located on steep and not easily accessible terrain, the rehabilitation and reconstruction of the upper reaches of Narrabeen Creek is not funded by this Plan. Accordingly, for the purpose of calculating the area of passive open space, the upper reaches of Narrabeen Creek have also been excluded from the open space land area calculations set out in Chapter 6.0 - Public Recreation and Open Space Strategy.

#### 5.2.2 Land to be dedicated under this Plan

<sup>&</sup>lt;sup>17</sup> Stormwater run-off enters the creek system either directly where development is located adjacent to the creek system or indirectly via piped/open channel stormwater systems where development is not located adjacent to the creek system.



This strategy comprises the dedication of creek line corridor land to ensure the long-term success of the creek network. As part of this strategy, an inner 50 metre corridor (25 metre wide either side of creek centre line) will be brought into public ownership to ensure efficient and consistent management of the creek, flora and fauna habitat, and the cyclist and pedestrian facilities. In addition to this, an outer 25 metre landscaped buffer to remain in private ownership is to be maintained on both sides of the inner corridor to support habitat and assist in stormwater and water quality management.

At the completion of this strategy, the total area of the creek line corridor land in public ownership will be 16.71 hectares (see Figure 3).

With respect to development sites which partially comprise creek line corridor land, Council will require, by condition of consent, a 25 metre wide corridor to be dedicated to Council as part of the development. The value of this land will directly offset the total monetary contribution payable. Table 4 lists the remaining properties with creek line corridor land required to be dedicated to Council as well as the value attributed to the creek line corridor land. Creek line corridor land has been valued by a registered land valuer as at February 2022. The exact area of creek line land to be dedicated to Council is subject to final plan of subdivision. The areas outlined in Table 4 are not survey accurate.

All creek corridor land to be dedicated to Council must be free from weeds and contaminated material. Any remediation works on this land will be at the developer's cost and must be completed and signed off by a professional with relevant qualifications prior to dedication to Council. This will be imposed via conditions of consent.

Creek corridor land is to be dedicated to Council through the release of the Subdivision Certificate. Creek corridor land to be dedicated is to be identified on the linen plan and the Deposited Plan Administration Sheet.

Noting that the position of the creek centreline has meandered over the years, to avoid confusion, the area of creek line required to be dedicated to Council is to be measured as 25 metres from the current rear property boundary.

Table 4 corresponds with Figure 3 and Appendix B of this Plan.



Figure 3: Warriewood Valley creek line corridor network

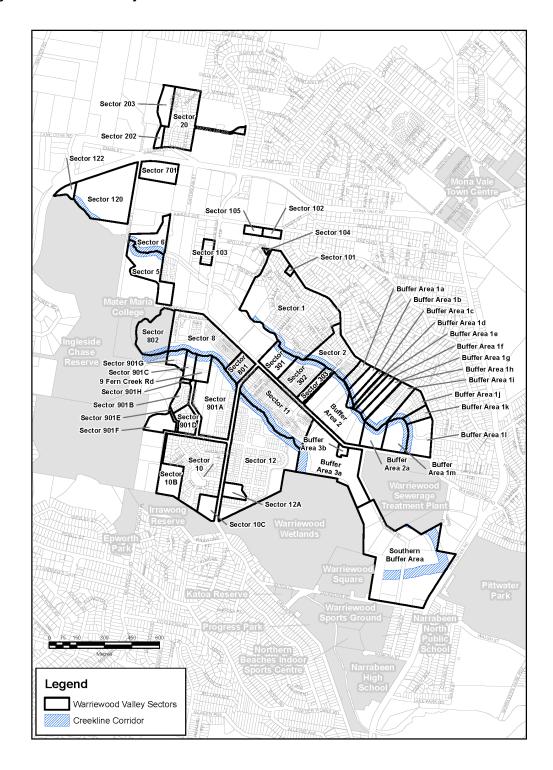




Table 4: Creek line corridor land to be dedicated

Property	Land to be dedicated (sqm)**	Rate (2021/22)*	Land value (2021/22)
Sector 501	6,165	\$150	\$924,750
Sector 301	3,960	\$150	\$594,000
Sector 303	1,119	\$150	\$167,850
Buffer 1b	1,099	\$150	\$164,850
Buffer 1c	760	\$150	\$114,000
Buffer 1f	694	\$150	\$104,100
Buffer 1g	777	\$150	\$116,550
Buffer 1m	6,751	\$140	\$945,140
Buffer 2a	3,645	\$150	\$546,750
Sector 901A - 4 Orchard Street	919	\$150	\$137,850
Sector 901A - 206 Garden Street	2,945	\$150	\$441,750
Upper Narrabeen Creek - 120 Mona Vale Road	4,531	\$150	\$679,650
Upper Fern Creek (within Ingleside Chase Escarpment)***	3,430	\$58.53	\$171,500
Total	30,205		\$5,108,740

<sup>\*</sup>Value of creek line corridor land varies across the Release Area based on the utility and condition of the land

#### 5.2.3 Requirements for on-site water quantity and quality maintenance

All developments within the Warriewood Valley catchment will be required to provide water detention and treatment facilities, either on individual lots or on a broad scale area basis, to manage run-off from the development site before it

<sup>\*\*</sup>Exact area of land to be dedicated is subject to final plan of subdivision.

<sup>\*\*\*</sup>The purchase of the Upper Fern Creek Corridor in June 2002 was forward funded by Council. Contributions collected under this plan have now been received and are planned to be repaid back to Council (2021/2022).- The 2022 land valuation has not been applied to this creek line corridor land as the property was already in Council ownership. The repayment is the original purchase price of the land, indexed to the year of the anticipated repayment.



enters the creek network. This requirement is directly generated by the development itself and as a result, the provision of these facilities is not a matter in respect of which any credit will be given against contributions payable under this Plan.

Applicants are advised to refer to the Warriewood Valley Water Management Specification 2001 for guidance on the necessary on-site water quality and quantity requirements.

#### 5.2.4 Deletion of works from this strategy

There are some works previously identified in the Warriewood Valley Contributions Plan Amendment 16, Revision 3 2018 (superseded by this Plan) which, after further in depth analysis, have been removed for the following reasons:

#### Creek Land

6 Jacksons Road

#### Creek Works

Item 3.01 on 6 Jacksons Road

This property is not zoned for residential development and is not expected to develop therefore the land is unlikely to come into Council ownership. If the property is developed in the future, creek rehabilitation will be required as a condition of development consent in accordance with planning controls in the LEP and DCP.

#### Creek land at 122 Mona Vale Road

122 Mona Vale Road was rezoned by the Joint Regional Planning Panel in 2014 and included in the Warriewood Valley Urban Release Area in the Pittwater LEP. There are a number of zones applying to the land including C2 Environmental Conservation which incorporates the creek line corridor land. Council is the nominated acquisition authority for C2 zoned land.

The Warriewood Valley Contributions Plan Amendment 16 Revision 2 only listed creek corridor land on 122 Mona Vale Road for acquisition; not the whole parcel zoned C2 Environmental Conservation.

As residential development is prohibited under the C2 Environmental Conservation zone, the creekline land will not come into Council ownership through a development occurring on this property. It was considered that the Plan should not be burdened with funding the acquisition of the creek line corridor land on this property and has been excluded.

A funding source for the acquisition of 122 Mona Vale Road is still to be identified and will need to include the creek line corridor land on this property.

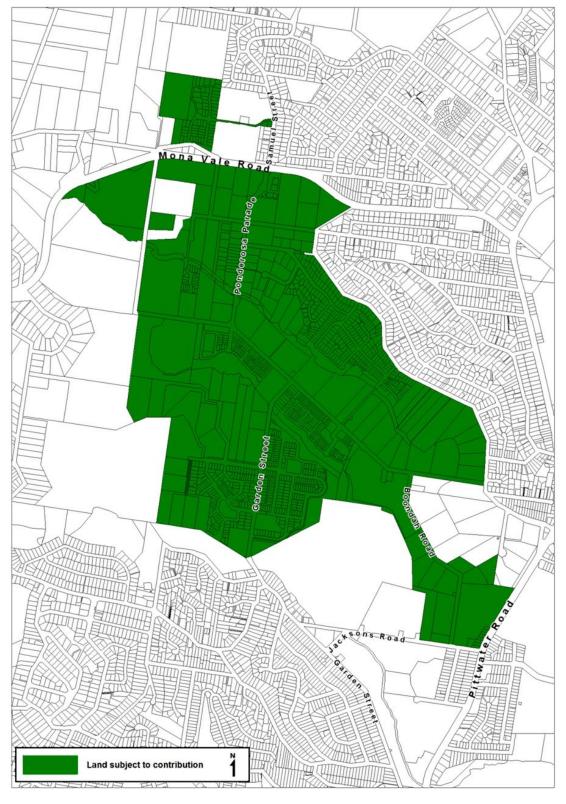
#### 5.3 Contributing development



All development on land identified in Figure 4 will contribute towards the cost of delivering the Multi-functional Creek Line Corridor Strategy.



Figure 4: Land subject to Multi-functional Creek Line Corridor Strategy





## 5.0 MULTI-FUNCTIONAL CREEK LINE CORRIDOR STRATEGY

# **5.4 Apportionment**

The need to provide the multi-functional creek line corridors identified in this part of the Plan is generated by the increase in development across the whole of the Warriewood Valley catchment. It is therefore appropriate that development within the Warriewood Valley catchment be subject to the full cost of providing these facilities.

As discussed at section 2.4.2 of this Plan, the contribution amount toward the creek corridor strategy for residential care facilities is adjusted based on a reduced occupancy rate.

## 5.5 Reasonableness

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the sustainable management of stormwater generated by the development of the Release Area. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

## 5.6 Works schedule

The land dedication and works already completed are listed in Appendix A of this Plan. The land dedication and works associated with this Strategy that are still to be delivered are detailed in Appendix B.



# 6.0 Public Recreation and Open Space Strategy

## 6.1 Introduction

The purpose of this section is to ensure that adequate open space is provided throughout Warriewood Valley to meet the needs of an increased population resulting from the development of the Release Area.

The residential development in Warriewood Valley will result in increased demand for recreation and open space facilities. It is expected that a population of the size and nature described in section 3.0 of this Plan will require a range of open space networks to cater for and support the forecast population.

The former Pittwater community strongly supported the conservation and enhancement of the unique environmental qualities of the LGA, as highlighted in numerous studies and community consultation surveys, and further articulated in the *Pittwater Public Space and Recreational Strategy (2014)* (Pittwater Recreation Strategy). This Plan seeks to support these community values and strategic goals by ensuring that the contributions provided from new development go to maintaining and enhancing the unique environment for the benefit of all residents in Warriewood Valley.

The former Pittwater area already provides a range of open space and recreation facilities including a range of facilities for unstructured play and recreation (including picnic areas, playgrounds and walking paths). Parks and open spaces are key components of the environmental, recreation and social infrastructure in all communities. They are used and valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

The Pittwater Recreation Strategy articulates the strategic framework for the provision of open space and recreational areas for the former Pittwater LGA. The Strategy adopts a standards-based approach of 2.83 hectares per 1000 persons based on the Department of Urban Affairs and Planning *Outdoor Recreation and Open Space Planning Guidelines* (1992) and does not consider land capability or pressures from tourism. The Pittwater Recreational Strategy confirms that there is an existing undersupply of recreation areas in the former Pittwater LGA. Accordingly, the Strategy recognises the importance for the Warriewood Valley Release Area and any release in Ingleside to provide adequate recreation areas and facilities to meet the needs of their incoming populations to ensure that the increase in demand does not further exacerbate the existing shortage of recreation areas within the former Pittwater LGA.

# 6.2 Nexus and future demand

The provision of public recreation facilities and open space areas benefits the community in a number of ways. Open space provides the venue for many recreational, cultural and social activities and the various types of open space typically provided by local government cater for the differing needs of the community.



Public recreation and open spaces are key components of the environmental, recreational and social infrastructure in all communities. They are used and valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

The former Pittwater LGA is well served, in terms of the everyday needs of its residents, through the provision of local and district parks. In order to ensure the adequate provision of open space and recreational facilities in Warriewood Valley there is a need to identify and purchase land for open space and provide improvements to existing open space areas to increase capacity and provide for the forecast future population.

In order to maintain the present level of service provided, this Plan adopts a two-fold approach to the provision of additional open space and public recreation facilities to meet the additional needs of the incoming population:

- Purchase of strategic land that will contribute to the network of open space currently provided, including land for the purpose of a new park to serve the new population; and
- Embellishment of the existing open space areas.

