

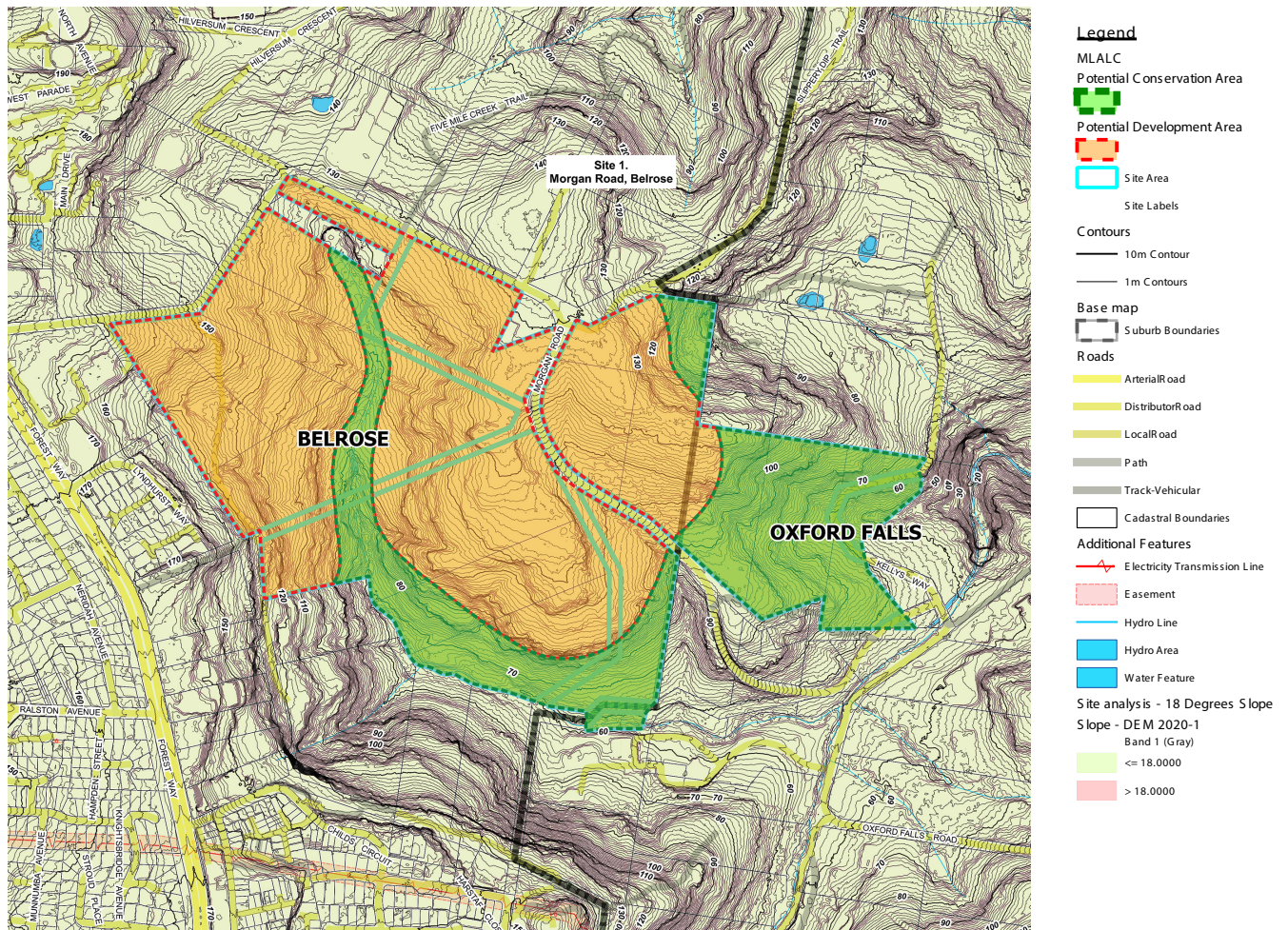
**Findings and Recommendations****Morgan Road, Belrose*****Priority Level: Short term potential***

