

# GYDE

## Strategic Assessment

Metropolitan Local Aboriginal Land Council Landholdings

submitted to Department of Planning, Industry and Environment  
on behalf of Metropolitan Local Aboriginal Land Council



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## 1. EXECUTIVE SUMMARY

This Strategic Assessment of Metropolitan Local Aboriginal Land Council (MLALC) is a high level review of MLALC's land holdings in the Northern Beaches local government area to support the preparation of a Development Delivery Plan in accordance with the State Environmental Planning Policy (Aboriginal Land) 2019 (AL SEPP).

A Development Delivery Plan (DDP) is the ongoing link between the requirements of the Aboriginal Land Rights Act 1983 (ALR Act), such as preparation of a Community, Land and Business Plan (CLBP), and the planning and development decisions that occur under the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). A DDP forms part of a suite of planning mechanisms to assist Local Aboriginal Land Councils (LALCs) achieve economic self-determination for their communities and deliver social, economic and environmental benefits as compensation for the loss and dispossession of their land.

This Strategic Assessment has been undertaken by City Plan Strategy and Development Pty Ltd (now trading as GYDE Consulting), in association with Craig & Rhodes, Travers Bushfire and Ecology, JMT Consulting and in consultation with MLALC. It provides the first step in a comprehensive land audit of MLALC owned land across 25 local government areas within metropolitan Sydney. This Assessment focuses on sites within the Northern Beaches Local Government Area (LGA) and adopts a 3 phase process, involving a contextual analysis, site specific review, and priority site assessment.

The priority site assessment applies a multi-criteria analysis to identify land suitable for development and/or conservation and an indicative sequence for future planning and investigation.

Detailed site assessments are included in the Appendices to this report. It is noted 7 of the 9 sites examined are currently deferred matters under the Warringah Local Environmental Plan 2011 (WLEP 2011).

The findings of this strategic assessment indicate there is short, medium and longer term development and/or conservation potential for all 9 sites. This confirms there is opportunity to generate economic, social and environmental benefits from these MLALC owned sites through the recommended planning pathways and with further investigations, as required.

The key conclusions of this strategic assessment are:

- Site 1 (Morgan Road, Belrose) is the highest priority for action in the short term. A planning proposal is currently being prepared to realise the site's potential.
- 4 sites have significant potential as part of a biodiversity offset scheme.
- 5 sites are considered to have development potential in the medium term. To realise this potential will require a planning proposal.
- 3 sites are considered to have long term potential, following further detailed investigations.

## 2. INTRODUCTION

### 2.1. Acknowledgment of Country

The authors of this report acknowledge the Traditional Owners of the land on which we work, learn and play, and pay our respects to Elders past, present and emerging.

### 2.2. Purpose of Strategic Assessment

The purpose of this Strategic Assessment of MLALC Land holdings in the Northern Beaches LGA is to support the preparation of a DDP in accordance with the AL SEPP. This Study has been prepared at the request of the Department of Planning, Industry and Environment (DPIE).

A DDP is the ongoing link between the requirements of the ALR Act, such as preparation of community, land and business plans, and the planning and development decisions that occur under the provisions of the EP&A Act.

A DDP forms part of a suite of planning mechanisms to assist LALCs achieve economic self-determination for their communities and deliver social, economic and environmental benefits as compensation for the loss and dispossession of their land.

This Strategic Assessment has been undertaken by City Plan Strategy and Development Pty Ltd (now trading as GYDE Consulting), in association with Craig & Rhodes, Travers Bushfire and Ecology, JMT Consulting and in consultation with the MLALC.

In addition to assisting the preparation of a DDP, this report will provide guidance to the MLALC when making decisions about how to manage their land portfolio.

### 2.3. Overview of Strategic Assessment

This strategic assessment provides contextual analysis, high level strategic assessment and priority site assessment for certain land owned MLALC within the Northern Beaches LGA. This study comprises 3 phases:

1. **Contextual analysis** within MLALC portfolio
2. **Site specific review** of constraints and opportunities on 9 sites, including:
  - Relevant statutory planning context
  - Aboriginal and European cultural heritage and value
  - Flora and fauna
  - Flooding and drainage
  - Slope
  - Availability of infrastructure
  - Bushfire risk
  - Statutory planning controls, including Local Environmental Plans (LEPs) and Development Control Plans (DCPs) provisions
3. **Priority site assessment** using multi-criteria analysis to identify land suitable for development and/or conservation and an indicative order of future planning and investigation.

## 2.4. Background

### 2.4.1. Metropolitan Local Aboriginal Land Council

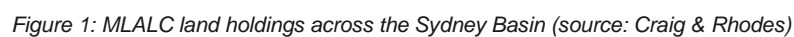
The MLALC was created under the ALR Act. The MLALC is a not-for profit entity which exists to improve the lives of Aboriginal people in the Sydney Metropolitan Region. The MLALC's ongoing strength is a vital resource for its members and a tribute to the struggles and achievements of Elders and those who have gone before to fight for land rights and justice for Aboriginal people.

The MLALC operates in accordance with the ALR Act by utilising its land assets to support the sustainability of its business to meet the needs of the Aboriginal community. In accordance with Section 51 of the ALR, the MLALC's primary objectives are *"improve, protect and foster the best interests of all Aboriginal persons within the Council's area and other persons who are members of the Council"*.

The functions of the MLALC include:

- Protect the interests of Aboriginal persons in its area in relation to the acquisition, management, use, control and disposal of land
- Take action to protect the culture and heritage of Aboriginal persons in the Council's area, subject to any other law
- Manage, in accordance with the ALR Act and consistently with its community, land and business plan, the investment of any assets of the Council
- Facilitate business enterprise in accordance with the ALR Act, and the regulations, and consistently with the community, land and business plan

MLALC is a significant landowner across 25 local government areas within metropolitan Sydney, as shown in Figure 1. MLALC's boundary adjoins the Darkinjung LALC to the North; La Perouse LALC to the South and South East; Deerubbin LALC to the West; and Gandangarra LALC to the South West.



#### 2.4.2. Community Land and Business Plan

A Community Land and Business Plan (CLBP) is a requirement under the provisions of Section 82(1) of the ALR Act. It sets a long-term vision for MLALC and acts as a strategic guide for its members, community and stakeholders.

The CLBP supports the provision of health, cultural and financial benefits for members and the wider Aboriginal community by identifying 6 main priorities:

- Land claims
- Increased membership
- Promotion of culture and heritage
- Healing, well-being and improved health, educational, employment and justice outcomes
- Income generation
- Partnerships and collaborations with key government, nongovernment, philanthropic and business organisations in the MLALC area.

The Constitution, Objects and Functions of NSW Aboriginal Land Council (NSWALC) are set out in Part 7 of the ALR Act. The MLALC CLBP goals align with those of the NSWALC Strategic Plan 2018-2022 and its overall purpose – *to provide strong leadership, support and advocate for Aboriginal Land Rights and the Aboriginal people of NSW.*

NSWALC's Policy No.1 of 2016 (Policy) on the Assessment and Approval of Local Aboriginal Land Council Land Dealings was created pursuant to Division 4 of Part 2 of the ALR Act. The Policy provides guidance to NSWALC itself, to LALCs, and to persons dealing with LALCs, about how NSWALC will perform its approval functions and exercise its discretions under the ALR Act.

Under the Policy, land dealings must be proven to provide benefits to a LALC, for example, by exceeding current land valuation. For a land dealing to be approved, it must first be endorsed by the MLALC Board (10 persons) and voted on by the members with a required approval of 80%. The land dealing process then progresses to the NSWALC for final approval.

All requirements of the land dealings process have been followed for the Morgan Road, Belrose site and approval was granted by the NSWALC on 3rd November 2004.

#### 2.4.3. Aboriginal Land SEPP

State Environmental Planning Policy (Aboriginal Land) 2019 was gazetted on 6 February 2019.

The AL SEPP provides for the preparation and publication of DDP that apply to certain land owned by LALCs. DDPs promote strategic and independent planning decisions and consider regional strategic plans as well as the relevant priorities in the CLBP.