In determining the future public recreation and open space needs of the community of Warriewood Valley, it has taken into account the anticipated demographic population profile examined in Sections 3.2 and Section 3.3 of this Plan. Generally the profile of new residents moving into Warriewood Valley is expected to be younger than the former Pittwater LGA average. In addition a significant proportion of future residents are also expected to be above the average age of the population. As result there is a need to:

- Provide a significant quantum of open space facilities, offering both passive and active recreation opportunities;
- Ensure that the open space and recreation facilities are of a high quality;
- Provide both neighbourhood and local parks within a 'reasonable' walking distance or in close proximity of future residents;
- Provide sufficient facilities for younger children (aged between 5-10 years old) such as sports fields which will be utilised through junior organised sports (i.e. soccer/football) and off-road cycle ways;
- Provide sufficient facilities for older children and young adults (aged between 10-20 years old). The limited existing recreation opportunities and limited public transport facilities has been identified as two major issues for young people moving into the area. The multi-functional creek line corridors for open space and water management will provide both the opportunity for alternative and safe transport and serve as a recreational area for use by this age group. Multi-use pathways within these corridors provide increased connectivity to district and regional facilities (such as the cinema, Warriewood Square and beaches) and to the main transport routes.
- Ensure adequate recreation facilities are provided for older persons, generally focussed on walking and appreciation of environmental quality. All parks have been developed with strong emphasis on landscaped amenity, facilities for



seating and views and to take advantage of environmental settings such as creek lines and associated bushland riparian zones. The open space system has a strong linear design that once accessed allows older users to access all parts of the Release Area off-road via a level, well-lit path with neighbourhood parks located at key intervals. It is envisaged that these parks will become social nodes where all age groups are able to gather while also increasing the Release Area's sense of place.

# 6.2.1 Strategy for Recreation and Open Space Facilities

The Demographic and Facility/Service Needs Study for the Ingleside-Warriewood Urban Release Area (Travers Morgan 1994) identified several issues that needed to be considered in planning for open space and recreation. These strategic issues have been considered and are reflected in this Plan:

- Optimising joint use opportunities with schools and community facilities.
  Local schools contain extensive areas of open space which historically
  have not been available to the community for either passive open space or
  active sports reserves. Council is intensively negotiating with all schools in
  the area to make this land available to the public out of school hours which
  is peak recreation time for the community. By providing increased security
  and facilities such as amenities, lighting and parking, this land will be fully
  utilised by incoming residents;
- Developing an overall park system with linkages between open space areas using walkways and cycle ways, including linkages to other public use areas and sectors (such as schools, community and retail centres and industrial/commercial sectors);
- Linking the escarpment, creeks, wetlands and lagoons via multi-functional open space corridors; and retaining existing bushland;
- Implementing buffer zones to minimise the migration of pollutants and the potential for flooding of low lying areas for increased urban run-off;
- Providing parks to accommodate water quality elements such as bioswales and detention basins as urban design elements and where they do not impact upon the recreational opportunity or quality of the area;
- Developing larger integrated parks including playgrounds, sports fields and park lands rather than too many small scattered parks as a means of controlling maintenance costs;
- Establishing parks that cater for older residents with strong emphasis on walking activities, seating, creation of settings with high amenity and landscape quality;
- Establishing parks with adequate car parking and accessibility to residential areas;
- Establishing informal parks in areas where there is topography to create interest and places for informal activity as well as passive purposes;
- Recognising the high capital and recurrent cost of public recreation and open space will limit Council's ability to provide completed facilities in the short to medium term, and therefore in the initial stages of development



Council has concentrated on identifying and securing land for open space purposes; and

 Exploring opportunities to bring areas with high conservation value and environmental attributes into public ownership through possible land exchanges between private landowners and State Government departments.

The locations for open space facilities are shown in the *Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain)* as amended. The final location and detailed design of many open space areas will be determined through ongoing consultation with landowners, developers and the community.

The proposed quantum of open space is based on the standard of 2.83 hectares per 1000 persons. While this is less than the current ratio in the LGA, this area of open space meets accepted standards and can be adequately planned and managed to provide high quality, usable and accessible recreational opportunities that meet the needs of the expected population while minimising land acquisition costs.

The Pittwater Recreation Strategy (p. 90) recommends:

"Retain this standard of 2.83 hectares of open space provision per 1,000 population for Warriewood Valley. Ensure the open space provision comprises large and small parks, public recreation areas including multifunctional creekline corridors, pedestrian and cycleway paths, playgrounds and sportsfields...

Focus on the purchase of large areas of land suitable for sportsground precincts using section 94 funds from developer contributions."

The proposed provision allows for multi-use facilities and can remain relatively flexible and able to accommodate changing recreation needs and circumstances over time. Provision includes the following:

- Neighbourhood Parks (Valley View Reserve, Mahogany Reserve and Shearwater Reserve): Three neighbourhood parks have been provided in the geographic centre of the Release Area. All parks are connected to the central creek line corridors enabling connectivity between all recreational areas. The provision of linear corridors allows all parks to become equally accessible throughout the area. The neighbourhood parks have now been completed. The combination of creek line corridors and parks provide a unique recreational and environmental asset to the new residents.
- Local Park (Lynne Czinner Part): One centrally located local park will be provided serving the local community.
- Sports fields: 5.3 hectares of land have already been purchased for sportsgrounds and ancillary uses. This area is known as the Warriewood Valley Sportsground and comprises land at Jacksons Road and Boondah Road. Of the 5.3 hectares, 2.7 hectares comprise sports fields and curtilage, with the balance containing associated car parking, amenities and passive recreation areas.



- Consideration of the use of flood prone lands for sports fields where possible.
- Use of partnerships with State government agencies, such as Department of Education and Communities, to allow use of sports fields by the public and local sporting associations out of school hours.
- Linear Open Space: Land proposed to be acquired and embellished under this Plan via the Multi-functional Creek Line Corridor program has been included in the overall open space calculations. Generally the recreational potential of the corridors will be limited to pockets along the corridors where the creek meanders, allowing expanded open space areas for passive recreation.

# 6.2.2 Open space land requirements

Given Warriewood Valley is expected to contain a total of 2,078 residential dwellings which will house 5,611 persons, the quantum of open space to be provided is 15.88 hectares (based on the standard of 2.83 hectares per 1000 persons).

Table 5 details the quantum of open space delivered since the commencement of a contributions plan for Warriewood Valley in 1998. As outlined in Table 5, of the 15.88 hectares of open space required for the Release Area, 13.9 hectares of open space has been delivered to date, with 1.98 hectares still be delivered. The remaining 1.98 hectares comprises 0.67 hectares of linear open space to be achieved through the future dedication of creek line corridor land and provision of 1.31 hectares of land for active open space.

The anticipated open space requirements of the Release Area have changed over time. Recently, sectors in the Release Area are not developing to their maximum permissible yield under the Pittwater LEP; while several properties may have difficulty to redevelop on their own and are unlikely to achieve a development outcome due to site configuration or environmental constraints. Accordingly, the open space requirements are based on updated assumptions on anticipated development.

The strategy for the provision of this remaining open space is discussed in further detail in the following sections.



Table 5: Active and passive open space areas

Open Space Type	Areas delivered (hectares)	Remaining area still to be delivered (hectares)
Active Open Space	6.7	1.31
Warriewood Valley Sportsground (Jackson Road)	4.7 *	-
Narrabeen Sports High School (synthetic and turf fields)	1.4 **	-
Southern Buffer	0.6	4.15 – Refer to section 6.2.3
Passive Open Space	7.2	0.67
Central Local Park (northern half in Sector 8)	1.1 (exclusive of creek line corridor)*	-
Central Local Park (southern half in Sector 9)	1.06 (exclusive of creek line corridor) (land purchase only) *	Note: Land still be to embellished <sup>+</sup>
Sector 1 playground	0.2 *	-
Fernbank Reserve playground (in Sector 10)	0.47 *	-
Shearwater playground (in Sector 12)	0.22 *	-
Detention Basin (2 Prosperity Parade)	0.65 usable area only (the remaining 0.35ha comprises water quality basin) *	-
Linear Open Space along Creek Line Network (counted as 30% of total creek line corridor land area)++	3.5	0.67 – Refer to section 6.2.4
SUB TOTAL	13.9	1.98
TOTAL AREA OF OPEN SPACE TO BE DELIVERED	15.88	

<sup>\*</sup> Refer to Appendix B (in Warriewood Valley) of Pittwater Recreation Strategy

<sup>\*\*</sup> Refer to Appendix B (in North Narrabeen) of Pittwater Recreation Strategy

<sup>\*</sup> Embellishment identified in works schedule – refer to Item 10 in Public Recreation and Open Space Strategy in Appendix B of this Plan

<sup>\*\*</sup> Refer to section 5.3 of this Plan



## 6.2.3 Active open space still to be delivered

1.31 hectares of land is still required to meet the anticipated active open space demands of the Release Area.

Previous versions of the Plan had identified land located in the Southern Buffer area, comprising approximately 4.7 hectares, as potentially suitable to meet the forecast demand for active open space.

Council has attempted to purchase properties in the Southern Buffer via commercial negotiations to meet this demand. With the exception of 3 Boondah Road, Council has been unsuccessful in purchasing these properties.

In 2017, Council purchased 3 Boondah Road and has now delivered new hardcourts on this property.

In the event that Council is unsuccessful in purchasing the required 1.31 hectares of land or there are insufficient funds for the embellishment of the land to sufficiently meet the objectives of this Plan, the following options will be considered:

- Delay embellishment until funds become available through other future opportunities; and
- Further embellish existing active recreation areas to a higher standard to
  facilitate more intense usage (for example, installing lighting or replacing
  a turf playing surface with a synthetic surface to allow 7 days per week
  continued usage regardless of weather conditions and in turn, facilitate
  increase in number of users and hours of use).

Opportunities for future land purchase for active open space, including its suitability for such purpose, in and adjoining the Release Area is limited. To satisfy remaining active open space demands, the Plan will fund the embellishment of existing sports fields to increase the available hours of use. This will be achieved through upgrading existing turf surfaces, improving drainage and providing lighting.

The option to meet remaining open space demand through embellishment rather than pursuing the purchase or acquisition of additional land is considered to be a financially sustainable approach. This approach is consistent with the open space strategy in previous versions of the Contributions Plan where suitable land or funds are not available.

Active open space embellishment works are contained in Appendix B.

## 6.2.4 Passive open space still to be delivered

In order to meet the passive recreation requirements, a total of 0.67 hectares of land is still to be acquired and will be achieved through the acquisition of land along creek line corridors. This linear open space is deemed suitable for use as passive recreational land.

The Multi-functional Creek Line Corridor Strategy, outlined in section 5.0 of this Plan, recognises that the strategy will also deliver a linear open space network within the creek line corridor. Given their primary function as drainage corridors,



only 30 percent of the total creek line corridor land is attributable as open space area.

The total inner creek line corridor width is generally 50 metres (25 metres either side of creek centre line). The actual creek bed area and batters will generally occupy up to a 25m width (5m bed and 10m batters on either side). Batters and surrounding creek line land will be extensively planted and as such the recreation potential of the corridors will be limited to pockets along the corridor where the creek meanders and allows expanded open space areas for reasonable recreation opportunities. While industrial and commercial developments are not directly levied under the Public Recreation and Open Space Strategy, it is recognised that there is some recreational value of the creek line corridors for these developments and that people working in these sectors are able to use the corridors for either access to and from work or for lunch time recreation.

As the purchase and embellishment associated with the creek line network has already been attributed as part of the contribution toward the Multi-functional Creek Line Corridor Strategy, a second levy under this Strategy is not applied.

## 6.2.5 Deletion of works from this strategy

There are some works previously identified in superseded versions of this Plan which, after further in depth analysis, have been removed for the following reasons:

Removed in the Warriewood Valley Contributions Plan Amendment 16 Revision 1 (adopted 15 December 2014)

- Progress Park (0.25 hectares) not considered desirable as the field is on a main road and is also used as an unleashed dog exercise area. Better options have become available.
- Buffer Area 1m (1 hectare) considered not suitable for the following reasons:
  - This land is highly flood affected, with high flood hazard due to depth
    of flooding and velocity, making it unsuitable for active or passive
    recreational uses where lives, in particular children's lives could be
    put at major risk.
  - The site is part of the current flood storage for Narrabeen Creek and Narrabeen Lagoon floodplain and as such cannot be filled with more material unless compensatory cut is provided.
  - There is potential for the water table to be close to the surface at this location, which would affect the drainage and grass growth of any future sports fields.
  - The site has been filled over the years with material of unknown quality. This fill material is likely to contain contaminants that cannot remain in-situ and would need to be removed and replaced. What is observed at the surface is tile, concrete and brick rubble that has been introduced to the site to create a more permeable surface to operate the existing plant nursery.