Figure 1: Potential development footprint Site 1

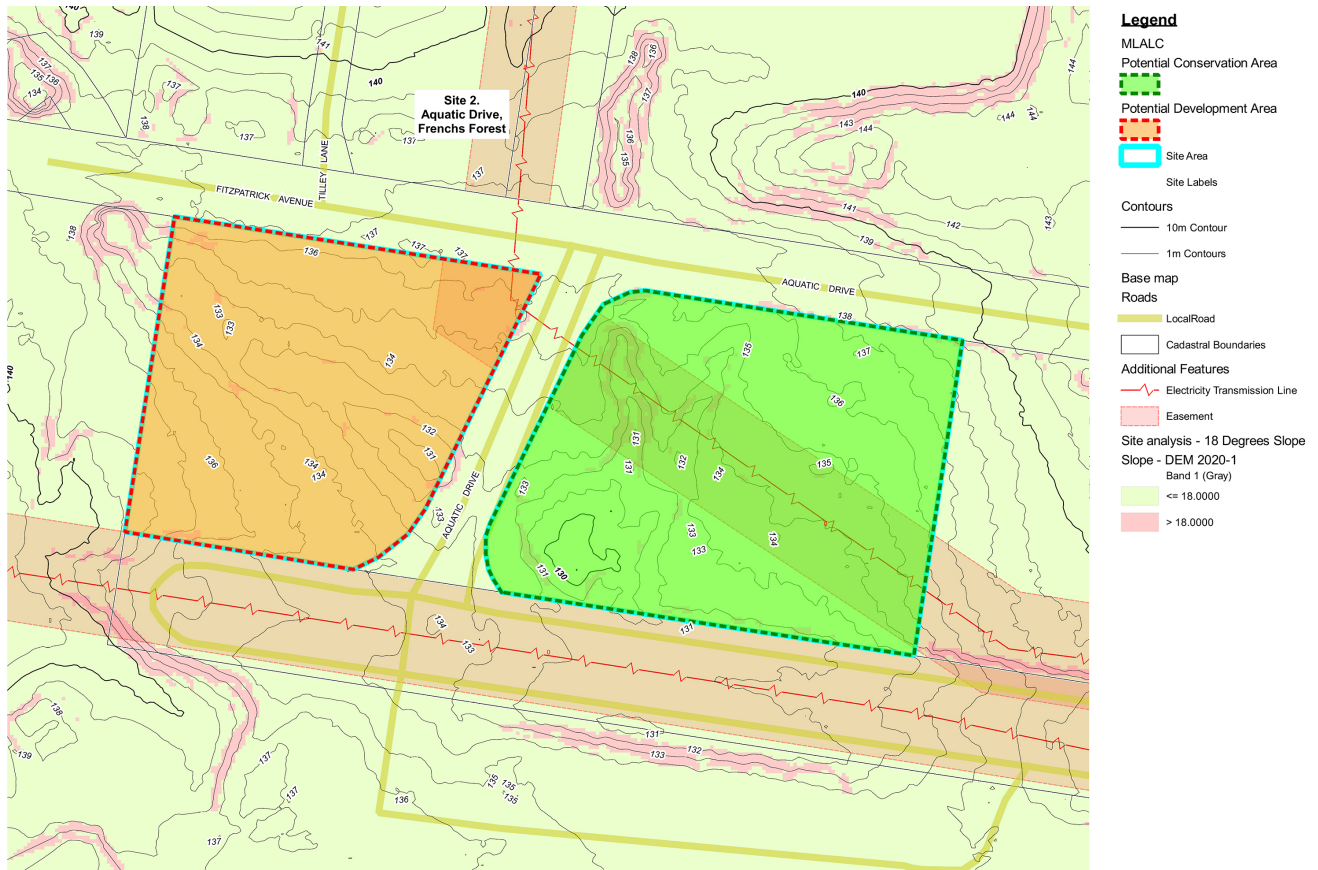
The analysis undertaken in this strategic review indicates the Morgan Road site has development potential in the short term.

A wide variety of potential land uses have been identified for this site, including low density residential, community and cultural facilities, neighbourhood shops, active and passive open space and recreation and environment conservation

This recommendation is based on the following:

- The site has endorsement for land dealing under the ALR Act.
- Strategic location in relation to employment, health and education facilities.
- Extensive flora, fauna and bushfire analysis undertaken to-date which indicates site - specific merit.
- The heavily disturbed nature of the site, including weed infestation and vandalism due to the lack of passive surveillance.
- The immediate need to generate economic means to protect and preserve a privately owned site on the Aboriginal Heritage Information Management Systems (AHIMS) register.

For further detail refer to Site 1: Morgan Road, Belrose in the Appendices.

**Findings and Recommendations****Aquatic Drive, Frenchs Forest****Priority Level: Medium term potential****Figure 2: Potential development footprint Site 2**

The analysis undertaken in this strategic review indicates the Aquatic Drive site has development potential on the western lot in the medium term. The high-level ecological value of the eastern lot offers opportunities for potential biodiversity credits or offsets.

Potential land uses for this site include active and/or passive recreation, including community/public facilities within an environmental landscape setting, and employment uses. The proposed uses will require a planning proposal to permit such uses and could result in potential rezoning to RE2 Private Recreation or B7 Business Park and E3 Environmental Management.

This recommendation is based on the following:

- The site is located opposite Forestridge Business Park and Aurora Business Centre and is supported by existing transport infrastructure and utilities.
- There are no significant road upgrades required to support development on the site.
- There is no known flooding, drainage, salinity, acid sulphate soils or land contamination issues.
- The site is not currently approved for Land Dealings by the MLALC Board and its members.

As part of a planning proposal process, further investigation is required in relation to:

- Potential impact on native vegetation.
- Future treatment of the easement located on the eastern portion of the site.
- Aboriginal cultural significance due to proximity of known sites.

For further detail refer to Site 2: Aquatic Drive, Frenchs Forest in the Appendices.