The aims of the AL SEPP are:

- a. to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and*
- b. to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.*

Where land is included in the AL SEPP, the following applies:

- Specified development is declared regionally significant development
- A DPP may be prepared having regard to regional strategic plans for the area, community, land and business plans adopted by the LALC under the ALR Act and other matters the LALC and Minister consider relevant
- A planning proposal authority must consider a DDP when considering an application to amend planning controls relating to the land
- A consent authority must consider a DDP when determining a development application for land to which it applies.

In conjunction with the AL SEPP, Ministerial Direction 5.11 'Development of Aboriginal Land Council Land', was published pursuant to s9.1 of the EP&A Act.

Planning Circular PS 19-003 and the AL SEPP Guideline (2020) provide further guidance.

Currently, the AL SEPP only applies to certain Darkinjung land within the Central Coast LGA.



### 3.2. High Level Strategic Assessment

Phase 2 of this strategic assessment involved a high-level due diligence review of each of the 9 sites identified in Phase 1, to determine their relative strategic and site-specific merit. The strategic assessment for each site is presented in the Appendices.

The evaluation criteria used to assess each land parcel is included in Table 1.

A key part of the assessment process was the compilation of spatial data into a Geographic Information System (GIS). The GIS data was used to determine potential development and/or conservation footprints for each site.

It is noted that each of the potential development and/or conservation footprints are indicative only and will require further detailed site investigations to confirm site opportunities and constraints.

Table 1: Evaluation criteria

EVALUATION CRITERIA	
Strategic framework	<ul style="list-style-type: none"> <li>A Metropolis of Three Cities - The Greater Sydney Region Plan</li> <li>North District Plan</li> <li>Northern Beaches Local Strategic Planning Statement - Towards 2040</li> <li>Draft Northern Beaches Local Housing Strategy</li> </ul>
Planning considerations	<ul style="list-style-type: none"> <li>Zoning and permissibility</li> </ul>
Urban context	<ul style="list-style-type: none"> <li>Relationship to existing urban development</li> <li>Accessibility to employment opportunities</li> </ul>
Infrastructure - proximity and capacity	<ul style="list-style-type: none"> <li>Utilities - water, sewer, electricity, gas, telecommunications</li> <li>Open space / sport and recreation facilities</li> <li>Water cycle management / drainage</li> <li>Social infrastructure - childcare centres, community or cultural centres, education and health facilities.</li> </ul>
Land capability	<ul style="list-style-type: none"> <li>Contamination</li> <li>Slope / topography</li> <li>Acid sulfate soils / salinity</li> <li>Flooding</li> </ul>
Aboriginal cultural heritage	<ul style="list-style-type: none"> <li>Identification of cultural heritage on or adjoining</li> </ul>
Non-Aboriginal heritage	<ul style="list-style-type: none"> <li>Local heritage listed items</li> <li>NSW State Heritage Inventory</li> </ul>
Biodiversity (Fauna)	<ul style="list-style-type: none"> <li>Assessment of biodiversity constraints based on existing vegetation mapping and threatened species records.</li> </ul>
Biodiversity (Flora)	<ul style="list-style-type: none"> <li>Assessment of ecological values</li> <li>Identification of riparian constraints, opportunities and protection.</li> </ul>
Roads, traffic and transport	<ul style="list-style-type: none"> <li>Access to the broader State and Regional road network</li> <li>Access to nearby public transport networks and 30-minute public transport catchment</li> </ul>

EVALUATION CRITERIA	
	<ul style="list-style-type: none"> <li>• Opportunities and constraints in relation to future site development from a traffic and transport perspective</li> <li>• Issues that may arise regarding vehicle access from the adjacent road network</li> <li>• Potential additional infrastructure required to support future site development</li> </ul>
Bushfire risk	<ul style="list-style-type: none"> <li>• Assessment of the bushfire risk for each site including: <ul style="list-style-type: none"> <li>– Desktop review of bushfire constraints</li> <li>– Constraints mapping to depict the minimum asset protection zone and highlight the developable areas within the property</li> <li>– Advice in relation to the likelihood of development consent for each site in terms of bushfire</li> </ul> </li> </ul>
MLALC endorsement	<ul style="list-style-type: none"> <li>• Status of endorsement under the ALR Act.</li> </ul>

### 3.3. Priority Site Assessment

Following the high-level strategic assessment undertaken in Phase 2, each site was categorised as either a Short, Medium or Long term priority, corresponding with its development and/or conservation potential, and timeframe required to achieve an outcome.

For a site to be recommended as a Short priority, all 3 corresponding characteristics of that priority must be applicable. All other sites are categorised as Medium term or Long term priority and may have characteristics of multiple priority levels due to the complexity and uniqueness of each site.

The criteria applied to determine the priority level of each site are shown in Table 2.

Table 2: Priority Assessment

PRIORITY	TIMEFRAME	CHARACTERISTICS
<b>Short term potential</b>	Within 1-2 years	<ul style="list-style-type: none"> <li>• Approved land dealings by MLALC board and its members</li> <li>• Demonstrated strategic and site-specific merit</li> <li>• Presence of known Aboriginal cultural heritage items or significance</li> </ul>
<b>Medium term potential</b>	Within 2-5 years	<ul style="list-style-type: none"> <li>• Non-approved land dealings by MLALC board and its members</li> <li>• Site is highly likely to contain Aboriginal culture and heritage significance given its proximity to registered item. Will require further cultural significance due diligence</li> <li>• Current zoning which is conducive to potential land uses or high development potential identified</li> <li>• Existing infrastructure capacity to serve the site</li> <li>• No endangered ecological community (EEC) constraints identified</li> <li>• Requires further detailed investigations to determine appropriate planning pathway</li> </ul>
<b>Long term</b>	5 or more years	<ul style="list-style-type: none"> <li>• Non-approved land dealings by MLALC board and its members</li> </ul>

PRIORITY	TIMEFRAME	CHARACTERISTICS
<b>potential</b>		<ul style="list-style-type: none"> <li>No known Aboriginal cultural heritage items or significance within or proximate to the site. Will require further cultural significance due diligence.</li> <li>Potential constraints identified in preliminary high-level assessment require further detailed investigations to determine development potential</li> <li>Site considered suitable for potential biodiversity credits or offsets and/or not suitable for potential development</li> <li>MLALC capability - existing resources to progress are currently unavailable</li> </ul>

### 3.4. Development Pipeline and Planning Pathways

Identifying the development potential and priority of MLALC land holdings located within the Northern Beaches LGA is the first step in establishing a development pipeline to underpin economic self-determination for the MLALC and to deliver social, economic and environmental benefits to the wider community.

The multi-criteria analysis undertaken in Phases 2 and 3 of this study have guided consideration of a potential future development pipeline within the MLALC portfolio.

A range of planning pathways have been considered for the sites identified in this study, including:

- Inclusion in the AL SEPP and preparation of a DDP
- Rezoning - a Planning Proposal to rezone the land for the identified suitable land uses
- Development Application - where the proposed use is permissible within the current statutory planning framework and no further site investigations are required
- Further investigation - where further technical information is required before suitable land uses, including biodiversity credits / offsets under the Biodiversity Conservation Act, or an appropriate planning pathway can be determined.

Sites may have one or multiple planning pathways recommended.