- The land does not adjoin any existing active recreation facilities. If the site was to be developed for sports fields, separate amenities and car parking facilities would need to be provided. As a result, compared to the cost of expanding existing active recreation facilities, establishing a sports field at this location would be considerably more expensive.
- The site is extremely close to land planned for future medium density residential development. This causes logistical problems with scheduling its use.

Removed in the Warriewood Valley Contributions Plan Amendment 16 Revision 4 (to be adopted June 2022)

• Southern Buffer land acquisitions and embellishment – see section 6.2.3.



# 6.3 Contributing development

Development identified in Table 1 on land identified in Figure 5 will contribute towards public recreation and open space facilities.

While industrial/commercial developments are not directly levied for public recreation and open space, it is recognised that there is some recreational value of the creek line corridors and that people working in Warriewood Valley are able to use the corridors for either access to and from work or for lunch time recreation. As industrial and commercial development will contribute toward the Multi-functional Creek Line Corridor Strategy, a contribution toward the Public Recreation and Open Space Strategy is not applied.

The Plan recognises that SEPP Seniors Living (assisted living) developments do not generate the same level of demand for public recreation and open space facilities as other residential development. As a result, SEPP Seniors Living (assisted living) residential developments will not contribute the provision of these facilities.

# **6.4 Apportionment**

The need to provide the public recreation and open space facilities identified in this Strategy is generated by the future residential development of the Warriewood Valley Release Area. It is therefore appropriate that residential development (excluding SEPP Seniors Living (assisted living) developments as identified in Table 1 and section 2.4.2) within the Warriewood Valley catchment (see Figure 5) be subject to the full cost of providing these open space facilities.

## 6.5 Reasonableness

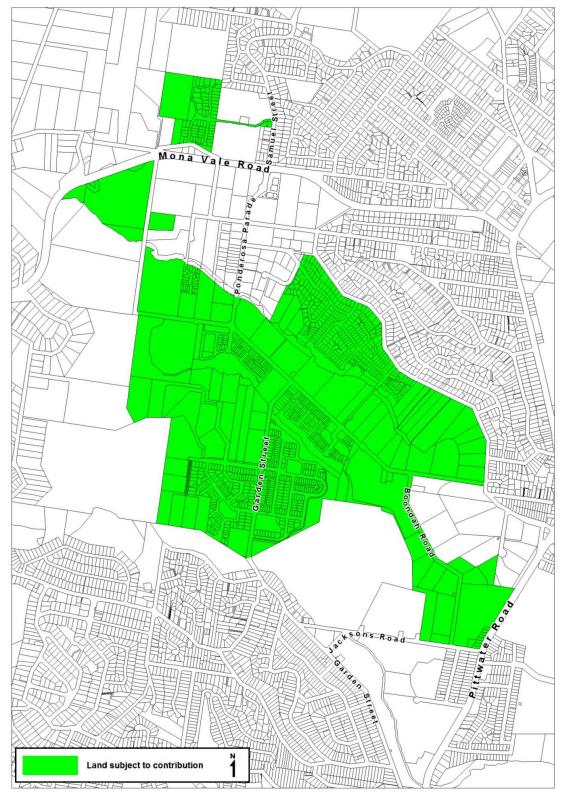
The core principle of development contributions is that they must be reasonable. A contribution toward open space and recreation facilities is considered reasonable as it will ensure the equitable provision of recreation and open space facilities for all future residents. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

# 6.6 Works schedule

The open space and recreation facilities already delivered under this Strategy are listed in Appendix A of this Plan. The open space and recreation facilities associated with this Strategy that are still to be delivered are detailed in Appendix B.



Figure 5: Land subject to Public Recreation and Open Space Strategy





# 7.0 Pedestrian and Cyclist Network Strategy

## 7.1 Introduction

The provision of pedestrian and cycleway facilities within communities is critical to provide access, improve health and deliver ecological sustainable development. Consistent with this, Council remains committed to the development of a safe and practical pedestrian and cycleway network for the LGA. Council recognises that additional residential, commercial and industrial development in the Warriewood Valley Release Area will increase the demand for pedestrian and cycleway facilities.

Council's objectives are to provide a consistent standard of facilities for pedestrians and cyclists within Warriewood Valley. This strategy identifies the pedestrian and cycleway facilities that will be required as a result of the future development of Warriewood Valley.

## 7.2 Nexus and future demand

Pedestrian and cycleway facilities offer a flexible and low impact alternative to the use of private motor vehicles and are an important consideration in transport planning for the Release Area. New development in the Warriewood Valley Release Area is a mix of residential, industrial and commercial development, which will create a demand for transport and recreation facilities by residents and workers.

Sectors 20, 202 and 203 will not be levied under the Pedestrian and Cyclist Network Strategy because of their isolated location to the north of Warriewood Valley. Development in these sectors will be required to provide directly to any required pedestrian and cycleway facilities as part of their development.

Safe pedestrian access to 120 and 122 Mona Vale Road will be via local roads and the networks of shared paths in the Release Area. Development on these properties will be required to contribute to the items in the Pedestrian and Cycle Network Strategy.

Sustainable transport management involves the provision of non-motorised transport modes as well as roads for motorised transport needs. Provision of multi-use access ways can be effective in providing a sustainable and balanced transport regime, particularly for trips in the immediate locality as well as providing an attractive form of recreation and access to recreation facilities within the Warriewood Valley.

Significant adjacent land uses likely to be heavily utilised by Warriewood Valley Release Area residents, such as Warriewood Square and the Warriewood Wetlands, provide both a need and opportunity for convenient and direct pedestrian and cycle path connections.

The Pittwater Walks and Rides Strategy Masterplan Review – March 2012, Move – Northern Beaches Transport Strategy November 2018 and the Northern Beaches Bike Plan July 2022 identified the need to provide a well-planned active transport network



in order to promote alternative transport use and to cater for the recreational needs of incoming residents. These plans identify the opportunities and constraints in developing bicycle and pedestrian facilities and recommendations for actions required in establishing a safe, functional and integrated bicycle network.

Given Council's commitment to bicycle facilities, the provision of the cycleway and pedestrian network is a reasonable expectation of incoming residents to Warriewood Valley. The cycleway and pedestrian paths identified are expected to be used for commuters travelling to and from school or work, or to link to other transport networks, such as the B Line stop on Pittwater Road near Jacksons Road, as well as other recreational users.

The pedestrian and cycleway network has been developed and located to service the industrial/commercial and residential areas alike. The creation of the pedestrian and cycleway network has taken into account shared paths situated in the creek line corridors, and the existing and proposed active and passive open space areas. The network will largely be situated in vegetated corridors with high landscape and environmental amenity. Shelters, bridges and other recreational opportunities in addition to playground areas will feature strongly. Key destination points such as Warriewood Square, Warriewood Wetlands, Warriewood cinema complex and sports facilities are accessible from the pedestrian and cycleway network.

The shared paths will also provide access for pedestrians, cyclists, and maintenance vehicles, ensuring their long-term function within the Release Area. Pedestrian and bicycle use and their location primarily in drainage corridors prone to flooding reinforce the need for such paths to be durable and of lasting construction. As such, concrete construction of pathways will be in accordance with RMS and Council standards for construction of shared paths.

Construction of the multi-use access way network will proceed at the same pace as the development in Warriewood Valley, as land acquisition of creek line corridor to contain the cycle network will generally occur through dedication of land as adjacent development is approved.

The Pedestrian and Cyclist Network Strategy does not include purchase or augmentation of land already purchased and is for the planning and provision of the actual pedestrian/cycleway facilities only. Through the Traffic and Transport and Multi-Function Creek Line Corridors strategies, a unified system of linear corridors will be acquired throughout Warriewood Valley designed to accommodate facilities for cyclists and pedestrians.

## 7.2.1 Deletion of works from this strategy

There are some works previously identified in Warriewood Valley Contributions Plan Amendment 16, Revision 3 2018 (superseded by this Plan) which, after further in depth analysis, have been removed for the following reasons:

 Item 1 Shared path along Narrabeen Creek at Sectors 5/6 – Located at the western boundary of the Release Area adjacent to the escarpment.
 A shared path in this location will provide little benefit to residents.



- Item 6.1 Shared path Sector 10.B Located on the western boundary
  of the Release Area and will provide little benefit to residents. Footpaths
  will be required as conditions of consent when the property is
  developed.
- Item 18 Shared path connection Vuko Place to Pittwater Road This
  item is proposed on private land which is not considered feasible. An
  existing connection from Vuko Place to Pittwater Road is available via
  shared paths in Warriewood Road.
- Item 32 Shared path connection Jacksons Rd to Warriewood Wetlands

   Preliminary investigations identified that this item will cause significant adverse environmental impacts if delivered. The existing path is considered appropriate.

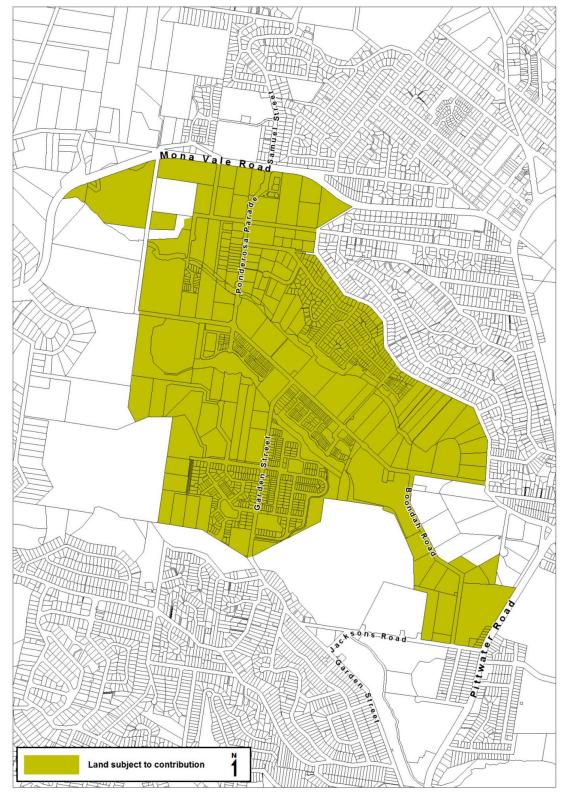
# 7.3 Contributing development

Development identified in Table 1 on land identified in Figure 6 will contribute towards the cost of delivering the Pedestrian and Cycleway Strategy.

The Plan recognises that residential care facilities do not generate the same level of demand for pedestrian and cycle infrastructure as other residential development. As a result residential care facilities will not contribute the provision of this infrastructure.



Figure 6: Land subject to Pedestrian and Cyclist Network Strategy





# 7.4 Apportionment

The need to provide the pedestrian and cycleway facilities identified in the Pedestrian and Cyclist Strategy is generated by the development of the Warriewood Valley catchment. Being an urban release area, pedestrian and cycleway facilities are considered essential pieces of active transport infrastructure and will primarily benefit the residents and workers of the Release Area. It is therefore appropriate that all residential development except for residential care facilities within the Warriewood Valley catchment (excluding Sectors 20, 202 and 203) be subject to the full cost of providing these facilities.

As discussed at section 2.4 of this Plan, a discount toward the Pedestrian and Cyclist Strategic is applied specifically for industrial and commercial development in recognition of the reduced demand for these facilities as compared to residential development. This adjustment is discussed in detail at section 2.4 of this Plan.

## 7.5 Reasonableness

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the equitable provision of pedestrian and cycleway facilities for all new residents and workers. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

## 7.6 Works schedule

The pedestrian and cycleway facilities already delivered under this Strategy are listed in Appendix A of this Plan. The pedestrian and cycleway facilities associated with this Strategy that are still to be delivered are detailed in Appendix B of this Plan.



# 8.0 Communities Facilities Strategy

## 8.1 Introduction

A place for the community to meet is considered a basic prerequisite for community development. A local community facility, such as a community centre, provides a place for community groups to meet, encourages the establishment of new groups and activities and provides a place for the whole community to meet and integrate. These centres provide flexible space that can cater for the needs of a diverse population of various age groups, community groups and ethnic, cultural, linguistic, educational and socio-economic backgrounds. Activities and programs can be adapted to accommodate the changing needs and characteristics of the population. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighborhoods.