**Findings and Recommendations**

Cnr Forest Way and Madang Road, Belrose

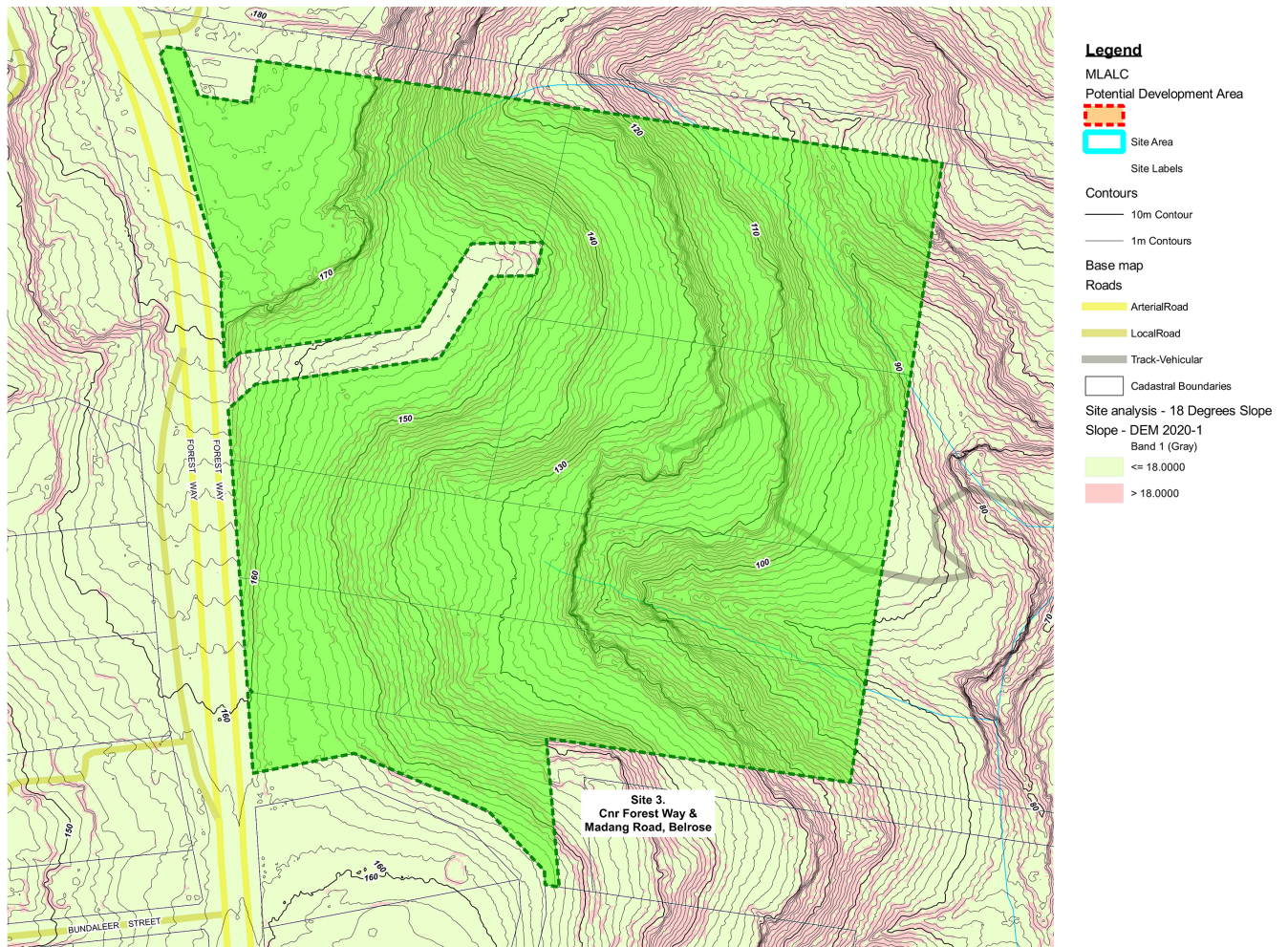
**Priority Level: Long term potential**

Figure 5: Potential development footprint Site 3

The high level analysis indicates opportunity for the site to be used for biodiversity credits or offsets in the longer term. The site has potential to be zoned for environmental conservation.

This recommendation is based on the following:

- The site has been identified as a potential conservation / biodiversity offset area.
- The site is highly constrained by ecology and consistent steep slopes >18°.
- The site is not currently approved for Land Dealings by the MLALC Board / members.
- The site is currently a Deferred Matter pursuant to WLEP 2011.

Further investigations are required in relation to:

- Aboriginal cultural significance due to proximity of known sites.

For further detail refer to Site 3: Cnr Forest Way and Madang Road, Belrose in the Appendices.

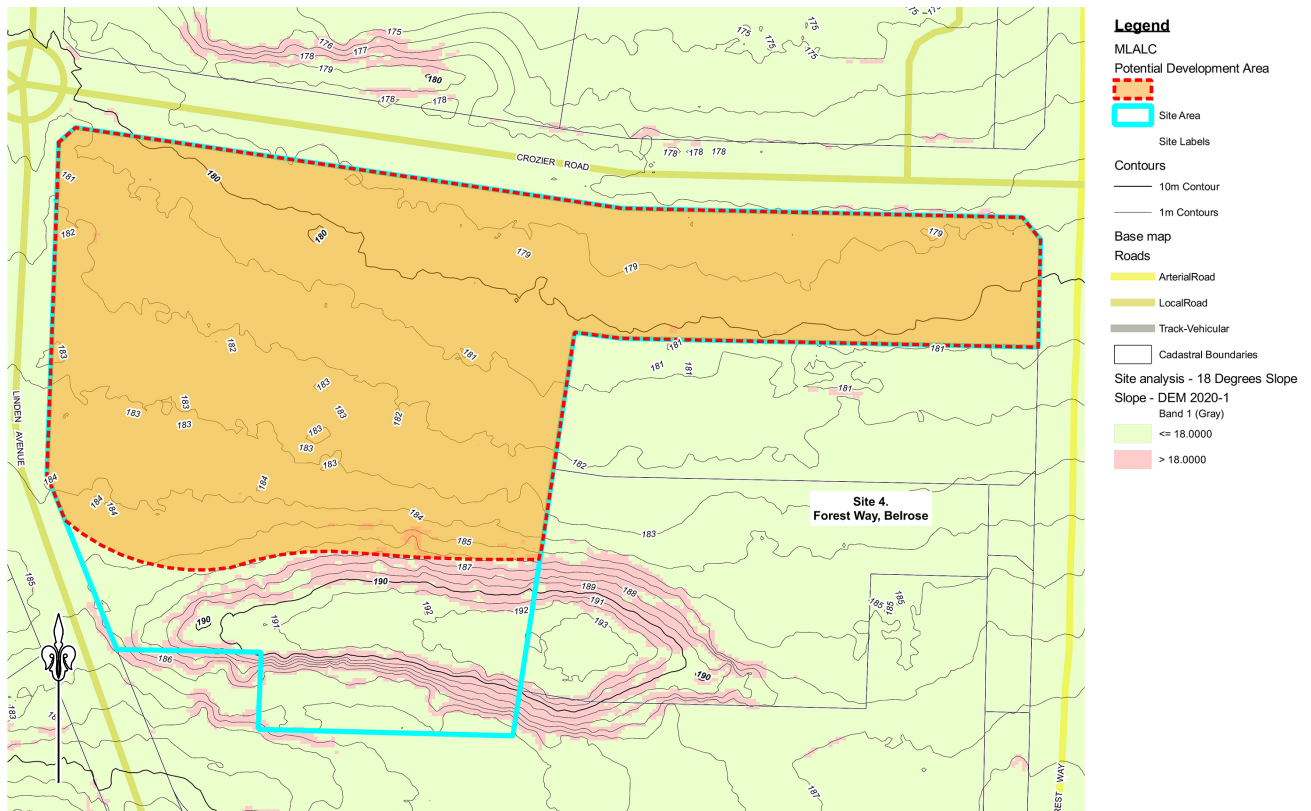
**Findings and Recommendations****Forest Way, Belrose****Priority Level: Medium term potential**