## 4. FINDINGS AND RECOMMENDATIONS

### 4.1. Morgan Road, Belrose

**Priority Level: Short term potential**

**Recommended planning pathway:**

1. **Inclusion in the AL SEPP and preparation of a DDP**
2. **Planning proposal**
3. **Development application**

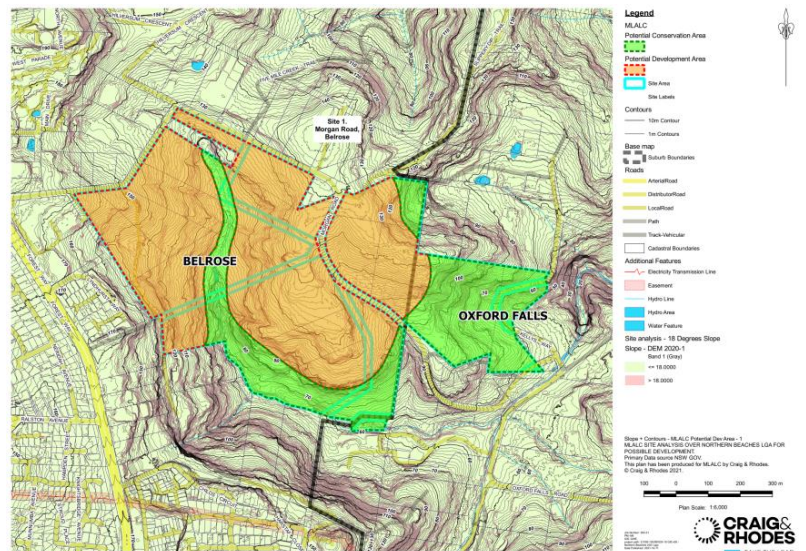


Figure 3: Potential development footprint Site 1

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 educational 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.

## 4.2. Aquatic Drive, Frenchs Forest

**Priority Level: Medium term potential****Recommended planning pathway:**

1. **Inclusion in the AL SEPP and preparation of a DDP**
2. **Further detailed investigations**
3. **Planning proposal**
4. **Development application**

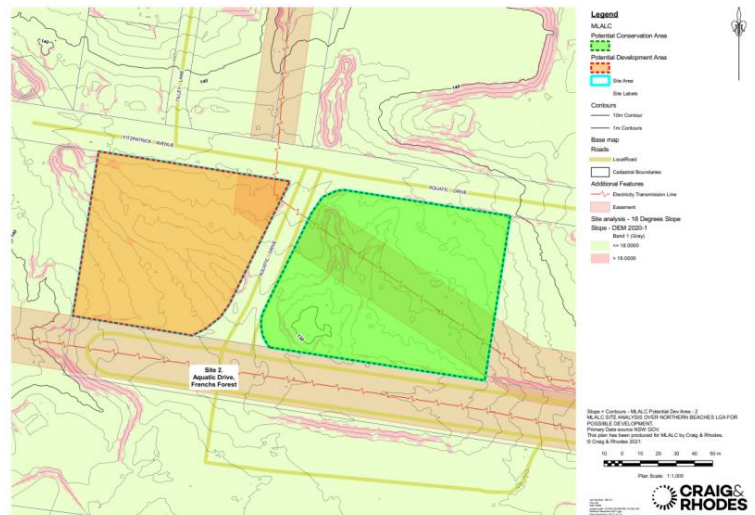


Figure 4: Potential development footprint Site 2

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.

## 4.3. Corner Forest Way and Madang Road, Belrose

**Priority Level: Long term potential****Recommended planning pathway:**

1. **Further detailed investigations**
2. **Planning proposal**

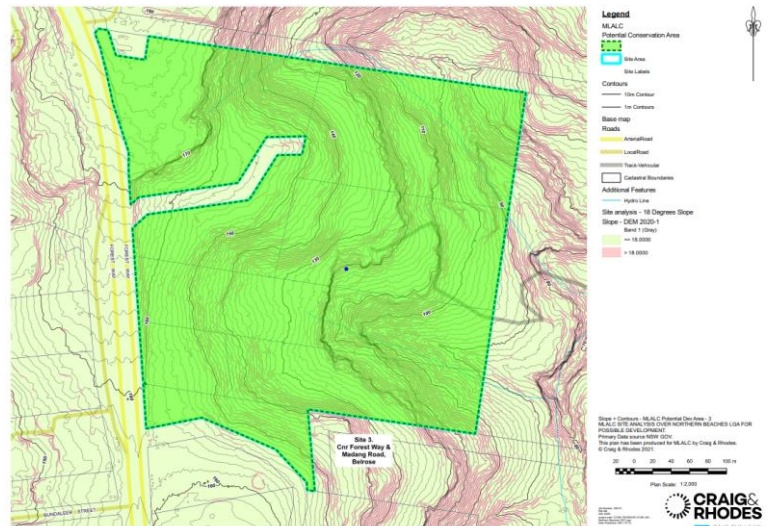


Figure 5: Potential conservation footprint Site 3

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  $>18^\circ$
- 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. Planning Proposal allows for implementation of contemporary controls.

Further investigations are required in relation to:

- Aboriginal cultural significance due to proximity of known sites.

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

## 4.4. Forest Way, Belrose

**Priority Level: Medium term potential****Recommended planning pathway:**

1. **Inclusion in the AL SEPP and preparation of a DDP**
2. **Further detailed investigations**
3. **Planning proposal**
4. **Development application**

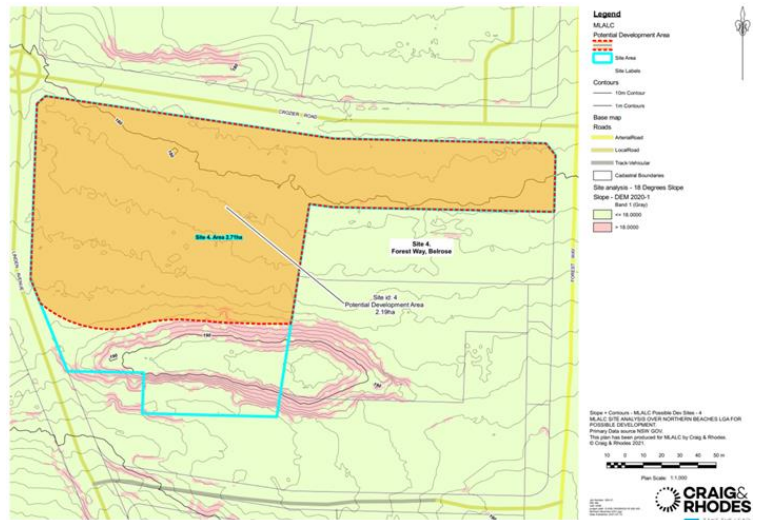


Figure 6: Potential development footprint Site 4

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.

## 4.5. Corymbia Circuit, Oxford Falls

**Priority Level: Medium term potential**

**Recommended planning pathway:**

1. **Inclusion in the AL SEPP and preparation of a DDP**
2. **Further detailed investigations**
3. **Planning proposal**

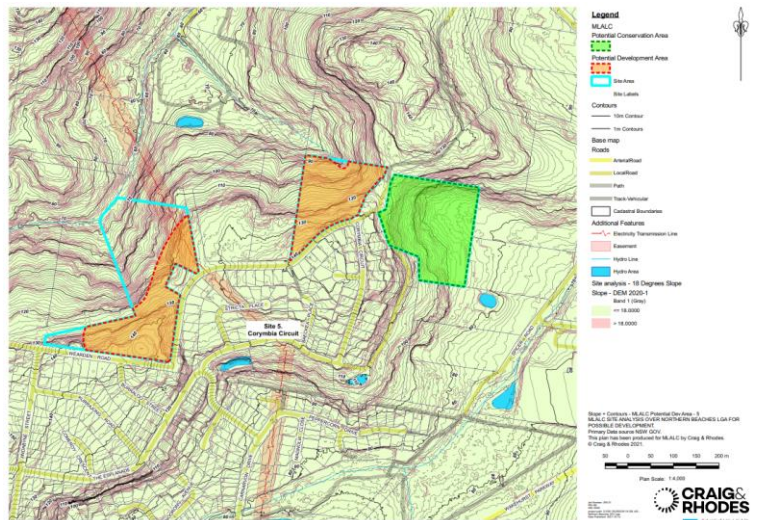


Figure 7: Potential development and conservation footprint Site 5

Given the size and structure of the overall site, it has been divided into 3 sections being 5A, 5B and 5C. The high-level 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
- 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:

- 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 5: Corymbia Circuit, Oxford Falls in the Appendices.

