



Notes of briefing with Northern Beaches Council

This meeting is part of the advice process.		
Meeting note taken by Robert Bisley	Date: 19 February 2018	Time: 2pm-3:10pm
Project: Planning Proposal PP_2015_WARRI_001_00 to rezone land at the western end of Ralston Avenue, Belrose.		
Meeting place: Northern Beaches Council		
Attendees: Commission Members: Ms Abigail Goldberg (Chair), Ms Annelise Tuor and Mr Stephen O'Connor Commission Secretariat: Mr David Mooney (Team Leader) and Mr Robert Bisley (Senior Planning Officer) Northern Beaches Council (Council): Suzy Lawrence, Neil Cocks, Andrew Pigott, David Kerr, Brendan Smith, Chris Munro		
The purpose of the meeting: For Council to brief the Commission on the Planning Proposal to rezone land at the western end of Ralston Avenue, Belrose.		
Council prepared a PowerPoint presentation and briefed the Commission on the following matters: <ul style="list-style-type: none">• A description of the site, current zoning, proposed zoning, the voluntary planning agreement, bush fire risk, strategic merit assessment, site specific merit assessment and ecological impacts.• When the Planning Proposal was received, Council did not have full understanding of the bushfire impacts.• Based on the supplementary information that has been prepared since the Gateway Determination was issued, Council is unable to support the Planning Proposal due to bushfire issues, including access, arcing and risk to life.• Council does not consider the Planning Proposal to have strategic merit as it is considered to be an inappropriate location of housing, of ad hoc nature and not consistent with State and Local bushfire policies.• The proposal would result in 25ha of cleared/modified vegetation, which would impact on a number of threatened species on site. Council does not disagree with the accuracy of the base data used by the proponent, but does not agree with the conclusions drawn.• The impacts on the endangered ecological communities are considered to be 'red flags'.• An E2 zoning would be more appropriate for offsetting factors for the proposed 119ha offset component. However, an E2 zoning would raise other planning concerns regarding potential compulsory acquisition.• Caution is required to ensure that any rezoning proposal would not inadvertently permit uses such as childcare, which should not be positioned where bushfire risk is extreme, as is the case for this location.• The Department is preparing a strategy to address the deferred lands from Council's Standard Instrument Local Environmental Plan. The Western End of Ralston Avenue, Belrose was not identified as one of the four sites being reviewed in the Department's strategy.		

- Commission panel members sought clarification on slope conditions on the site, as well as the background to Landcom's involvement with the site.

Documents: PowerPoint presentation to the Commission.

Outcomes/Agreed Actions: Council agreed to send a copy of the presentation, a copy of the slope mapping data and a short history of Landcom's involvement with the site to the Commission.

Meeting closed at 3:10pm