Council seeks to provide a high level of community services throughout the LGA. This element of the Plan has been developed to ensure that an appropriate level of service provision, consistent with relevant benchmarks and best practice, is maintained for all residents and workers of the Warriewood Valley Release Area. Activities accommodated and needed in community centres for Warriewood Valley will include:

- Social activities for all age groups.
- Adult education.
- Playgroups.
- Youth activities.
- Art and craft activities.
- Activities for older residents.
- · Activities for those with a disability.
- Catering and function rooms for events.

# 8.2 Nexus and future demand

Demand for new public facilities within the Warriewood Valley Release Area will be influenced by a number of factors, including the anticipated demographic composition of the new population, the availability and type of facilities currently available, and whether there is any spare capacity within the existing infrastructure.

Existing facilities are at capacity, evidenced by the requests for provision of additional activities and services from community groups that cannot be accommodated in existing facilities. It is apparent, through previous research, that there is no capacity in the existing community facilities to cater for the demand likely to arise from expected population growth over the next 10 years. As a consequence, it will be necessary to provide additional floor space to ensure appropriate levels of service to the incoming population. The factors which will affect the demand for community services are based on the profile of the incoming population.

In 1994, the population of the Warriewood Valley Release Area was anticipated to be different to that of the existing community. The *Demographic & Facility/Services Needs* 



Studies, Ingleside-Warriewood Urban Release Area (Travers Morgan 1994) identified the following characteristics and requirements:

## Services for children

With a significant proportion of children aged 0-12 years and a high rate of women in the workforce, there will be additional demand for children's services. Residents moving into the area will require access to services such as long day care, pre-school, occasional care and outside school hours care, which is permissible in residential zones of the Release Area. There will also be a need for community facilities in which to provide a range of activities for children, in particular for preschool children and afterschool recreational activities.

# Services for young people

Youth entertainment and transport have been identified as two major issues for young people moving into the area. Community facilities will need to provide a variety of recreation/entertainment options for young people, in a location that is accessible by bus, bicycle and those in wheelchairs and on foot.

## Ageing population

The provision of multi-unit housing may increase the number of aged residents as very often they are seeking smaller homes with reduced maintenance. There will be continued demand for community centres to provide space for activities for older people and information services such as libraries.

## • Female workforce participation

With a stable proportion of children aged 0-12 years and continued high rate of female workforce participation, new residential development will create strong demand for child care services, particularly for children under 2 years, preschool services and services for children with a disability.

## Services for persons with a disability

It is anticipated that the Release Area will have a significant population of people with disabilities. This is due primarily to the high proportion of aged residents and the attractiveness of the area for those who want to be near the major disability service providers located on the Northern Beaches. There will therefore be a need for community facilities to be fully accessible and to provide a range of services/programs for people with disabilities.

# Services for the general community

The need for a range of other services for the general community including community nursing services and services for women and people from non-English speaking backgrounds have been identified as necessary for the future population. This highlights the need for multi-purpose community facility space to provide a base from which a variety of services and activities can be offered to the community.

More recent studies and feedback from the community clearly highlight the need for spaces to also be made available for environmental education and awareness.



Some types of community services are age specific (such as child care, youth centres or senior citizens centres) while others are generic and used by people of all ages (such as exhibition space). This Strategy seeks to provide community facilities and services that are able to provide for the demands of the whole population. Based on a review of Council's strategic community facilities and service priorities and the desire/ability to deliver local services, it is considered that the needs of the incoming population will be best met by provision of additional floor space and equipment.

This Strategy aims to achieve the following objectives and benefits:

- Provide increased flexibility to address changing community needs over time;
- Provide more innovative, economical and effective models of provision;
- Meet a range of community needs in one centre increasing levels of community access and service;
- Provide a facility that is fully accessible to enable use for services specifically for older residents and for people with disabilities;
- Provide facilities within a reasonable time;
- Establish a focal point for community activities and services which will provide benefits in community development terms and encourage an engaged and connected local community.

In 2018, a review of existing community facilities across the LGA was undertaken in conjunction with appropriate benchmarks across the State to determine the current rate of provision and level of service. It is appropriate that the community facility in Warriewood Valley be provided at a rate consistent with the provision across the LGA and NSW. This Strategy will provide for the provision of a community facility to satisfy the demands of the expected population of Warriewood Valley consistent with the contemporary benchmark of 80 square metres of community floor space per 1,000 residents.

The proposed location for the new community facility is the existing site of the Nelson Heather Centre which is situated on the corner of Jacksons Road and Pittwater Road. The Nelson Heather Centre provides approximately 940 square metres of floor space.

A new community facility will replace the existing Nelson Heather Centre and is anticipated to provide 2,180 square metres of floor space. Funding for the construction of the community facility under this Plan is limited to the needs of the Warriewood Valley residents, comprising approximately 449 square metres of additional floor space.

Development contributions funding for this community facility is identified in Appendix 2

# 8.3 Contributing development

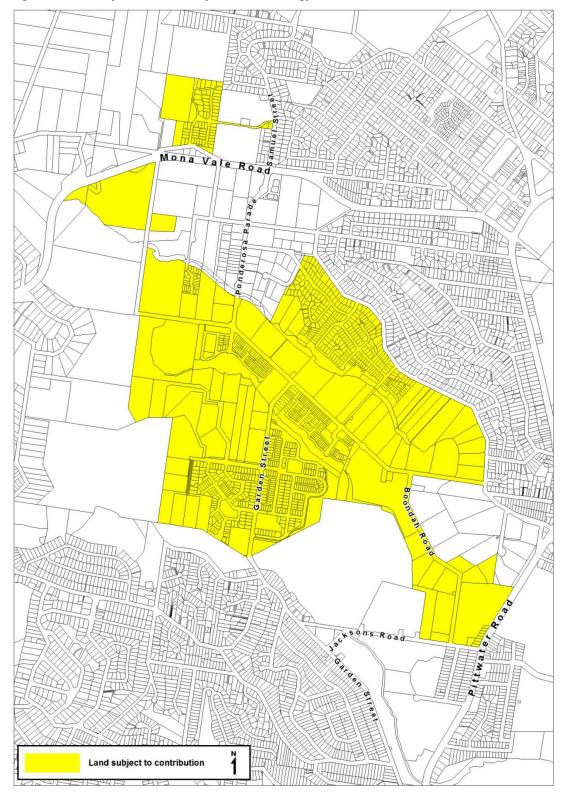
Development identified in Table 1 on land identified in Figure 7 will contribute towards the Community Facilities Strategy.



The Plan recognises that residential care facilities do not generate the same level of demand for community facilities as other residential development. As a result residential care facilities will not contribute the provision of this infrastructure.



Figure 7: Land subject to Community Facilities Strategy





# 8.4 Apportionment

This Plan will fund a contribution towards the cost of facilities to satisfy the demands of the expected population in the Release Area.. The purpose of this approach is to ensure there is a nexus between the expected population and the demand for these facilities, and to ensure that only new development pays for this provision. The construction of a larger facility that also meets the demands of residents outside of the Release Area will require additional funding sources to address these external demands. <sup>18</sup>

This Plan will contribute toward the proposed facility to meet the standards and benchmarks for service provision across the LGA.

## 8.5 Reasonableness

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the equitable provision of community facilities for all new residents. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

# 8.6 Works schedule

The community facilities already delivered under this Strategy are listed in Appendix A of this Plan. The community facilities associated with this Strategy that are still to be delivered are detailed in Appendix B of this Plan.

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<sup>&</sup>lt;sup>18</sup> On 27 October 2020, a report was provided to Council identifying all proposed funding sources for the community facility and included funding from the Warriewood Contributions Plan identified in Appendix 2. A 'dedicated Your Say' webpage for the community centre is available at <a href="https://yoursay.northernbeaches.nsw.gov.au/Warriewood">https://yoursay.northernbeaches.nsw.gov.au/Warriewood</a> Community Centre



9.0 BUSHFIRE PROTECTION STRATEGY

# 9.0 Bushfire Protection Strategy

## 9.1 Introduction

The Warriewood Valley Release Area is bordered to the west by significant vegetation. The area's bushland resource is a significant contributor to the high quality of life enjoyed by the Release Area's residents, while its ongoing protection has been shown as a high priority for the wider former Pittwater community. The scenic and natural qualities and the recreational pursuits available are significant contributors to the LGA's quality of life.

With the history of the behaviour of bushfires previously recorded in the Warriewood Valley Release Area and the significant amount of surrounding bushland likely to be conserved in both public and private ownership, bushfire is a potential threat to all new development that must be managed. This Plan provides for bushfire protection measures, which Council considers essential to safeguard life and property from the risk of bushfire.

Note: All contributions toward bushfire protection works have now been collected. Although no further contributions will be levied towards delivery of these facilities, some facilities are still to be delivered. These are identified in Appendix B of this Plan.

## 9.2 Nexus and future demand

The development of the Warriewood Valley Release Area will require the provision of bushfire protection works. This Plan identifies the bushfire protection works that Council intends to implement to safeguard life and property from the risk of bushfire.

The Ingleside/Warriewood Urban Land Release Bushfire Hazard Evaluation (1995) recommended the provision of a perimeter fire trail around a bushfire hazard boundary within an urban subdivision to provide perimeter access for fire fighters and for use as a fire control line. Bushfire protection trails with unobstructed access available to emergency vehicles need to be created and maintained in locations that optimise effective management of bushfire emergencies. The bushfire protection trail comprises both:

- · Perimeter roads designed as part of the subdivision of the sector; and
- Access linkages between the perimeter roads.

It is worth noting that this strategy pre-dates the current requirements under Clause 4.14 of the EP&A Act and the introduction of *Planning for Bushfire Protection (NSW RFS, 2006)*. Properties identified as bushfire prone will require compliance with the NSW Rural Fire Service's *Planning for Bushfire Protection 2019*, including provision of a perimeter fire trail and Asset Protection Zones as part of the subdivision layout. The responsibility for funding and constructing the perimeter fire trail within the development site is the responsibility of the developer.



#### 9.0 BUSHFIRE PROTECTION STRATEGY

This Strategy will deliver key linkages between perimeter roads provided by the developer through the subdivision of land.

# 9.2.1 Deletion of works from this strategy

With consultation and agreement from the NSW Rural Fire Service, some works previously identified in the Warriewood Valley Contributions Plan Amendment 16 revision 3 2018, have been removed. This includes:

- Item 3 Connection between the local road network and future fire trail on private property (between Sector 5 and Sector 8)
- Item 4 Connection between the local road network and future fire trail on private property (between Sector 9 and Sector 10)

Reason for deletion: The provision of fire trails and perimeter roads on private properties is required by *Planning for Bushfire Protection 2019* when the land is developed. These private properties are yet to develop. The construction of Items 3 and 4 will be imposed on developers via conditions of development consent when the adjacent private properties are developed.

# 9.3 Contributing development

All contributions toward bushfire protection works have now been collected. Contributions toward this element have not been collected since 4 September 2008.

Prior to this date, all development within the Warriewood Valley Release Area was required to contribute towards the cost of providing bushfire protection services.

# 9.4 Apportionment

The need to provide bushfire protection facilities identified in the Bushfire Protection Strategy is generated by the development of the Release Area. Given that the Release Area contains significant portions of bushland, developer contributions are required to support additional infrastructure required by new development. Council considers it essential that the full economic value of the contribution made by existing residents to the provision of bushfire protection facilities should be recognised and that new development will benefit substantially from this provision.

# 9.5 Reasonableness

The core principle of development contributions is that they must be reasonable.

A contribution for bushfire protection is considered to be reasonable as it levies for the needs of new residents and workers for bushfire protection and ensures the equitable provision of these facilities.



9.0 BUSHFIRE PROTECTION STRATEGY

# 9.6 Works schedule

The program of bushfire protection works still to be delivered under this Plan is detailed in Appendix B of this Plan.



10.0 PONDEROSA PARADE DRAINAGE STRATEGY

# 10.0 Ponderosa Parade Drainage Strategy

## 10.1 Introduction

This Strategy identifies the drainage infrastructure within the Ponderosa Parade precinct established to facilitate development of the Stage 1 Release.

The design and construction of stormwater drainage infrastructure along Ponderosa Parade, from Jubilee Avenue to Narrabeen Creek Warriewood, has already been completed. Forward funding from Council has facilitated early delivery and completion of this infrastructure.

A number of sectors still to be developed are required to contribute towards the early delivery of this infrastructure.

## 10.2 Nexus and future demand

As part of the trunk drainage system for the Ponderosa Parade precinct, a pipeline was constructed in 1998/99 along Ponderosa Parade. The trunk drainage system starts west of Daydream Street and south of Mona Vale Road, and then crosses Daydream Street through private property to the intersection of Jubilee Avenue and Ponderosa Parade. Now complete, this pipeline runs along Ponderosa Parade and discharges stormwater to Narrabeen Creek.