Figure 6: Potential development footprint Site 4

The high-level analysis indicates the opportunity for employment generating land uses, such as waste and energy specialists.

The site has potential to be zoned for employment or industrial land uses.

This recommendation is based on the following:

- Site is in close proximity to existing industrial/employment uses and residential uses.
- Existing infrastructure capacity to serve the site.
- Large part of the site not subject to ecological constraint.
- No known flooding, drainage, salinity, acid sulphate soils or land contamination issues.
- Road infrastructure and public transport access already in place.
- No registered items of Aboriginal culture and heritage items within or proximate to the site.
- The site is not currently approved for Land Dealings.
- The site is currently a Deferred Matter pursuant to WLEP 2011.

Further investigations are required in relation to:

- Potential for Eastern Pygmy Possum habitat.

For further detail refer to Site 4: Forest Way, Belrose in the Appendices.



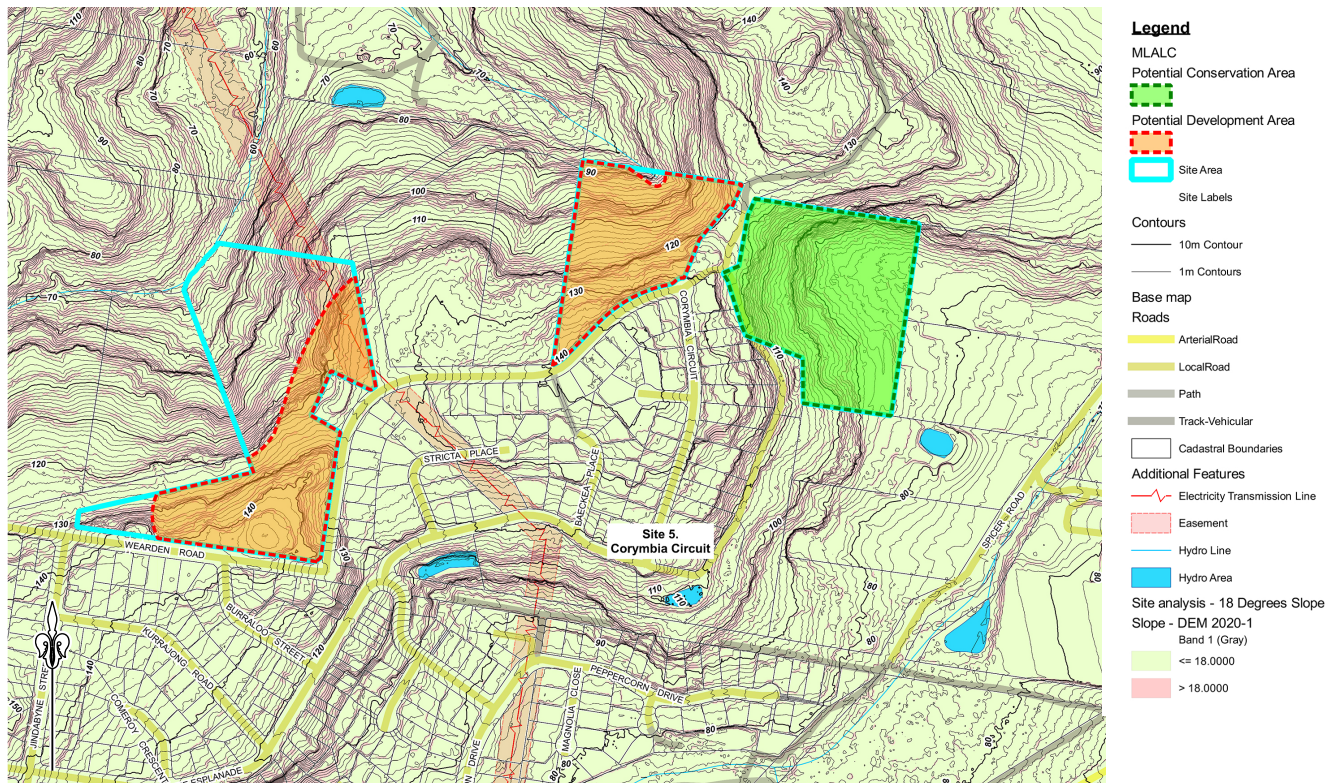
**Findings and Recommendations****Corymbia Circuit, Oxford Falls****Priority Level: Medium term potential**

Figure 7: Potential development footprint Site 5

Given the size and structure of the overall site, it has been divided into 3 sections being 5A, 5B and 5C. The highlevel analysis indicates opportunity for low density residential development across part of site 5A and the majority of 5B. The eastern site (5C) is considered suitable for potential biodiversity credits or offsets.