## 4.6. Paxton Street, Frenchs Forest

**Priority Level: Medium term potential**

**Recommended planning pathway:**

1. **Inclusion in the AL SEPP and preparation of a DDP**
2. **Further investigation required**
  - A portion of the site is currently zoned for residential uses. A Development Application for residential component of this site will depend on further bushfire investigations to confirm the land area suited for residential development within the R2 zone.
3. **Development application**

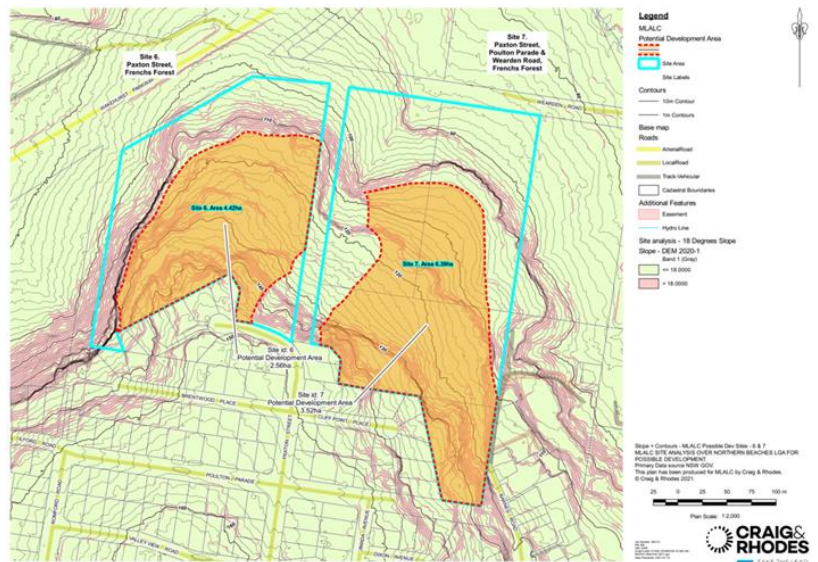


Figure 8: Potential development footprint Site 6 (on left)

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 low scale 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.

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
  - 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 Street, Frenchs Forest in the Appendices.

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## 4.7. Paxton Street, Poulton Parade and Weardon Road, Frenchs Forest

**Priority Level: Long term potential****Recommended planning pathway:**

1. **Further investigation**
2. **Planning proposal**

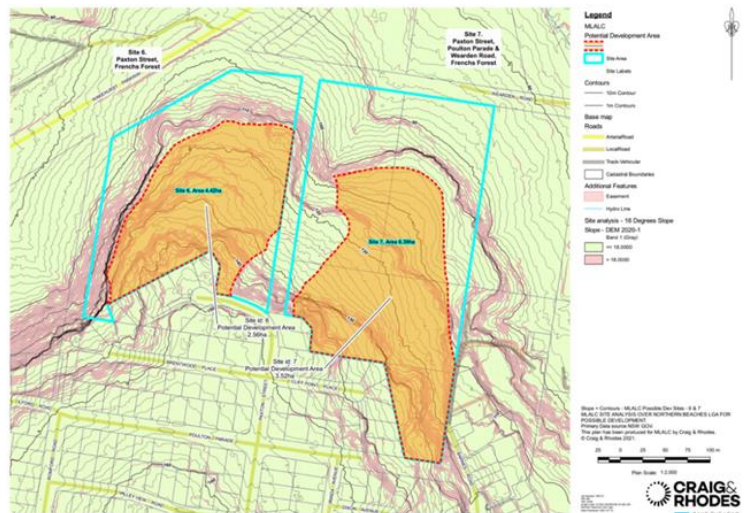


Figure 9: Potential development footprint Site 7 (on right)

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 Weardon 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
- Potential habitat for Eastern Pygmy Possum, Powerful Owl, Grey-headed Flying-fox and Large Bent-winged Bat given previous recordings on adjacent lands
- Biodiversity values as clearing of native vegetation 0.5 ha and greater will trigger the BOS
- Potential presence of Coastal Upland Swamp (EEC) in south-west portion of site.

For further detail refer to Site 7: Paxton Street, Poulton Parade and Weardon Road, Frenchs Forest in the Appendices.





## 4.10. Summary of Findings and Recommendations

Table 3: Summary of Finding and Recommendations

SITE	DEVELOPMENT POTENTIAL	BIODIVERSITY POTENTIAL	PLANNING PATHWAY
<b>Priority: Short term potential</b>			
<b>Site 1.</b> Morgan Road, Belrose	✓		<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Planning proposal</li> <li>• Development application</li> </ul>
<b>Priority: Medium term potential</b>			
<b>Site 2.</b> Aquatic Drive, Frenchs Forest	✓	✓	<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Further investigation</li> <li>• Planning proposal</li> <li>• Development application</li> </ul>
<b>Site 4.</b> Forest Way, Belrose	✓		<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>
<b>Site 5.</b> Corymbia Circuit, Oxford Falls	✓	✓	<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>
<b>Site 6.</b> Paxton Street, Frenchs Forest	✓		<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Further investigation</li> <li>• Development application</li> </ul>
<b>Site 9.</b> Ralston Ave, Belrose	✓		<ul style="list-style-type: none"> <li>• Inclusion in ALSEPP</li> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>
<b>Priority: Long term potential</b>			
<b>Site 3.</b> Corner Forest Way and Madang Road, Belrose		✓	<ul style="list-style-type: none"> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>
<b>Site 7.</b> Paxton Street, Poulton Parade and Weardon Road, Frenchs Forest	✓		<ul style="list-style-type: none"> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>
<b>Site 8.</b> Cromer/Oxford Falls		✓	<ul style="list-style-type: none"> <li>• Further investigation</li> <li>• Planning proposal</li> </ul>

# GYDE

## APPENDICES

## SITE 1: MORGAN ROAD, BELROSE

## OVERVIEW

## Address

Morgan Road, Belrose

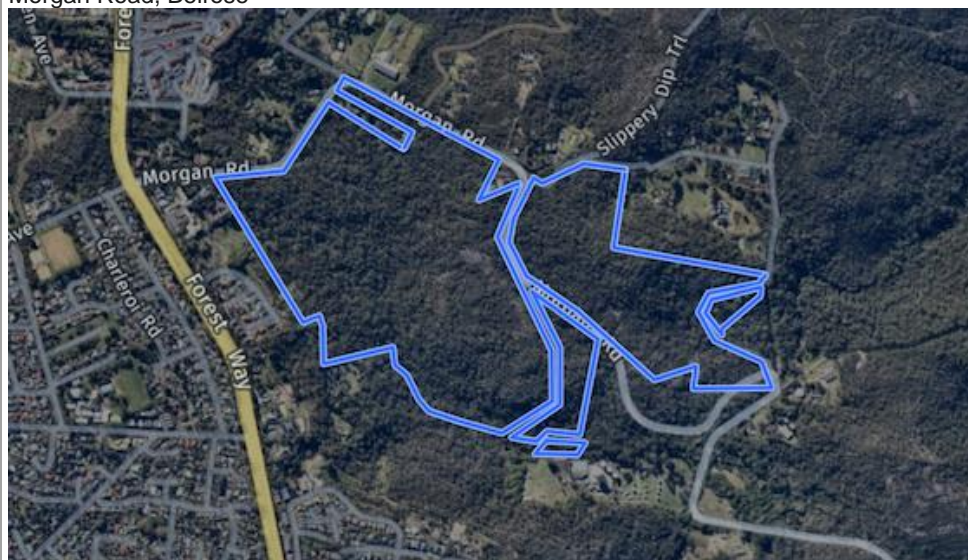


Figure 12: Aerial view of Site 1 (source: Nearmap)

## Legal description

Lots 89-93, 176-178, 189-191, 196-197, 944-948, 953, 2600 and 2630 of DP 752038  
 Lot 2 of DP 1242330

## Area

71ha

## LEP and zone

Land is within 'Deferred Matter' zone pursuant to WLEP 2011.