Properties within the Stage 1 Release (being those along Ponderosa Parade between Jubilee Avenue and Narrabeen Creek, and 2 Daydream Street) and Sector 7 are required to contribute toward delivery of this infrastructure. These costs are distributed equitably, based on the area of each site.

# 10.3 Contributing development

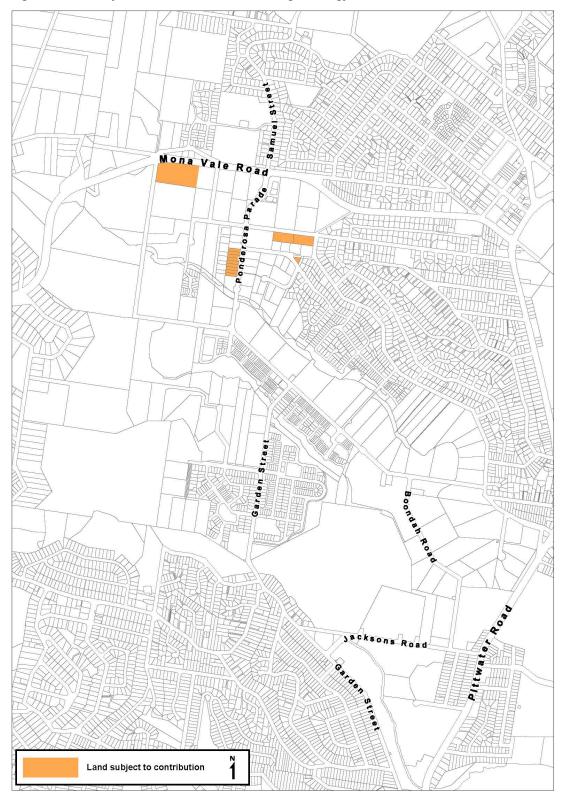
As of 2017, most of the properties having the benefit of the drainage infrastructure for the Ponderosa Parade precinct have been developed and contributed to the repayment of this infrastructure.

The remaining sectors still to be developed are Sectors 102, 103, 104 and 105. All development on these properties (identified in Figure 8) will contribute towards the drainage infrastructure for the Ponderosa Parade precinct.



## 10.0 PONDEROSA PARADE DRAINAGE STRATEGY

Figure 8: Land subject to Ponderosa Parade Drainage Strategy





10.0 PONDEROSA PARADE DRAINAGE STRATEGY

# **10.4 Apportionment**

The need to provide the trunk drainage system for the Ponderosa Parade precinct is directly generated by the development of the sectors within this precinct. It is therefore appropriate that all development in this precinct be subject to the full cost of providing this infrastructure.

## 10.5 Reasonableness

The core principle of development contributions is that they must be reasonable and equitable. This contribution is considered to be reasonable as it relates to costs associated with actual delivery of drainage infrastructure for the Ponderosa Parade Precinct. Costs associated with the early delivery of this infrastructure are still to be recouped via this Plan. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the Ponderosa Parade Precinct.

## 10.6 Works schedule

The Ponderosa Parade drainage infrastructure has been delivered and is listed in Appendix A of this Plan.



11.0 ADMINISTRATION & PLAN MANAGEMENT STRATEGY

# 11.0 Administration and Plan Management Strategy

## 11.1 Introduction

This Strategy identifies the demand for resources related to the ongoing management and administration of this Plan.

The management and administration of this Plan imposes costs on Council in the preparation, implementation, monitoring and review of this Plan. With the increase in population and workforce there is a necessity to ensure there is a continuous process of managing, monitoring, revising and implementing this Plan.

## 11.2 Nexus and future demand

Contributions plans and management systems exist because the nature of new development justifies and requires it. The costs to prepare, review and implement the plan, including for background studies, will be funded by new development where appropriate.

The administration of a Contributions Plan is an expensive task. Council employs staff on both a part time and full time basis to coordinate the implementation of this Plan, the associated financial model and works schedule. In addition, consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions. The cost of contract administration is also considered a plan administration cost.

In accordance with IPART's Local Infrastructure Benchmark Costs Final Report, administration and plan management costs have been calculated annually at 1.5% of the value of expenditure for each financial year.

# 11.3 Contributing development

All land subject to this Plan will contribute towards the Administration and Plan Management Strategy (refer to Figure 1).

# 11.4 Apportionment

As this Plan has been prepared solely to cater for the demands of future development, the costs associated with the Plan's preparation and ongoing administration will be borne fully by the future development.

As discussed at section 2.4.2 of this Plan, the contribution amount toward plan administration for residential care facilities is adjusted based on a reduced occupancy rate.



## 11.0 ADMINISTRATION & PLAN MANAGEMENT STRATEGY

## 11.5 Reasonableness

The core principle of development contributions is that they must be reasonable. A contribution for Administration and Management is considered to be reasonable as it relates to costs associated with actual delivery of infrastructure identified under this Plan including the monitoring/review of the Plan to facilitate timely delivery.

## 11.6 Works schedule

The funds to be set aside annually for the management and administration this Plan are listed in Appendix B of this Plan.



## WARRIEWOOD VALLEY SECTION 94 CONTRIBUTIONS PLAN AMENDMENT 16 REVISION 3

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## WARRIEWOOD VALLEY SECTION 94 CONTRIBUTIONS PLAN AMENDMENT 16 REVISION 3

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APPENDIX A: COMPLETED WORKS

# **Appendices**

# **Appendix A: Completed Works**

Traffic and Transport Strategy		
Year Completed	Project Description	
1998/99	Design and Associated Works	
1999/00	Design and Associated Works	
2000/01	Mona Vale Road/Foley Street Traffic Lights - Concept Design	
	Design and Associated Works	
	Traffic calming in Warriewood Road fronting Sector 1 – N0444/98	
	Traffic calming in Warriewood Road fronting Sector 1- N0452/98	
	2 bus bays in Warriewood Road-N0444/98	
	Line marking/signage in Warriewood Road fronting Sector 1 – N0444/98	
	Line marking/signage in Warriewood Road fronting Sector 1 – N0452/98	
	Pathway land-Ponderosa Parade to Prosperity Parade – DP 1024779-99/5	
2002/03	Pedestrian refuge in Garden Street, south of Orchard Street – N0570/01	
	Roundabout (partial) in Garden Street at Sector 10 entrance – N0570/01	
	Ponderosa Parade widening and roundabout (88 Mona Vale Rd) – 10904 of 2000	
	Traffic Lights at Mona Vale Road/Foley Street - design	
	Prosperity Parade street lighting	
	Footpath link from Ponderosa Parade to Prosperity Parade	
2003/04	Bus Shelter in Garden Street	
	Traffic Lights / Roadworks design - Mona Vale Road/Foley Street	
	Traffic Calming (Sector 2) Warriewood Road	
	Traffic Calming (Sector 1) Warriewood Road	



## APPENDIX A: COMPLETED WORKS

	Traffic Lights / Roadworks design - Mona Vale Road/Foley St
2004/05	Fern Creek bridge design
	ů ů
	Street tree planting
	Bus shelters in Warriewood Road
	Apollo Street improvements
	Bus bay in Warriewood Road (Sector 2) - N0143/00
	Pedestrian refuge in Garden Street, north of Mullet Creek - N0785/02
	Roundabout at Sector 10 / Sector 12 entrance – N0785/02
	Roundabout at Garden and Orchard St-N0785/02
	Traffic Lights / Roadwork design - Mona Vale Road/Foley Street
	Fern Creek Bridge design (2005/06)
	Apollo Street Improvements - street lighting and footpath
	Traffic lights / roadwork design - Mona Vale Road/Foley Street
2006/07	Fern Creek bridge design
	Medians in Jubilee Avenue, west of Daydream St (design)
	Entry Threshold – Garden Street/Natuna Street
	Pavement Correction & Strengthening Warriewood Road
	Traffic Calming - Warriewood Road, adjacent to Sector 1 and 2
	Road Widening - Warriewood Road, outside 12 Apollo Street (design)
	Pedestrian Refuge - Warriewood Road, between Moriac Street and Manooka Place
	Splay corner-Forest Road / MacPherson Street-N0210/04
	Bus bay-MacPherson Street at Forest Road-N0210/04
	Pedestrian refuge in MacPherson Street, north of Garden Street - N0210/04
	Signage, line marking & islands-north side of MacPherson Street - N0210/04
	MacPherson St / Forest Rd roundabout - N0210/04
2007/08	Garden St from Sector 12A to Mullet Creek - N0785/02
	Pavement Strengthening at MacPherson St / Brands Lane roundabout - N0210/04
	5 5



## APPENDIX A: COMPLETED WORKS

	Traffic Calming – Warriewood Rd Adjacent to Sector 1 & 2
	Road Widening - Warriewood Road, outside 12 Apollo Street
	Road Culvert over Fern Creek in Garden St
	Street trees
	Culverts in Narrabeen Creek at Ponderosa Pde (design)
	Warriewood Road footpath connection
	Traffic lights Mona Vale Road / Foley Street - relocate power poles
	Traffic Lights Mona Vale Road / Foley Street
	Pedestrian Refuge - MacPherson Street at Narrabeen Creek (west)
	Culverts in Narrabeen Creek at Ponderosa Parade
2008/09	Splay Corner - 213 Garden Street / MacPherson Street
	Road culvert over Fern Creek in Garden Street
	Culverts in Narrabeen Creek at MacPherson Street
	Roadworks associated with Ponderosa Parade culvert
2009/10	Pedestrian Refuge - MacPherson Street at Narrabeen Creek (west)
	Splay Corner - 213 Garden / MacPherson Street
2011/12	Macpherson Street bridge over Narrabeen Creek - Design
	Macpherson Street Boondah Road
2013/14	Bridge and culvert, Road Raising, power and utility Relocation Macpherson Street (Design and part construction)
2014/15	Pavement correction and strengthening at Foley Street
	Roundabout and intersection upgrade - Garden Street/Jacksons Road intersection
	Upgrade Boondah Road from MacPherson Street to approximately chainage 300 (eastern side only)
2015/16	Road upgrade – Macpherson Street (between Garden Street and Sector 8) and Garden Street (eastern side of road only, between Macpherson Street and Fern Creek)
2016/17	Bus Bay and Shelter - Macpherson Street (south side of road) at Garden Street
	Pedestrian Refuge (small) – Garden Street at Fern Creek
	Roundabout – Macpherson Street and Garden Street



2002/03

#### APPENDIX A: COMPLETED WORKS

	Splay corner purchase – MacPherson Street and Warriewood Road (1 corner - south-west corner)	
2017/18	Upgrade Boondah Road from Macpherson Street to chainage 300, eastern side only (design and construct)	
2017/10	Intersection upgrade and parking improvements – Garden Street and Powderworks Road	
2018/19	Bridge, culverts, road raising, power and utility relocation – Macpherson Street (design and construct)	
	Shared paths – Warriewood Road, Vuko Place to Pittwater Road	
	Road upgrade – Warriewood Road, Macpherson Street to Vuko Place	
	Roundabout – Warriewood Road and Hill Street intersection	
2019/20	Roundabout – Warriewood Road and Macpherson Street	
	Bus shelter - Macpherson Street (north side of road near Boondah)	
Multi-functional Cree	k Line Corridor Strategy (Rehabilitation works)	
Year Completed	Project Description	
1998/99	Water Strategy Works (Old Drainage Plan)	
1999/00	Water Strategy Works	
	Water Quality Compliance /Data Monitoring	
2000/01	Concept Design of Narrabeen Creek Corridor	
2000/01	Detailed Design of Narrabeen Creek Corridor	
	Concept Design of Fern Creek Corridor	
	Narrabeen Creek 30m Corridor C	
2001/02	Narrabeen Creek 45m Corridor D	
	Narrabeen Creek 45m Corridor E	
	Water Quality Compliance Data Monitoring	
	Water Quality Retention Basin - Earthworks	
	Narrabeen Creek-corridor E and part corridor D-N0446/98	

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Water Quality Compliance Data Monitoring Water Quality Detention Basin (Stage 2)