Sites 5A and 5B have potential to be zoned for residential uses and site 5C has potential to be zoned for environmental conservation.

This recommendation is based on the following:

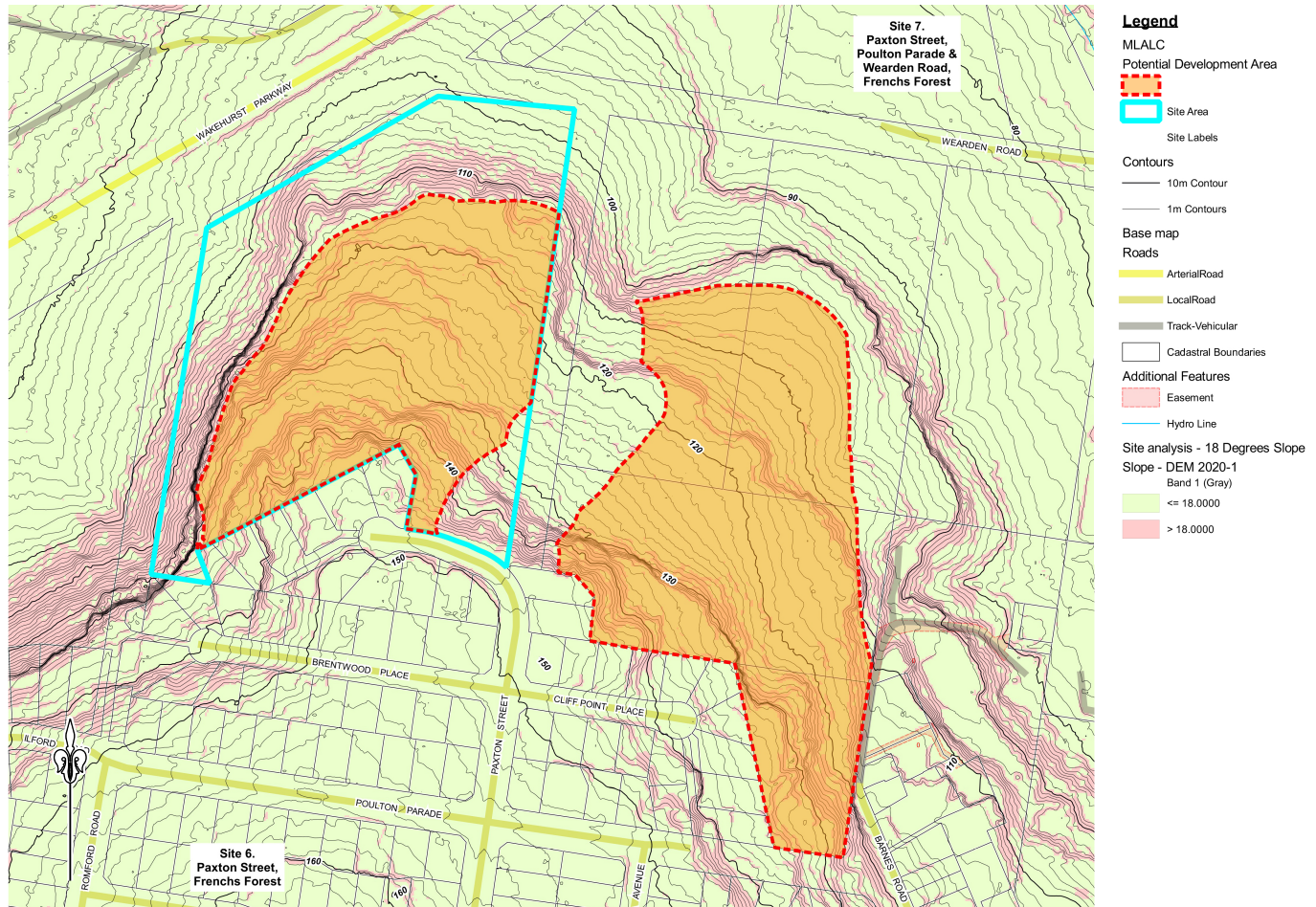
- Immediately adjacent to R2 Low Density Residential zones, with good access to shopping centre, schools and existing infrastructure/utilities
- No EEC constraints identified in regional mapping.
- Entire 5C site identified for full conservation as a potential biodiversity offset area.
- No known flooding, drainage, salinity, acid sulphate soils or land contamination issues.
- Bushfire constraints on both the site and existing development could be reduced and mitigated with a suitable development footprint and appropriate asset protection zones.
- No registered items of Aboriginal culture and heritage items within or proximate to the site.

Further investigations are required in relation to:

- Conservation opportunities to maintain the fauna movement corridor.
- Constraints due to steep slopes.
- Design of access roads to ensure sufficient traffic capacity to accommodate additional residential development during a major bushfire evacuation scenario.

For further detail refer to Site 1: Morgan Road, Belrose in the Appendices.