- Applicable LEP: WLEP 2000
- Applicable Zone: B2 Oxford Falls Valley



Figure 13: Zoning Map showing site within Deferred Matter zone (source: NSW Legislation)

## OVERVIEW



Figure 14: Locality B2 Map with Site 1 outlined in red (source: Northern Beaches Council)

<b>Permissible uses</b>	Category One: Nil. Category Two: agriculture, housing, housing for older people with disabilities Category Three: Not applicable
<b>Key development controls</b>	1 dwelling per 20ha Maximum building height of 8.5m
<b>Potential land use</b>	Low to medium density residential, conservation (environmental and cultural heritage), community centre and recreation land uses.
<b>Planning pathway</b>	Planning proposal to facilitate residential, community and cultural uses as well as open space/recreation and conservation outcomes. Followed by a development application.
<b>Priority</b>	Short term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>Inclusion in the in AL SEPP and DPP</li> <li>Planning proposal to be prepared.</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 8 Greater Sydney communities are culturally rich with diverse neighbourhoods</li> <li>Objective 10 Greater Housing Supply</li> <li>Objective 13 Environmental heritage is identified, conserved and enhanced</li> <li>Objective 29 - Environmental, social and economic values in rural area are protected and enhanced</li> </ul> <p>Objective 8 states: "Engagement with Aboriginal communities should be founded on self-determination, economic participation and mutual respect. This includes facilitating the ability of Local Aboriginal Land Councils to more readily derive economic, community and cultural use of Aboriginal and acquired under the Aboriginal Land Rights Act 1983" (GSRP, p56). This directly aligns with the MLALC's objective to achieve self-determination by utilising the developable land at the site to facilitate tangible economic, social and cultural prosperity for members and the community.</p> <p>The GSRP sets a 0–5 year (2016–2021) housing supply target for the North District which is 25,950 new homes by 2021 to meet the population growth, an average of 5,190 per year. The 20-year (2016–2036) strategic housing target is 92,000 new homes. MLALC's proposal will provide an increased supply of housing to assist in reaching the North District's housing targets. The Morgan Road project can provide approximately 400-500 lots.</p> <p>Objective 13 defines environmental heritage as the places, buildings, works, relics, moveable objects and precincts of State or local heritage significance. It includes Aboriginal places and objects. Strategy 13.1 of this objective is to identify, conserve and enhance environmental heritage by applying adaptive re-use and interpreting heritage to foster distinctive local places. Several significant Aboriginal rock engravings on Lizard Rock are regularly and repeatedly being destroyed by vandals and a significant portion of the site is suffering from land degradation. A future planning proposal would seek to conserve and protect the environmentally sensitive and culturally significant areas of the site.</p> <p>Objective 29 relates to the environmental, social and economic value of land identified within the Metropolitan Rural Area (MRA). Part of the site is located in the MRA and part has been identified as a 'Future MRA investigation area' within the Northern Beaches LSPS. The GSRP recognises the need for greater flexibility in future planning of the urban-rural fringe owned by LALCs.</p> <p>The future development opportunities for the site are not inconsistent with GSRP.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities</li> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> <li>Planning Priority N17 – protecting and enhancing scenic and cultural landscapes</li> <li>Planning Priority N18 – better managing rural areas</li> </ul> <p>Priority N4 relates to fostering healthy, creative, culturally rich and socially connected communities. This Priority recognises LALC landholdings acquired under the ALRA which require planning outcomes to help support self-determination and economic participation of the Aboriginal people. Implementation of the District Plan is to include engagement with Aboriginal communities founded on self-determination and mutual respect to foster</p>

CRITERIA	ASSESSMENT
	<p>opportunities for economic participation, culturally appropriate social infrastructure and contemporary cultural expression. Action 14 links this to land use planning and places the responsibility on Councils, other planning authorities, State agencies and State-owned corporations.</p> <p>Priority 5 includes 2 key objectives: Objective 10 - Greater housing supply and Objective 11 - Housing is more diverse and affordable. This site provides an opportunity to contribute to the housing supply and diversity needs of the LGA.</p> <p>Development of this site will provide opportunities to manage and protect the natural bushlands and creeks and will preserve a significant amount of natural space and culturally significant Aboriginal artefacts which can be enjoyed and cared for by the community.</p> <p>Priority N18 relates to land identified within the MRA as determined by the GSC. Part of the site is included in the MRA, and part has been identified as a 'Future MRA investigation area' in the Northern Beaches Local Strategic Planning Statement.</p> <p>Any future planning proposal for the site will need to respond to the MRA principles, particularly around scenic protection.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>• Priority P4 – Protected Metropolitan Rural Area</li> <li>• Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>• Priority P13 – Strong engagement and cooperation with Aboriginal communities as it recognises that Council is required to engage with Aboriginal and Torres Strait Islander people in planning and decision making</li> <li>• Action 13.3 – Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and aspirations for a cultural centre, social housing schemes, feasible and appropriate land use opportunities, and identification and protection of places with high cultural heritage values.</li> </ul> <p>Future planning for the site will benefit from these Actions by welcoming opportunities for MLALC, Council and other relevant stakeholders to engage in a collaborative planning process. This will protect and enhance cultural and heritage values of the site.</p> <p><b>Draft Northern Beaches Council Local Housing Strategy</b></p> <ul style="list-style-type: none"> <li>• Priority 1: Housing target</li> </ul> <p>The site aligns with priority noting that the site will provide support to establish capacity when housing demand in the surrounding areas increases and provide housing.</p>
Urban Context	<ul style="list-style-type: none"> <li>• The site is located close to significant industrial /employment centres, with Austlink Business Park less than 2km from the site.</li> <li>• Shopping Centre is 3km from the site and anchored by major supermarkets. Other retail services are available within a 5km radius including Forestway Shopping Centre.</li> <li>• There are close to 30 schools, including Frenchs Forest Primary School, Belrose Primary School and Kambora Primary School.</li> <li>• The Northern Beaches Hospital is approximately 3km from the site and provides significant health services.</li> </ul>

CRITERIA	ASSESSMENT
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>Infrastructure capacity to service the site generally runs along Forest Way.</li> <li>Reticulated water mains run along Morgan Road and a 500mm main runs along Forest Way that provides capacity to service the site.</li> <li>A 150mm sewer main runs along Morgan Road. A low-pressure sewer system or SPS and rising main will be required to service the site.</li> <li>NBN runs along Morgan Road and Forest Way.</li> <li>A 160 PE 210 kPa gas main runs along Forest Way that could provide services. There are no mains along Morgan Road.</li> <li>Feeder power mains run along Forest Way that would provide capacity to service the site.</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Pre-schools, primary, high and private schools are located within 3 km of the site</li> <li>Warringah Aquatic Centre is 5km to the south</li> <li>Eight day care centres are located within 5km of the site</li> <li>Health facilities are located at Belrose and the Northern Beaches Hospital</li> <li>The Lionel Watts Sports and Community Centre is 2km to the South, a Youth Centre is 3km to the south on Forest Way and the Ku-ring-gai Community Workshop is located 6km to the north on Mona Vale Road</li> <li>Belrose local shops are 1 km to the south and Forestway shopping centre is a further 1 km to the south.</li> <li>Active open space opportunities lie 1 km to the south at Belrose and 2 km to the north at Terry Hills.</li> <li>Passive open space is provided via bush trails surrounding the site.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>The site generally slopes from west to east and north to south with a sloping ridge extending north to south in the centre of the site. Gradients greater than 18 percent impact the southern and eastern sections of the site. Slopes along the ridge line are around 5 percent.</li> <li>A southerly flowing stream bisects the site south of Morgan Road.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination, issues impacting the site.</li> <li>Development could extend along the ridge lines and plateaus away from Morgan Road, recognising the constraints posed by the cliffs and water courses across the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>AHIMS Registered item: 1 x Aboriginal culture and heritage item within site that is privately owned. Item is artwork referred to as Badagarang (Patyegarang).</li> <li>AHIMS Registered item: 1 x Aboriginal culture and heritage item (45-6-3207) outside of the site. Item is burials and potential archaeological deposit.</li> <li>Private ownership and undeveloped state of the site results in a high degree of risk to heritage items as there is no passive surveillance and no funding mechanism to support maintenance and protection.</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> <li>C12 Conservation Area, Oxford Falls Conservation Area is located to the east of site.</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>Lots 90-93, 945-948, 176, 177, 189, 191 and 953 DP752038 identified as Riparian Land.</li> <li>Falls within the catchment of Narrabeen Lagoon.</li> <li>Threatened fauna known to occur on site include Glossy Black-Cockatoo, Large Bent-</li> </ul>