	East End Detention Basin Creek Crossing
	Narrabeen Creek Corridor C
	Fern Creek (Section I)
	Water Quality Compliance Data Monitoring
2003/04	Water Quality Detention Basin (Stage 2 earthworks)
2003/04	Narrabeen Creek Corridor C (2003/04 works)
	Fern Creek (Section I)
	Water Quality Compliance Data Monitoring
	Water Quality Detention Basin (Stage 2)
2004/05	Water Quality Detention Basin (Stage 2)
2004/03	Narrabeen Creek Corridor C (2004/05 works)
	Fern Creek (Section I)
	Narrabeen Creek Corridor B
	Narrabeen Creek Corridor F (Sector 2)
	Detention Basin
	Fern Creek - Corridor I
2005/06	Narrabeen Creek - Corridor C
2005/00	Fern Creek - Corridor H (Stage 1)
	Jubilee Ave - Upgrade Outlet
	Water Quality Compliance Data Monitoring
	Warriewood Valley Flood Study - Addendum
	Narrabeen Creek Corridor F (Sector 2)
	Fern Creek - Pedestrian/Cycleway Bridge (Sector 11/12)
2006/07	Detention Basin
2006/07	Fern Creek - Corridor H (Stage 1)
	Fern Creek Sector 11/12 Rehab
	Pedestrian Cycleway Bridge to Detention Basin



	Water Quality Compliance Data Monitoring
	Works in Fern Creek (Sector 11)-N0793/02
	Detention Basin (Final Stage - survey and design)
	Narrabeen Creek - Corridor F
0007/00	
2007/08	Fern Creek - Corridor H (Stage 2)
	Narrabeen Creek - Corridor B
	Water Quality Compliance Data Monitoring
	Detention Basin Design
2008/09	Narrabeen Creek - Corridor B
	Fern Creek Corridor H Stage 1
	Water Quality Compliance Data Monitoring
	Narrabeen Creek Culverts
2009/10	Narrabeen Creek - Corridor B
	Fern Creek Corridor H Stage 1
2010/11	WWV Detention Basin Entry Road
2011/12	Narrabeen Creek - Corridor B - Stage 1
2015/16	Fern Creek – Sector 801
2016/17	Narrabeen Creek at Sector 302
0047/40	Narrabeen Creek at Buffers 1j and 1k
2017/18	Narrabeen Creek at Buffer 1e
2019/20	Narrabeen Creek at Buffer 1i
	Narrabeen Creek at Buffer 1i
Multi-functional Creek	Line Corridor Strategy (Land acquisition)
Year Completed	Project Description
Tour Completed	1 Tojout Boodilption
2000/01	Water Quality Detention Basin Land Acquisition



	Sector 1-Australand (Lot 3022 DP 1021084) - N0444/98
	1-3 Apollo St (Lot 29 DP 1024779) - 99/5
2001/02	Sector 8 - Direct Dedication of land at Mater Maria School
2001/02	Sector 1 - MPB (Byrne and Associates)
2003/04	Fern Creek - Sector 12 – N0785/02 (CPG Developments)
2003/04	Fern Creek - Sector 11 - (Direct dedication - Australand)
	Narrabeen Creek - Sector 2-stage 51-N0143/00 (MPB - Australand)
2004/05	Narrabeen Creek -Sector 2-stage 41-N0143/00 (MPB - Australand)
2004/05	Narrabeen Creek - Sector 2-stage 6-N1034/02 (MPB - Australand)
	Fern Creek - Sector 12 – (Direct dedication - CPG)
	Vuko Place - Upgrade pipe outlet
	Sector 15 Creek Land Acquisition (1 Boondah Road)
	Sector 15 Creek Land Acquisition (1 Boondah Road)
2005/06	Narrabeen Creek – Sector 6 – N0738/04 (MPB-FKP)
	Narrabeen Creek – Sector 6 (Direct dedication - FKP)
	Fern Creek – Sector 9 (Direct dedication - Australand)
	Narrabeen Creek – STP Buffer Area (Direct dedication - ARV)
2016/17	Narrabeen Creek at Sector 302
2017/18	Narrabeen Creek at Buffer 1e
2017/10	Narrabeen Creek at Buffers 1j and 1k
	3 Boondah Road
	Narrabeen Creek at Buffer 1i
	Narrabeen Creek at Buffer 1I
2019/20	901A – 13 Fern Creek Road
	004C. Farm Crack
	901C - Fern Creek



2021/22	Upper Fern Creek Corridor	
Public Recreation and Open Space Strategy		
Year Completed	Project Description	
1999/00	Boondah Reserve works	
	Jacksons Road sportsground acquisition (1st payment)	
2000/01	Jacksons Road Sportsground Civil Works	
	Land for neighbourhood park 1 (Sector 1) (Lot 3022 DP 1021084) - N0446/98	
2001/02	Jacksons Road Sportsground Acquisition (2nd payment)	
2001/02	Jacksons Road Sportsground Car park	
	Jacksons Road Sportsground Acquisition (3rd payment)	
2002/03	Jacksons Road Sportsground - lighting and signage	
2002/03	Land for neighbourhood park 2 (Lot 126 DP 1043971) - N0570/01	
	Neighbourhood park (Sector 1) - N0446/98	
	Neighbourhood park 2 (Sector 10) - N0570/01	
2003/04	Land for neighbourhood park 3 (Sector 12) - N0785/02	
2000/01	Jacksons Road Sportsground Acquisition (4th payment)	
	Sportsground (Jacksons Road) Stage 3	
2004/05	Jacksons Road Sportsground Acquisition (final payment)	
200 1/00	Jacksons Road Change Rooms (design)	
	Jacksons Road Change Rooms (design)	
2005/06	District Park (Design)	
	Neighbourhood park 3 (Sector 12) - N0785/02	
2006/07	Warriewood Valley Sportsground Amenities	
2000/01	Central park (land in sector 8) - N0210/04	



	Jackson Road Sportsground Lighting	
2007/08	Jacksons Road Sportsground Amenities - landscaping, plumbing & painting	
2007/06	Shade Structures to Neighbourhood Parks 1 & 3	
	Purchase of open space land (Sector 9)	
	Central Local Park (Sector 8) – Embellishment	
2008/09	Jackson Road sportsground lighting	
2000/09	Narrabeen High School soccer ground	
	Warriewood Valley Community Centre Childcare Stage 1	
2009/10	Central Local Park (Sector 8) - Embellishment	
2010/11	Central Local Park (Sector 8) - Embellishment	
2011/12	Central Local Park (Sector 8) - Playground	
2011/12	Narrabeen High sports field embellishment	
2015/16	NBISC Contribution – Stages 1 & 2	
2017/18	Warriewood Sportsground (Jacksons Road) – Carpark upgrade and irrigation	
2017/10	Southern Buffer land acquisition and embellishment (3 Boondah Road)	
Community Facilities Str	ategy	
Year Completed	Project Description	
2007/08	Warriewood Community Centre Childcare Design/Investigation	
2009/10	Warriewood Community Centre Childcare Stage 1	
2015/16	Embellishment/Extension of Community Facility Space (Design Stage 1)	
Library Facilities Strateg	V <sup>19</sup>	
Year Completed	Project Description	
2001/02	Library Resource Items / Equipment (2001/02)	

<sup>&</sup>lt;sup>19</sup> All works associated with this strategy have now been completed.



2002/03	Library Resource Items / Equipment (2002/03)
2003/04	Library Resource Items / Equipment (2003/04)
2000/04	Extensions Mona Vale Library
2004/05	Library Resource Items / Equipment (2004/05)
2004/00	Extensions Mona Vale Library
2005/06	Library Resource Items / Equipment (2005/06)
2003/00	Extensions Mona Vale Library
2006/07	Library Resource Items / Equipment (2006/07)
2007/08	Library Resource Items / Equipment (2007/08)
2008/09	Library Resource Items / Equipment (2008/09)

## Pedestrian and Cyclist Network Strategy

Year Completed	Project Description
2000/01	Cycleway west of Sector 1-NO452/98
	Cycleway network along Narrabeen Creek –(Sector 1)
2002/03	Land in Sector 10 (DP 1043971) - (Stockland) - N0570/01
2002/03	Cycleway network in Sector 1-Australand-N0444/98
	Cycleway network in Sector 10 - Stockland - N0570/01
	Warriewood Wetlands boardwalk - Stage 2
	Cycleway around detention basin in Sector 1
2004/05	Cycleway along Pittwater Road (south of Warriewood Road)
	Land south of Sector 12 adjoining conservation/open space - N0785/02 (CPG)
	Land in Sector 11 - (Australand) – N0793/02
	Warriewood Wetlands boardwalk – Stage 2
2005/06	Pedestrian/Cycleway bridge over Fern Creek (Sector 11/12)
	Cycleway network for Sector 12 - (CPG) - N0785/02



	Cycleway network in Fern Creek (Sector 12) - (CPG) - N0785/02
	Warriewood Wetlands Boardwalk Stage 2
2006/07	Cycleway network in Sector 11 - (Australand) – N0793/02
2006/07	Cycleway around detention basin in Sector 1
	Cycleway network along Narrabeen Creek (Sector 2)
2011/12	Cycleway network along Narrabeen Creek (Corridor B)
2015/16	Cycleway network along Fern Creek (Sector 801)
2017/18	Cycleway network along Narrabeen Creek (Buffer 1j and1k)
2018/19	Pedestrian/cyclist brisge over Brands Lane
	Shared path – Sector 10C
2019/20	Cycleway network along Narrabeen Creek (Buffer 1i)
2019/20	Cycleway network along Narrabeen Creek (Buffer 1I)
	Shared path connection from Narrabeen Creek to Warriewood Road

## Ponderosa Parade Drainage Strategy<sup>20</sup>

Year Completed	Project Description
1998/99	Trunk Drainage Ponderosa Parade
2000/01	Trunk Drainage Ponderosa Parade

<sup>&</sup>lt;sup>20</sup> All works associated with this strategy have now been completed.



## Appendix B: Works Schedule

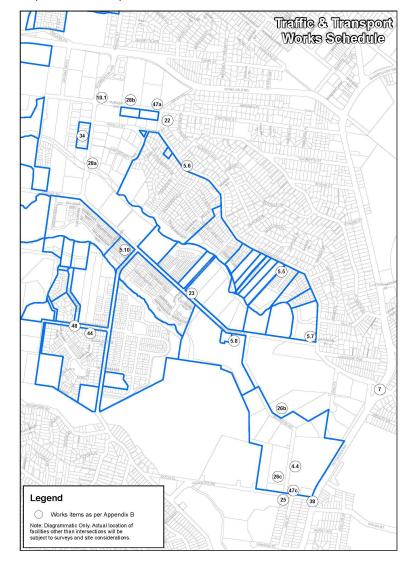
Location/	Project Description	Expenditure	Commencement
Item Number	, , , , , , , , , , , , , , , , , , ,	(2021/22)	Year
4.4A	Design - Culvert to increase capacity under Boondah Road at Narrabeen Creek	\$133,879	2024/25
4.4B	Construct - Culvert to increase capacity under Boondah Road at Narrabeen Creek	\$1,472,665	2024/25
5.5	Bus Bay and shelter - Warriewood Road between Manooka Place and Alameda Way	\$39,511	2029/30
5.6	Bus Bay and shelter – Warriewood Road at Alameda Way	\$39,511	2029/30
5.7	Bus Bay and shelter – Warriewood Road at Macedon Place	\$39,511	2029/30
5.8	Bus shelter - Macpherson Street (south side of road) near Boondah Road	\$39,511	2029/30
5.10	Bus Bay and shelter - Macpherson Street (north side of road) near Garden Street	\$39,511	2021/22
7	Intersection upgrade – Improve left turn and produce two right turn lanes into Pittwater Road at Warriewood Road	\$1,458,422	2026/27
10.1	Traffic islands – Jubilee Avenue and Ponderosa Parade (Stage 2 of roundabout construction)	\$145,915	2021/22
22	Roundabout – Jubilee Avenue and Warriewood Road	\$509,711	2023/24
23	Roundabout – Macpherson Street and Brands Lane	\$202,839	2028/29
25	Upgrade existing roundabout – Boondah Road and Jacksons Road	\$233,826	2015/26
26b	Road upgrade – Boondah Road from Chainage 300 to Jacksons Road (design and Construct)	\$4,724,758	2023/24
28A	Shared Paths – Ponderosa Parade, Jubilee Avenue to Macpherson Street	\$246,756	2027/28
28B	Shared Paths – Jubilee Avenue, Ponderosa Parade to Warriewood Road	\$151,973	2023/24
34	Road pavement upgrade – Ponderosa Parade, between Apollo Street and Macpherson Street (western side of road)	\$665,788	2027/28
38	Intersection upgrade – Jacksons Road and Pittwater Road	\$992,102	2025/26
44	Central Median – Orchard Street, Garden Street to Fern Creek	\$154,189	2022/23
47a	Splay corner purchase - Warriewood Road and Jubilee Avenue (3 corners – north-west, south-east and south west corners)	\$83,000	2022/23