**Findings and Recommendations****Paxton Street, Poulton Parade and Weardon Road, Frenchs Forest****Priority Level: Medium term potential****Figure 8: Potential development footprint Site 6 (left portion)**

The high level analysis indicates opportunity for limited low density residential infill development within the existing R2 zoned portion of the site in the short term.

- Potential expansion of residential uses in part of the existing E3 zone may be appropriate in the medium term.

Opportunities have been identified based on the following:

- Currently zoned E3 Environmental Management; R2 Low Density Residential; and RE1 Public Recreation pursuant to the WLEP 2011.
- Existing principal development controls within the R2 zone permit low density infill development opportunities.
- Immediately adjacent to R2 Low Density Residential zones and established vehicle access via residential road.
- Given the established network of streets surrounding the site, relatively small site area, as well as the multiple access routes to nearby major roads, it is unlikely any major enhancements to the road network will be required to facilitate the development of the site.
- All reticulated services (NBN, water, sewer, electricity, gas and NBN) are available along Paxton Street immediately south of the site.
- Proximate to existing social infrastructure, including schools, recreation centres, shopping centres and Hospital/medical facilities (within 1-2km).
- No threatened flora species previously recorded.
- No riparian issues occur on site.
- No known flooding, drainage, salinity, acid sulphate soils or land contamination issues.
- No registered items of Aboriginal culture and heritage items within or proximate to the site.
- The site is not currently approved for Land Dealings by the MLALC Board / members.



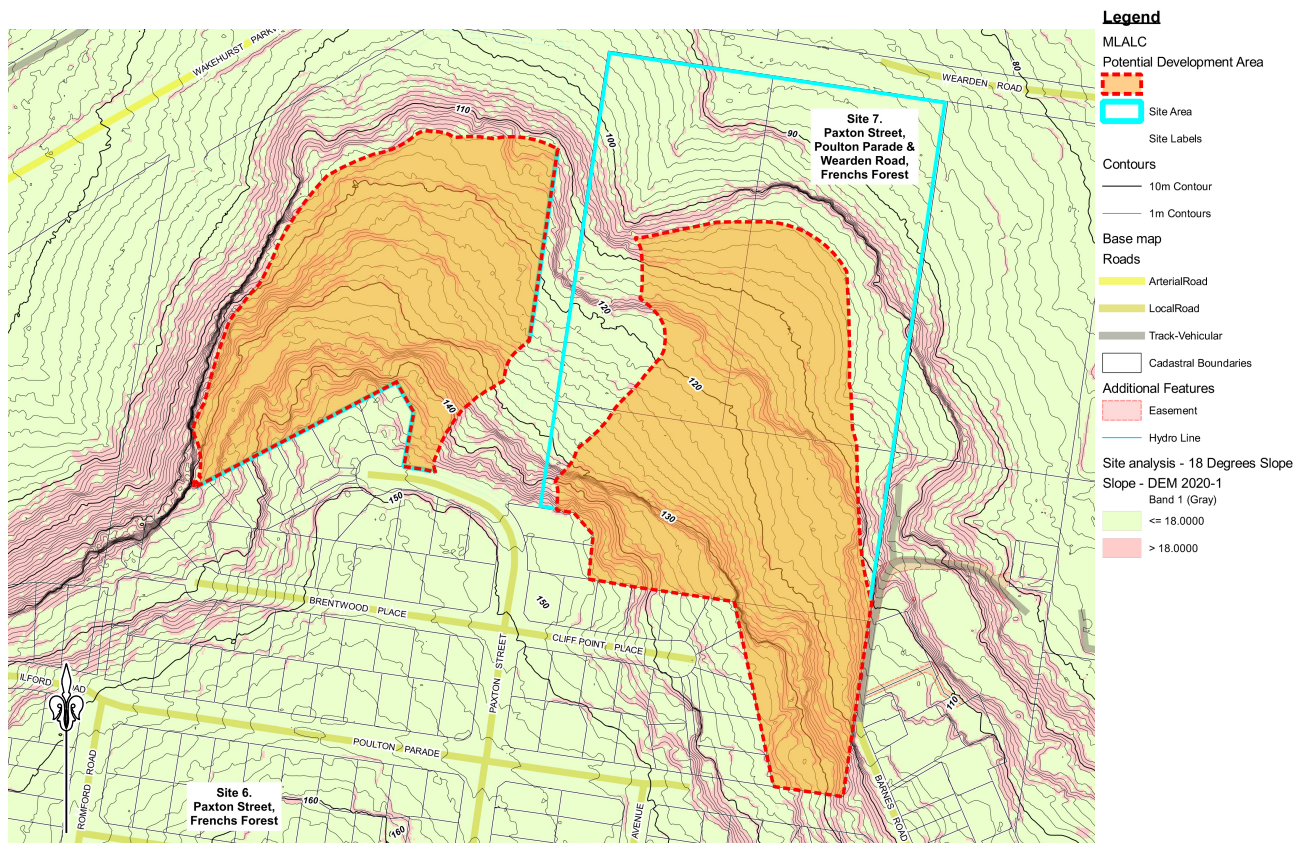
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Further investigations are required in relation to:

- Extension and augmentation of reticulated services.
- Ecological constraints and Asset Protection Zone (APZ) requirements due to the site's size, configuration and steep slopes will require further detailed analysis.
- Design of access roads to ensure sufficient traffic capacity to accommodate additional residential development during a major bushfire evacuation scenario.
- Further investigation of slopes constraints recommended to determine potential for crown fire development, soil stability and practicality of APZ maintenance
- Identified bushfire egress constraints due to limited access opportunities.
- Biodiversity values on site as clearing of native vegetation 0.5 ha and greater will trigger the Biodiversity Offset Scheme (BOS).
- Acquisition of land zoned for public recreation by Council.