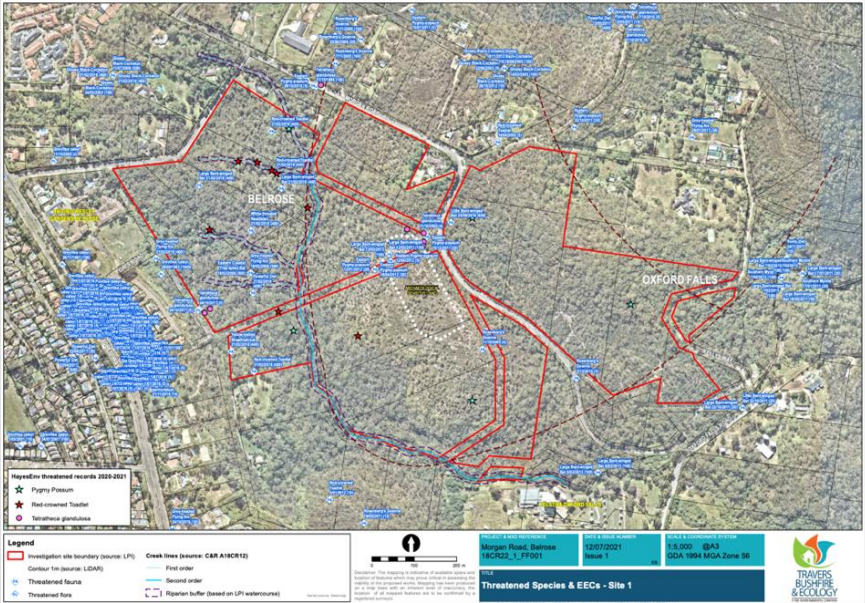
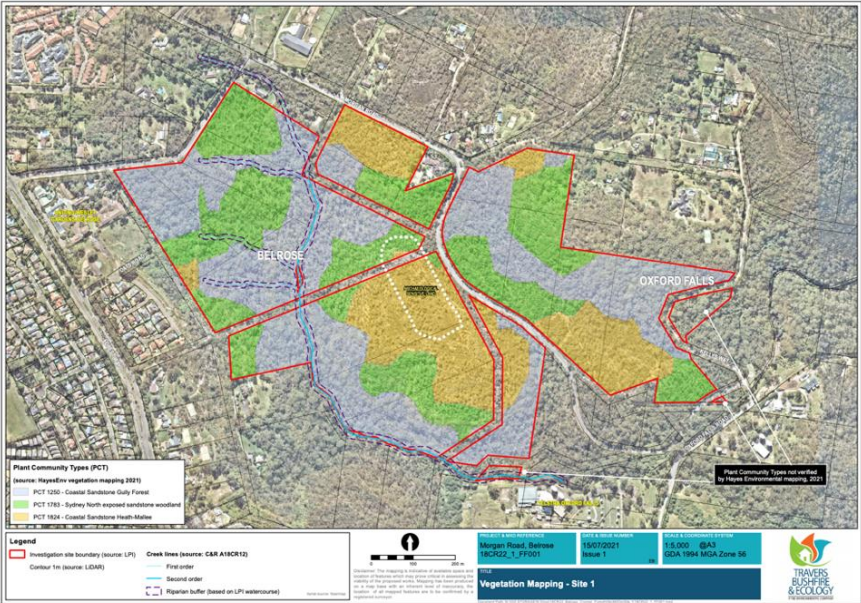
CRITERIA	ASSESSMENT
	<p>winged Bat, Little Bent-winged Bat, Grey-headed Flying-fox, Powerful Owl, Red-crowned Toadlet Rosenberg's Goanna, Eastern Pygmy Possum and Yellow-bellied Sheath-tail-bat.</p> <ul style="list-style-type: none"> <li>• There is a cave along one of the minor tributaries off Snake Creek that contains bat guano, meaning it may be a roosting habitat (subject to detailed investigation).</li> <li>• The riparian areas are important for the Red-crowned Toadlet.</li> <li>• Pockets of Allocasuarina are important for Glossy Black-Cockatoo, however retention of suitable large hollows is more important.</li> <li>• Other threatened fauna species with high potential significance include Southern Brown Bandicoot, Giant Burrowing Frog and Spotted-tailed Quoll.</li> </ul>  <p>The map displays the investigation site boundary (red outline) and various ecological features. Key locations labeled include BELROSE and OXFORD FALLS. The legend identifies symbols for investigation site boundary (LPI), creek lines (CAR ANDRIS), threatened fauna (red star), threatened flora (blue star), and riparian buffer (based on LPI watercourses). The map also includes a scale bar (0 to 200m), a north arrow, and project information: Morgan Road, Belrose, NSW 1500, 12/07/2021, Issue 1, 1:5,000, GDA 1984 MGA Zone 56. The title is 'Threatened Species &amp; EECs - Site 1'.</p>

Figure 15: Threatened species & EECs - Site 1 map (source: Travers Bushfire & Ecology)

CRITERIA	ASSESSMENT
	 <p>Figure 16: Vegetation Mapping - Site 1 (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>• Lots 90-93, 945-948, 176, 177, 189, 191 and 953 DP752038 identified as Riparian Land.</li> <li>• Falls within the catchment of Narrabeen Lagoon.</li> <li>• Biodiversity values have been mapped along part of Snake Creek.</li> <li>• Regional mapping does not show the mapping of any EECs. There are discrepancies between previous assessments as to whether or not Duffy's Forest EEC occurs. This will need to be resolved through detailed survey and biodiversity assessment. Small areas of Coastal Upland Swamp may also be present, but none are shown in the prepared figures.</li> <li>• ROTAP species <i>Angophora crassifolia</i> and <i>Lomandra brevis</i> occur extensively through the central ridgeline portions of the site associated with the Archaeological PAD of high significance</li> <li>• <i>Tetratheca glandulosa</i> known to occur in small populations but not widespread.</li> <li>• Riparian buffers shown on the topography and hydrology figure are applied to Snake Creek and tributaries, these are of ecological significance to threatened frog species such as Red-crowned.</li> <li>• A BDAR with biodiversity offset credit determination would be required to accompany a DA. Consideration of a Biodiversity Certification is a recommended pathway which is likely to be beneficial for this site to provide a comprehensive assessment and will have less risk for the site for all future DAs. Parts of the site may potentially be suitable as a Biodiversity Stewardship Site.</li> <li>• Refer to Figure 15 and Figure 16</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>• The primary site access would be through the Forest Way / Morgan Road intersection where traffic lights are already in place. All turning movements are permitted at this set of traffic lights.</li> </ul>