47c	Splay corner purchase – Boondah Road and Jacksons Road (2 corners – north east and north west corners)	\$14,000	2022/23
48	Roundabout – Orchard Street and Fern Creek Road	\$162,200	2022/23
Traffic and Transport Strategy Subtotal		\$11,549,379	



Figure 9: Map of Traffic and Transport Works Schedule



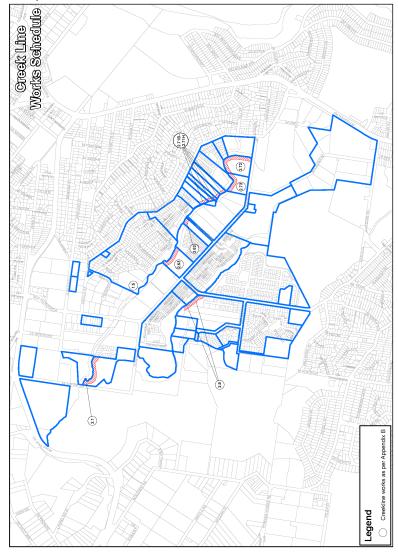
JUNE 2022



Location/ Item Number	Project Description	Expenditure (2021/22)	Commencement Year
1.5	Water Quality Retention Basin – Narrabeen Creek at Sector 1	\$891,825	2021/22
2.1	Narrabeen Creek Upper Reaches	\$657,800	2025/26
2.53	Narrabeen Creek at Sector 301	\$493,350	2026/27
2.62B	Narrabeen Creek at 303	\$148,005	2029/30
2.71B	Narrabeen Creek at Buffer 1b – 53A Warriewood Road	\$184,184	2024/25
2.71C	Narrabeen Creek at Buffer 1c – 53B Warriewood Road	\$124,982	2026/27
2.71D	Narrabeen Creek at Buffer 1d – 53 Warriewood Road	\$8,223	2026/27
2.71F	Narrabeen Creek at Buffer 1f – 49 Warriewood Road	\$192,407	2025/26
2.71G	Narrabeen Creek at Buffer 1g – 45 Warriewood Road	\$212,141	2025/26
2.71H	Narrabeen Creek at Buffer 1h – 43 Warriewood Road	\$8,223	2025/26
2.72	Narrabeen Creek at Buffer 1m	\$954,100	2021/22
2.73	Narrabeen Creek at Buffer Area 2a	\$509,795	2030/31
2.9	Fern Creek at Sector 901a, 901c and 901g.	\$442,500	2021/22
2.9A	Fern Creek at 4 Orchard Street	\$140,400	2029/30
2.9B	Fern Creek at 206 Garden Street	\$306,800	2030/31



Figure 10: Map of Creek Line Works Schedule

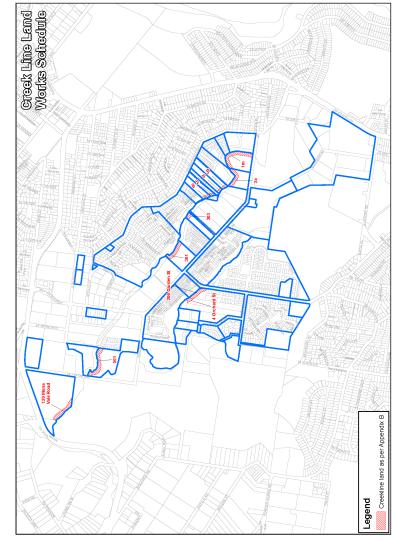




Multi-functional Creek Line Strategy (Land acquisition)			
Location/ Item Number	Project Description	Expenditure (2021/22)	Commencement Year
501	Narrabeen Creek Corridor – 6,165m2	\$924,750	2025/26
301	Narrabeen Creek Corridor – 3,960m2	\$594,000	2026/27
303	Narrabeen Creek Corridor – 1,119m2	\$167,850	2028/29
1b	Narrabeen Creek Corridor – 1,099 m2	164,850	2024/25
1c	Narrabeen Creek Corridor – 760m2	\$114,000	2026/27
1f	Narrabeen Creek Corridor – 694m2	\$104,100	2025/26
1g	Narrabeen Creek Corridor – 777m2	\$116,550	2025/26
1m	Narrabeen Creek Corridor – 6,751m2	\$945,140	2022/23
2a	Narrabeen Creek Corridor – 3,645m2	\$546,750	2030/31
901A – 4 Orchard Street	Fern Creek Corridor – 919m2	\$137,850	2029/30
901A – 206 Garden Street	Fern Creek Corridor – 2,945m2	\$441,750	2030/31
120 Mona Vale Road	Upper Narrabeen Creek – 4,531m2	\$679,650	2030/31
Multi-functional	Creek Line Corridor Strategy (Land acquisition) Subtotal	\$5,108,740	



Figure 11: Map of Creek Line Land Acquisition Schedule





Public Recreation and Open Space Strategy			
Location/ Item Number	Project Description	Expenditure (2021/22)	Commencement Year
1C	Embellishment of 3 Boondah Road	\$2,986,426	2021/22
1E	Lighting on Boondah Reserve (fields 2, 3 & 4)	\$477,400	2026/27
1F	Conversion of existing turf field at Pittwater Rugby Park to synthetic	\$3,590,558	2028/29
11	Embellishment of turf field at Boondah 5	\$1,423,279	2026/27
1J	Embellishment of existing turf fields at Boondah 6 and 7 to provide hard courts	\$2,030,452	2027/28
10	Embellishment of southern half of Central Local Park - Sector 9	\$2,742,238	2022/23
Public Recreation	on and Open Space Strategy Subtotal	\$13,250,353	



Figure 12: Map of Public Recreation and Open Space Works Schedule

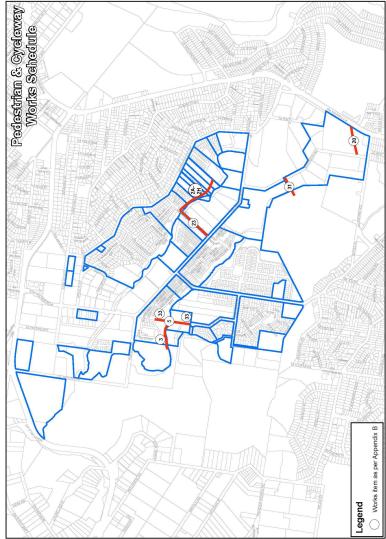
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Location/ Item Number	Project Description	Expenditure (2021/22)	Commencement Year
2A	Narrabeen Creek Buffer 1a – 61 Warriewood Road	\$90,397	2025/26
2B	Narrabeen Creek Buffer 1b – 53A Warriewood Road	\$23,150	2025/26
2C	Narrabeen Creek Buffer 1c – 53B Warriewood Road	\$13,541	2026/27
2D	Narrabeen Creek Buffer 1d – 53 Warriewood Road	\$1,092	2026/27
2E	Narrabeen Creek Buffer 1e – 53C Warriewood Road	\$54,600	2024/25
2F	Narrabeen Creek Buffer 1f – 49 Warriewood Road	\$17,035	2025/26
2G	Narrabeen Creek Buffer 1g – 45 Warriewood Road	\$18,782	2025/26
2H	Narrabeen Creek Buffer 1h – 43 Warriewood Road	\$1,092	2025/26
3	Shared path along Fern Creek – Sector 8/9	\$74,256	2022/23
5	Pedestrian/cyclist bridge over Fern Creek at Sector 8/9	\$366,000	2022/23
20	Shared path connection – Pittwater Road to Boondah Road	\$156,770	2022/23
23	Shared path connection (on road) from Narrabeen Creek to Macpherson Street	\$125,320	2029/30
31	Shared path connection – Boondah Road to Warriewood Wetlands	\$409,240	2030/31
33	Shared path connection from Fern Creek to Fern Creek Road, and Fern Creek to Casuarina Drive	\$106,392	2022/23
Pedestrian and	Cyclist Network Strategy Subtotal	\$1,457,667	



Figure 13: Map of Pedestrian and Cyclist Network Works Schedule

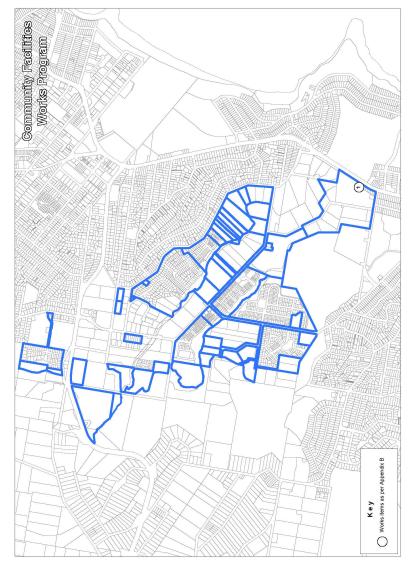




Community Facilities Strategy			
Location/ Item Number	Project Description	Expenditure (2021/22)	Commencement Year
	Community Facility Space – Design Stage 3	\$179,692	2021/22
	Community Facility Space – Construction	\$4,610,007	2022/23
Community Faci	lities Strategy Subtotal	\$4,789,699	



Figure 14: Map of Community Facilities Works Schedule

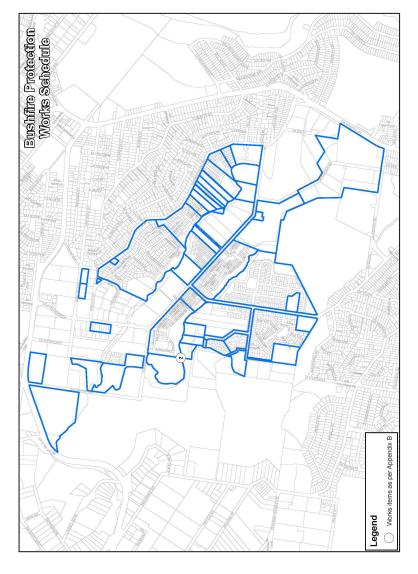




Bushfire Protection Strategy			
Location/ Item Number	Project Description	Expenditure (2018/19)	Commencement Year
2	Connection - Causeway over Fern Creek at Sector 8/9	\$100,000	2021/22
Bushfire Protection Strategy Subtotal		\$100,000	



Figure 15: Map of Bushfire Protection Works Schedule





ocation/ em Number	Project Description	Expenditure	Commencement Year
ear 1	Administration and plan management	\$29,561	2021/22
ear 2	Administration and plan management	\$159,250	2022/23
ear 3	Administration and plan management	\$84,714	2023/24
ear 4	Administration and plan management	\$32,372	2024/25
ear 5	Administration and plan management	\$59,238	2025/26
ear 6	Administration and plan management	\$79,499	2026/27
ear 7	Administration and plan management	\$50,883	2027/28
ear 8	Administration and plan management	\$70,129	2028/29
ear 9	Administration and plan management	\$12,864	2029/30
ear 10	Administration and plan management	\$53,719	2030/31
dministration	and Plan Management Strategy Subtotal	\$694,071	



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ITEM NO. 12.2 - 28 JUNE 2022



# **Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012**

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, in pursuance of section 94E of the *Environmental Planning and Assessment Act 1979*, give the following Direction.

Minister for Planning and Infrastructure

Dated:

2 1 AUG 2012

#### 1 Name of Direction

This Direction is the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012.* 

#### 2 When Direction takes effect

This Direction takes effect on 28 August 2012.

## 3 Consent authorities to which Direction is given

- (1) This Direction is given to all councils.
- (2) This Direction also applies to any joint regional planning panel ("planning panel") when exercising consent authority functions of one or more councils.

## 4 No cap on contributions for development on Schedule 1 land

This Direction does not apply to a development consent to the extent that it authorises the carrying out of development on any land identified in Schedule 1, but applies to the carrying out of development on all other land within the State.

#### 5 Definitions

- (1) In this Direction:
  - (a) *dwelling* means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile, and
  - (b) residential lot means a lot created by the subdivision of land for the purpose of a dwelling, not being a lot that, in the opinion of the council (or planning panel), is to be further subdivided for the purpose of creating lots for the purpose of dwellings.



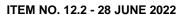
- **Note.** See section 4B of the *Environmental Planning and Assessment Act 1979* for the meaning of "subdivision of land".
- (2) A reference in this Direction to a development consent that authorises a dwelling is a reference to a development consent that authorises the erection of the dwelling or the use of a building or part of a building as a dwelling.
- **Note.** See section 4 (2) of the *Environmental Planning and Assessment Act 1979* for interpretation of the phrase "erection of a dwelling".
- (3) Notes in this Direction do not form part of this Direction.