For further detail refer to Site 6: Paxton Avenue Avenue, Poulton Parade and Weardon Road, Frenchs Forest in the Appendices.

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**Findings and Recommendations****Paxton Street, Poulton Parade and Wearden Road, Frenchs Forest*****Priority Level: Long term potential*****Figure 8: Potential development footprint Site 7 (right portion)**

The high-level analysis indicates opportunity for potential low density residential uses in the long term and/or passive and active recreation, i.e., bushwalking trails. The site has potential to be rezoned for residential and recreation uses.

This recommendation is based on the following:

- The site is immediately adjacent to R2 Low Density zoned Residential land and benefits from established road access.
- All reticulated services (NBN, water, sewer, electricity, gas and NBN) are available along Poulton Parade, Cliff Point Place, Barnes Road and Wearden Road that adjoin the site.
- The site is in close proximity to existing social infrastructure, including schools, recreation centres, shopping centres and Hospital/medical facilities and open space.
- Bushfire risk can be reduced and mitigated with appropriate asset protection zones.
- No records of previously recorded threatened species occur on site.
- There are no riparian lands on site.
- No registered items of Aboriginal culture and heritage items within or proximate to the site.
- Currently a Deferred Matter pursuant to WLEP 2011.
- The site is not currently approved for Land Dealings..

Further investigations are required in relation to:

- Extension and possible augmentation of reticulated services.



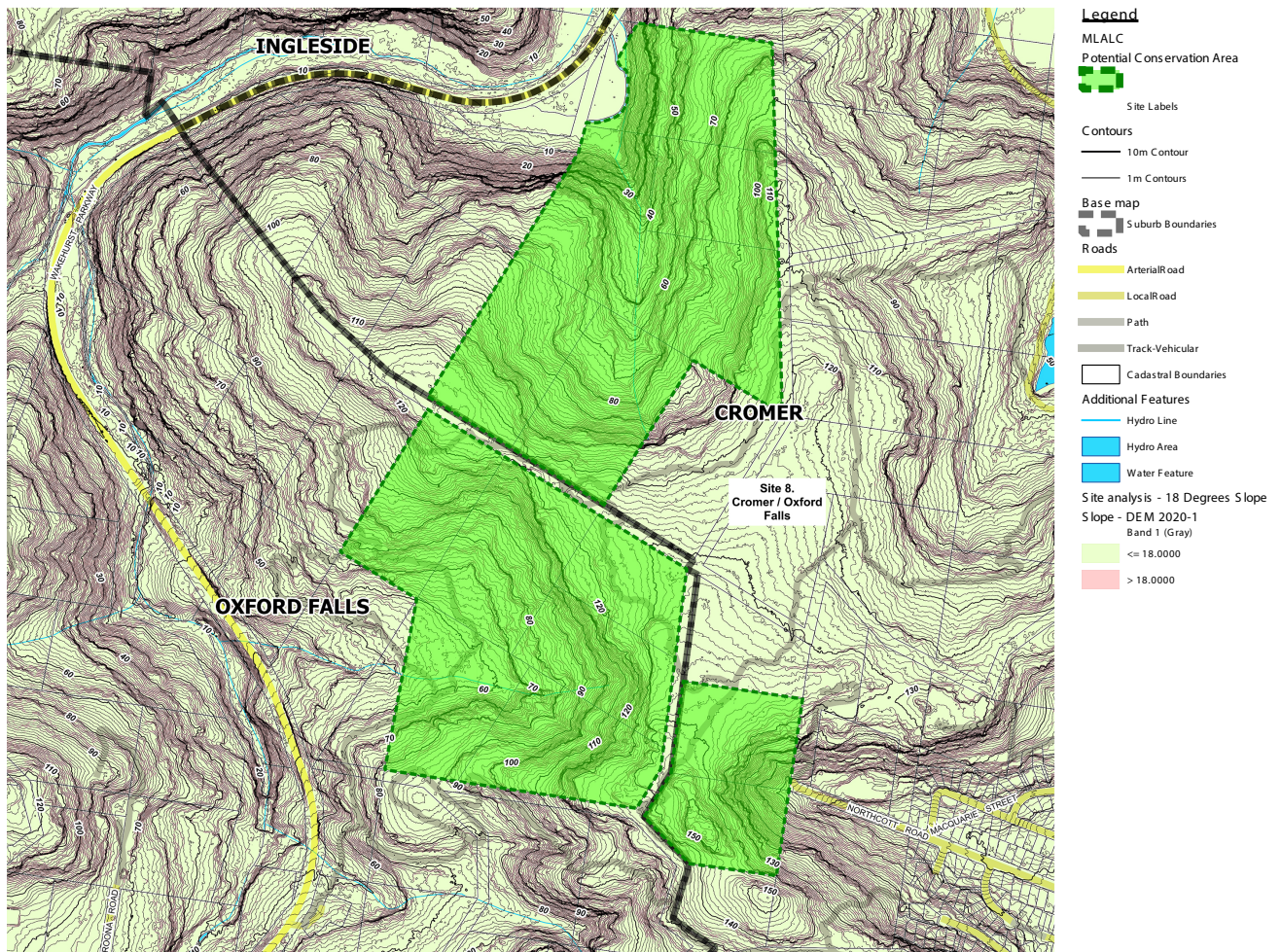
**Findings and Recommendations****Cromer/Oxford Falls*****Priority Level: Longterm potential***

Figure 10: Potential development footprint Site 8

Given the significant ecological, bushfire and topographical issues associated with the site, there is merit in retaining the site for biodiversity credit purposes.