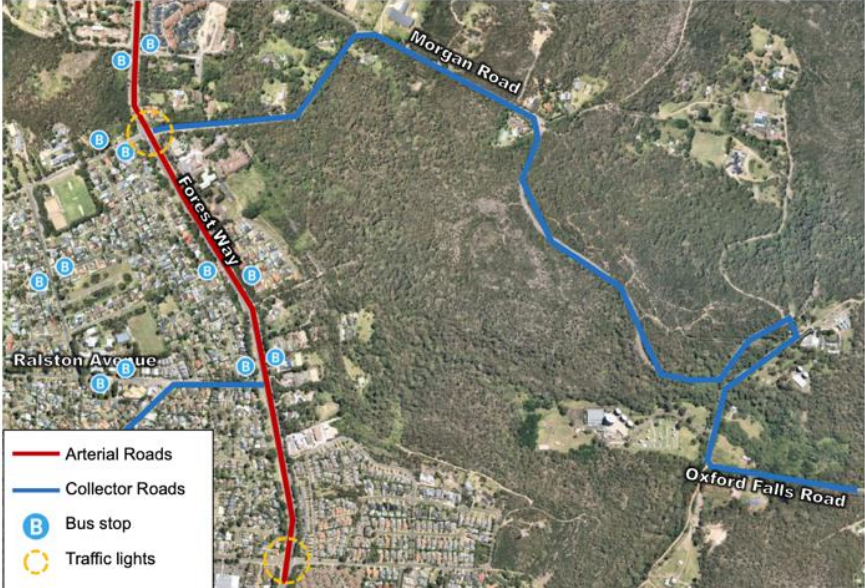
CRITERIA	ASSESSMENT
	<ul style="list-style-type: none"> <li>Forest Way is a major State Classified road which provides high capacity connections between Terry Hills and Frenchs Forest. Morgan Road is a collector road that connects Forest Way to the west with the Wakehurst Parkway to the east.</li> <li>Enhancements to the Forest Way / Morgan Road intersection, as well as Morgan Road itself, will be required to provide sufficient traffic capacity for vehicles to enter and exit the site.</li> <li>The area is serviced by local bus services, with bus stops located on Forest Way within walking distance of the site.</li> </ul>  <p>Figure 17: Roads, traffic and transport for Site 1 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>Majority of the land identified on the NBC Bush Fire Land Map as Category 1. Refer to Figure 18</li> <li>Risk could be reduced / mitigated with appropriate asset protection zones</li> </ul>

Figure 18: Desktop bushfire constraints and development opportunities Map (source: Travers Bushfire & Ecology)

The site has been endorsed by the MLALC Board and its members as part of its CLBP and is consistent with NSWALC's Policy No.1 of 2016 and the ALRA.

Indicative Development  
and/or Conservation  
Footprint

The indicative development footprint is shown at Figure 19.

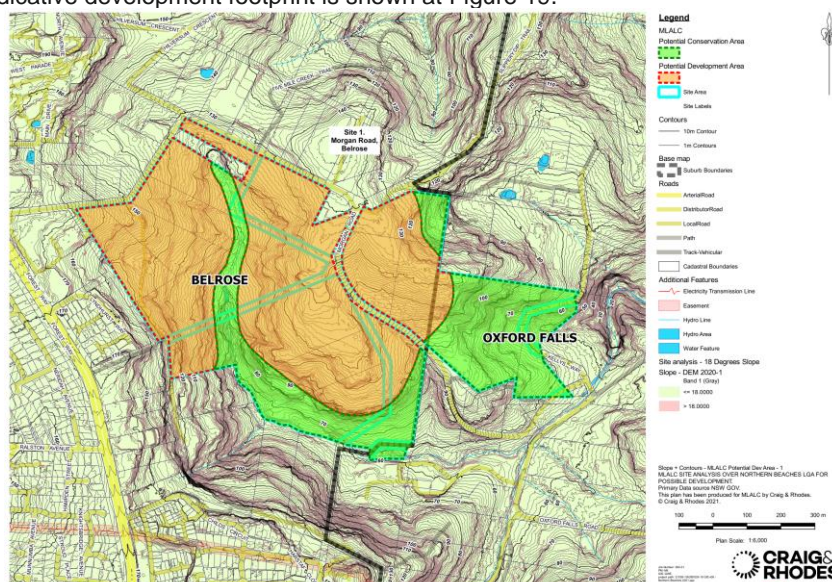


Figure 19: Site 1 - Potential development footprint (source: Craig & Rhodes)

## SITE 2: AQUATIC DRIVE, FRENCHS FOREST

## OVERVIEW

## Address

Aquatic Dive, Frenchs Forest



Figure 20: Aerial image of Site 2 (source: Nearmap)

## Legal description

Lots 2780-2781 of DP46992

## Area

1.93ha

## LEP and zone

- Applicable LEP: WLEP 2011
- Applicable Zone: E2 Environmental Conservation

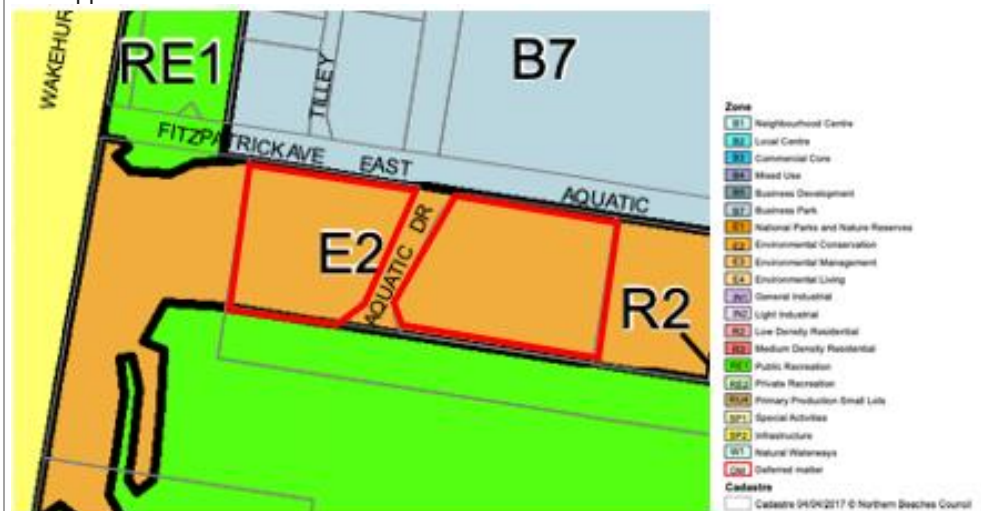


Figure 21: Extract of zoning map, site outlined in red (source: NSW Legislation)

OVERVIEW	
<b>Permissible uses</b>	Permitted with consent: Environmental protection works; Oyster aquaculture; Roads
<b>Key development controls</b>	Maximum building height of 8.5m
<b>Potential land use</b>	Development potential on the western lot for active and/or passive recreation and community uses (e.g., public facilities) in environmental landscape setting, noting co-location opportunities with other recreation facilities and good transport infrastructure (carparking, roads). The high-level ecological value of the eastern lot offers opportunities for potential biodiversity credits or offsets.
<b>Planning pathway</b>	Planning Proposal to facilitate outdoor/indoor recreation and community uses on the western lot for potential rezoning to RE2 Private Recreation or B7 Business Park. Followed by a development application. Further planning investigations for eastern lot to determine suitability for potential biodiversity offsets credits with potential rezoning to E3 Environmental Management.
<b>Priority</b>	Medium term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>• Inclusion in the in AL SEPP and DPP</li> <li>• Future detailed environmental assessment of site constraints to determine site opportunities.</li> <li>• Cultural significance due diligence due to the site's proximity to a registered Aboriginal culture and heritage item.</li> <li>• Planning proposal to be prepared</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>• Objective 6 Services and infrastructure meet communities' changing needs</li> <li>• Objective 8 Greater Sydney communities are culturally rich with diverse neighbourhoods</li> <li>• Objective 13 Environmental heritage is identified, conserved and enhanced</li> <li>• Objective 28 Scenic and cultural landscapes are protected</li> </ul> <p>Potential land uses would support community infrastructure needs within a landscape setting that enhances its environmental significance. The site is likely to contain Aboriginal cultural heritage. Protection of cultural significance aligns with the above Objectives.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>• Planning Priority N2 - Working through collaboration</li> <li>• Planning Priority N3 - Providing services and social infrastructure to meet people's changing needs</li> <li>• Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities</li> <li>• Planning Priority N17 – protecting and enhancing scenic and cultural landscapes</li> </ul> <p>Aligns with the above Planning Priorities through engagement with Aboriginal communities to foster great communities, and opportunity to protect and manage unknown Aboriginal cultural and heritage items which may exist within the site. The site provides an opportunity to deliver community facilities and recreation that can be delivered through a collaborative approach with Council and the local community.</p>