## 6 Maximum amount of monetary contributions under s 94

- (1) This clause applies to a development consent to the extent that it authorises one or more dwellings or the subdivision of land into residential lots.
- (2) A council (or planning panel) must not grant development consent (other than for development on land identified in Schedule 2) subject to a condition under section 94 (1) or (3) of the *Environmental Planning and Assessment Act 1979* requiring the payment of a monetary contribution that:
  - (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20 000 for each dwelling authorised by the consent, or
  - (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20 000 for each residential lot authorised to be created by the development consent.
- (3) A council (or planning panel) must not grant development consent for development on any land identified in Schedule 2 subject to a condition under section 94 (1) or (3) of the *Environmental Planning and Assessment Act 1979* requiring the payment of a monetary contribution that:
  - (a) in the case of a development consent that authorises one or more dwellings, exceeds \$30 000 for each dwelling authorised by the consent, or
  - (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$30 000 for each residential lot authorised to be created by the development consent.
- (4) A council (or planning panel) may, in a particular case, require, as a condition on the grant of development consent, the payment of a monetary contribution that exceeds the maximum amount of the contribution calculated in accordance with subclause (2) or (3), but only with both the written agreement of the applicant for the consent and the written approval of the Minister, given before the condition is imposed.

### 7 Pending development applications

- (1) This Direction extends to development applications made to a council, but not finally determined, before this Direction takes effect.
- (2) This Direction does not apply to:





- (a) any application for modification of a development consent that was granted before this Direction takes effect, and
- (b) any condition of a development consent that was granted before this Direction takes effect.

## 8 Revocation of existing direction

- (1) The Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2011 (which took effect on 4 March 2011) is revoked.
- (2) The revocation of the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2011 does not affect:
  - (a) the operation of a condition of a development consent imposed in accordance with that Direction, or
  - (b) the operation of a condition of a development consent imposed in accordance with the earlier direction under section 94E of the *Environmental Planning* and Assessment Act 1979 that took effect on 16 September 2010 and that was revoked by the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2011.*

#### Note.

Section 94EC (1A) of the Environmental Planning and Assessment Act 1979 provides as follows:

The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.

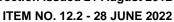


## Schedule 1 Land in respect of which there is no cap on the amount of the contribution by virtue of this Direction

- (1) Land within the Bathurst Regional Local Government Area identified as Area E in the Section 94 Contributions Plan Robin Hill Roads and Drainage Construction.
- (2) Land within the Blacktown City Local Government Area identified as any of the following:
  - (a) a 1980's Release Area in the Section 94 Contributions Plan No.1 1980's Release Areas.
  - (b) a catchment area in the Section 94 Contributions Plan No.2 Local Roadworks,
  - (c) Catchment 1:Blacktown, Catchment 2: Rooty Hill/Mount Druitt or Catchment 3: Riverstone/Schofields in the Section 94 Contributions Plan No.3 Open Space in Established Residential Areas,
  - (d) the Mount Druitt Development Area in the Section 94 Contributions Plan No.4 Mount Druitt Development Area,
  - (e) the Parklea Release Area in the Section 94 Contributions Plan No. 5 Parklea Release Area,
  - (f) the Metella Road Toongabbie Floodplain Catchment in the Section 94 Contributions Plan No.15 Metella Road Floodplain.
- (3) Land within the Camden Local Government Area identified as:
  - (a) the Elderslie Release Area or the Spring Farm Release Area in the *Camden Contributions Plan 2011*, or
  - (b) the Narellan Release Area or the Harrington Park Release Area on the map marked 'Camden LGA Exemptions Area' held at the head office of the Department of Planning and Infrastructure.
- (4) Land within the Campbelltown City Local Government Area identified as the Glenfield Road Urban Release Area in the Section 94 Development Contributions Plan Glenfield Road Urban Release Area.
- (5) Land within the Coffs Harbour City Local Government Area identified as:
  - (a) the Wests Coffs Release Area in the West Coffs Release Area Contributions Plan 2006, or
  - (b) the Moonee Release Area identified in the Moonee Developer Contributions Plan 2008.
- (6) Land within the Hawkesbury City Local Government Area identified as the Pitt Town Residential Precinct in the *Hawkesbury Section 94 Contributions Plan 2008*.
- (7) Land within the Holroyd City Local Government Area identified as the Neil Street Precinct in the Neil Street Precinct Section 94 Development Contributions Plan 2007.
- (8) Land within the Ku-ring-gai Local Government Area identified as:
  - (a) zoned R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre, B4 Mixed Use, B5 Business Development, B7 Business Park, SP2 Infrastructure or RE1 Public Recreation under the Ku-ring-gai Local Environmental Plan (Town Centres) 2010 and to which the Ku-ring-gai Contribution Plan 2010 applies, or



- (b) zoned No 2(d3) Residential "D3" under the *Ku-ring-gai Local Environmental Plan No 194* and to which the *Ku-ring-gai Contribution Plan 2010* applies.
- (9) Land within the Lake Macquarie City Local Government Area identified as:
  - (a) the Northlakes Urban Release Area in the Lake Macquarie Section 94 Contributions Plan No.2 Northlakes, or
  - (b) the Belmont Catchment, the Charlestown Catchment, the Glendale Catchment, the Morriset Catchment or the Toronto Catchment in the *Lake Macquarie Section 94 Contributions Plan No.1 Citywide*.
- (10) Land within the Liverpool City Local Government Area identified as Carnes Hill, Hoxton Park, Middleton Grange or Prestons in the *Liverpool Contributions Plan* 2009.
- (11) Land within the Marrickville Local Government Area to which the *Marrickville Section 94 Contributions Plan 2004* applies.
- (12) Land within the Palerang Local Government Area identified as Summerhill Road, Matthews Lane, the Woolshed Lane, Wanna Wanna Road, Clare Lane, Joe Rocks Road or Fernloff Road on the map marked 'Palerang LGA Exemptions Area' held at the head office of the Department of Planning and Infrastructure.
- (13) Land within the Penrith City Local Government Area identified as:
  - (a) Claremont Meadows Stage 2 in the Claremont Meadows Development Contributions Plan Amendment No.1, or
  - (b) Glenmore Park Stage 1 in the Glenmore Park Stage 1 Development Contributions Plan 2008.
- (14) Land within the Pittwater Local Government Area identified as the Warriewood Valley Urban Release Area in the Warriewood Valley Section 94 Contributions Plan No. 15 Amendment No. 16.
- (15) Land within the Port Macquarie-Hastings Local Government Area identified as Kings Creek in the *Kings Creek Contributions Plan Version 2.5*.
- (16) Land within the Queanbeyan City Local Government Area identified as the Wanna Wanna Road Precinct on the map marked 'Queanbeyan LGA Exemptions Area' held at the head office of the Department of Planning and Infrastructure.
- (17) Land within the Shoalhaven City Local Government Area identified as the Riversdale Road Area, the Parma Road Area or the Kangaroo River Bridge Area in the Shoalhaven Contributions Plan 2010.
- (18) Land within The Hills Shire Local Government Area identified as any of the following:
  - (a) Kellyville/Rouse Hill in the Section 94 Contributions Plan No.8 Kellyville/Rouse Hill,
  - (b) Bella Vista Village in the Section 94 Contributions Plan No.2 Bella Vista Village,
  - (c) the West Pennant Hills Valley in the Section 94 Contributions Plan No.2 West Pennant Hills Valley,
  - (d) Crestwood in the Section 94 Contributions Plan No.3 Crestwood,





- (e) Glenhaven in the Section 94 Contributions Plan No.4 Glenhaven,
- (f) Castle Hill in the Section 94 Contributions Plan No.5 Castle Hill,
- (g) a Southern Precinct in the Section 94 Contributions Plan No.7 Southern Precincts.
- (19) Land within the Tweed Local Government Area identified as Seaside City in the Section 94 Contributions Plan No.28 Seaside City.
- (20) Land within the Wyong Local government Area identified as:
  - (a) The Entrance District in the Section 94 Contributions Plan No.3 'The Entrance District', or
  - (b) the Warnervale District Release Areas in the Section 94 Contributions Plan No.7A 'Drainage, Water Quality, Open Space, Community Facilities and Roads Warnervale District'.

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## Schedule 2 Land subject to the \$30,000 maximum contribution

- (1) Land within the Camden Local Government Area identified as Harrington Grove or Mater Dei on the map marked 'Camden LGA Greenfield Release Areas' held at the head office of the Department of Planning and Infrastructure.
- (2) Land within the Coffs Harbour City Local Government Area identified as the Hearnes Lake Release Area or Sandy Beach Release Area in the *Hearnes Lake/Sandy Beach Release Area Developer Contributions Plan 2008*.
- (3) Land within the Eurobodalla Local Government Area identified as Glenella Service Road 1c, Batehaven Greenfield Area, Broulee Greenfield Area, Dalmeny Greenfield Area, Kianga Greenfield Area, Malua Bay Greenfield Area, Bay Ridge 1c, Moruya 1c, Tomakin Greenfield Area, Longbeach Greenfield Area, Moruya South Greenfield Area, Moruya West Greenfield Area, Mystery Bay Greenfield Area, Narooma Greenfield Area, Nelligen 1c, Rosedale Greenfield Area, Central Tilba 1c or Bingi 1c on the map marked 'Eurobodalla LGA Greenfield Release Areas' held at the head office of the Department of Planning and Infrastructure.
- (4) Land within the Greater Taree City Local Government Area identified as the Old Bar Precinct 2B or Precinct 3 in the *Old Bar Contributions Plan 2010*.
- (5) Land within the Lake Macquarie City Local Government Area identified as North Wallarah in the Lake Macquarie Section 94 Contributions Plan No.5 North Wallarah.
- (6) Land within the Maitland City Local Government Area identified as the Thornton North Release Area in the *Thornton North Section 94 Contributions Plan*.
- (7) Land within the Nambucca Shire Local Government Area identified as the Contribution Catchment on Map C1 in the Smiths Lane Local Road and Traffic Infrastructure Developer Contribution Plan 2010.
- (8) Land within the Penrith City Local Government Area identified as:
  - (a) the WELL Precinct in the Werrington Enterprise Living and Learning (WELL) Precinct Development Contribution Plan, or
  - (b) Glenmore Park Stage 2 in the Glenmore Park Stage 2 Development Contributions Plan.
- (9) Land within the Port Macquarie-Hastings Local Government Area identified as Thrumster, Innes Peninsula, Camden Haven or Lake Cathie / Bonny Hills on the map marked 'Port Macquarie-Hastings LGA – Greenfield Release Areas' held at the head office of the Department of Planning and Infrastructure.
- (10) Land within the Queanbeyan City Local Government Area identified as Locations 3 and 4 on the Fernleigh/Royalla Rural Roads Contribution Map in the *Queanbeyan City Council Section 94 Contributions Plan 2012*.
- (11) Land within Shoalhaven City Local Government Area identified in *Shoalhaven Contributions Plan 2010* as any of the following:
  - (a) Iron Bark Road Tapitallee upgrade area,
  - (b) Flannery Lane upgrade area,
  - (c) Browns Mountain Road upgrade area,



- (d) Broger's Creek Road gravel upgrade area,
- (e) Wattamolla Road upgrade area,
- (f) Graham's Road/unnamed road gravel upgrade area,
- (g) Spotted Gum Drive upgrade area,
- (h) Hart Road bitumen upgrade area,
- (i) Sinclair Road Part 3 bitumen upgrade area,
- (j) Bendalong Mountain Road upgrade area,
- (k) Pointer Road upgrade area,
- (l) Bugong Road upgrade area.
- (12) Land within The Hills Shire Local Government Area identified as the Balmoral Road Release Area in the Section 94 Contributions Plan No. 12 Balmoral Road.
- (13) Land within the Tweed Local Government Area identified as Black Rocks, Koala Beach, West Murwillumbah, Tanglewood, Kings Forest Casuarina Beach, SALT, West Kingscliff, Area 'E' (Terranora), Terranora Village, Bilambil Heights, Cobaki Lakes, Nightcap Village or Hastings Point on the map marked 'Tweed LGA Greenfield Release Areas' held at the head office of the Department of Planning and Infrastructure.
- (14) Land within the Wollongong City Local Government Area identified as the West Dapto Release Area in the West Dapto Section 94 Development Contributions Plan 2010
- (15) Land within a growth centre within the meaning of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (being the North West Growth Centre and the South West Growth Centre) other than land that is a precinct or other area identified in Schedule 1.

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