The site has potential to be zoned for environmental conservation.

This recommendation is based on the following:

- Notable bushfire constraints, consistent steep slopes  $>18^\circ$  and lack of access opportunities.
- Coastal Upland Swamp EEC has been mapped near the south-west corner of the study area, and Swamp Sclerophyll Forest along the northern boundary in association with Middle Creek.
- Potential for the site to contain Aboriginal cultural significance as heritage item close to vicinity of site on privately owned land known as "Cromer Heights Rock Engravings and Shelter Site".
- No bus stops or bus routes are currently in the vicinity of the site making it relatively inaccessible by public transport.
- Currently a Deferred Matter pursuant to WLEP 2011.
- The site is not currently approved for Land Dealings by the MLALC Board and its members.

For further detail refer to Site 8: Cromer/Oxford Falls in the Appendices.



**Findings and Recommendations**

Cnr Forest Way and Madang Road, Belrose

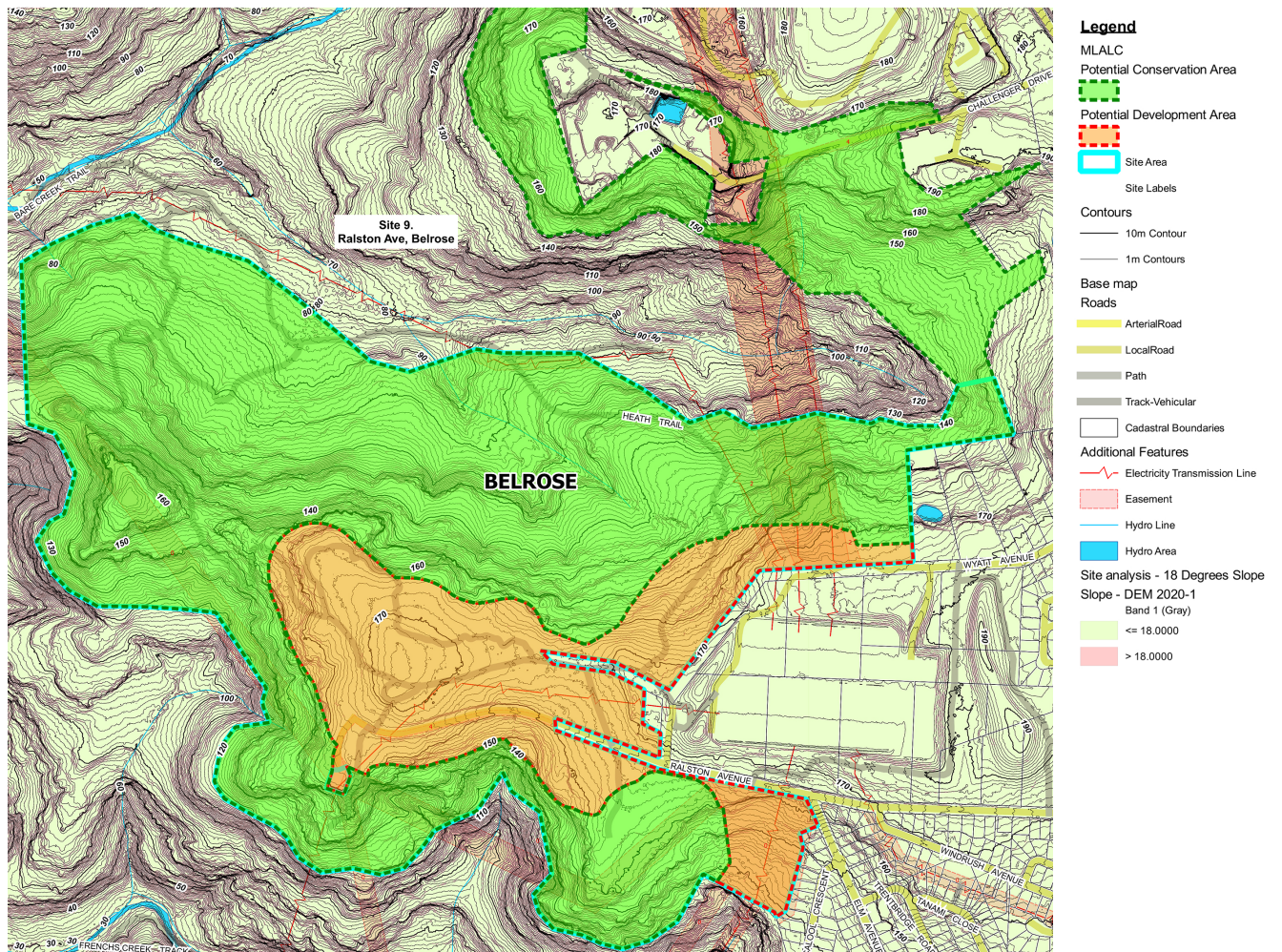
**Priority Level: Medium term potential**

Figure 7: Potential development footprint Site 9

The high-level analysis indicates the site is suitable for employment, recreation and urban services (such as warehousing and/or data centres) in conjunction with environmental conservation.

This recommendation is based on the following:

- Currently approved for Land Dealings
- Majority of land is a Deferred Matter pursuant to WLEP 2011.
- A minor portion of the site (southeast) is zoned R2 Low Density Residential.
- Extensive environmental mapping and analysis of the site has been undertaken.
- Bushfire evacuation issues raised as a concern in the context of a previous planning proposal for residential land uses.

For further detail refer to Site 9: Ralston Avenue, Belrose in the Appendices.