CRITERIA	ASSESSMENT
	<p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>• Priority P6 High quality open space for recreation</li> <li>• Priority 2 Protected and enhanced bushland and biodiversity</li> <li>• Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>• Priority P11 - Community facilities and services that meet changing community needs</li> <li>• Priority P13 – Strong engagement and cooperation with Aboriginal communities as it recognises that Council is required to engage with Aboriginal and Torres Strait Islander people in planning and decision making</li> <li>• Priority P12 - An inclusive, healthy, safe and socially connected community</li> <li>• Action 13.3 – Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and aspirations for a cultural centre, social housing schemes, feasible and appropriate land use opportunities, and identification and protection of places with high cultural heritage values.</li> </ul> <p>Site aligns with actions by creating opportunities for MLALC, Council and other relevant stakeholders to engage. This will protect and enhance cultural and heritage values of the site. Other opportunities include active and passive recreational uses enriching all lives involved and connecting the community.</p> <p><b>Draft Northern Beaches Council Local Housing Strategy</b></p> <p>The site and potential land uses are not inconsistent with the draft Northern Beaches Council Local Housing Strategy.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>• The site is south of Forestridge Business Park and Aurora Business centre (zoned B7).</li> <li>• The southern boundary of the site adjoins RE1 Public Recreation, which comprises multiple parks and facilities, including Warringah Aquatic Centre and Aquatic Reserve Fields.</li> <li>• The site is proximate to Wakehurst Parkway and located opposite (south of) Forestridge Business Park and Aurora Business centre, zoned B7 – Business Park. The subject site's southern boundary abuts the RE1 - Public Recreation zone which comprises multiple public recreation parks and facilities, including Warringah Aquatic Centre, Aquatic Reserve Fields and Frenchs Forest Vert Ramp (skateboard ramp).</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>• Retic water and sewer mains run along Aquatic Drive that may require amplification to service the site</li> <li>• NBN, reticulated power, and gas are all available along Aquatic Drive</li> <li>• Overhead powerlines and easements dissect the eastern portion of the site</li> <li>• Active sport opportunities are close to the site with Warringah Aquatic Centre, Forestville Park and the Base Ball Park all within 1 km of the site</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>• Pre-schools, primary, high and private schools within 3 km of the site</li> <li>• Three daycare centres within 2 km of the site</li> <li>• Two medical centres within 1km together with the Northern Beaches Hospital</li> <li>• The Lionel Watts Sports and Community Centre is 3 km to the North, and Forestville Memorial Hall is 3km to the West</li> <li>• Forestway shopping centre is 1 km to the west</li> <li>• Passive open space provided through the bush trails to the south of the site</li> </ul>


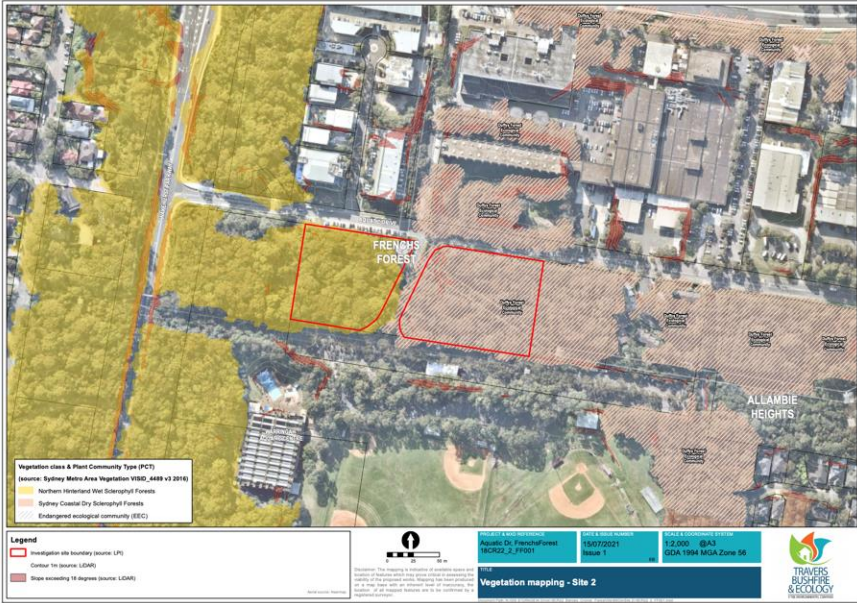


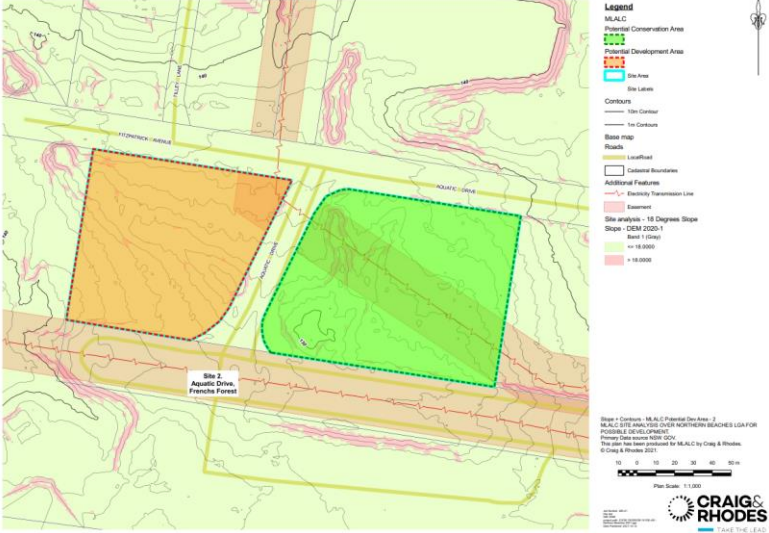
CRITERIA	ASSESSMENT
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>Undeveloped land comprising of natural vegetation (bushland/scrub).</li> <li>The site generally slopes from north to south with gradients of around 10 percent.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination, issues impacting the site.</li> <li>The majority of the site can be developed outside the transmission easements with extensions of the adjacent utility reticulation services.</li> <li>The right-hand site is impacted by threatened ecological communities and therefore cannot be developed.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>No registered items Aboriginal culture and heritage items within site</li> <li>AHIMS Registered item: 1 x Aboriginal culture and heritage item (numbered 45-6-0011 - Aboriginal Rock Engraving 'Kangaroo Site') is located adjacent to the site.</li> <li>The site is highly likely to have Aboriginal cultural and heritage significance given its proximity to registered item and will require further cultural significance due diligence</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> <li>C9 Conservation Area, Manly Dam and surrounds is located to the south of site.</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>There are limited records of threatened fauna locally so low likelihood of ecological constraint.</li> <li>There is an old record of Swift Parrot adjacent to the site, however the site is not part of an important area for the species (DPIE mapping).</li> </ul> 

Figure 22: Threatened species & EECs Map (source: Travers Bushfire & Ecology)

CRITERIA	ASSESSMENT
	 <p>Figure 23: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>Western portion of site is 0.84 ha and native vegetation covers ~90% of the area.</li> <li>There are no riparian lands within the site.</li> <li>Eastern portion of site contains EEC Duffys Forest and suitable for conservation. Western portion of site is less constrained and may be developed subject to further survey.</li> <li>There is potential for <i>Tetratheca glandulosa</i> but not a large constraint.</li> <li>Refer to Figure 22 and Figure 23.</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>The site has strong access from the adjacent road network, particularly Warringah Road and the Wakehurst Parkway. Signalised intersections are in place on Warringah Road at Allambie Road and the Wakehurst Parkway which provide the primary access routes to the site.</li> <li>Warringah Road was recently upgraded to support the Northern Beaches Hospital precinct which has significantly improved access to the site. In March 2019 the Wakehurst Parkway / Aquatic Drive intersection was upgraded which has also enhanced vehicle access to the site</li> <li>The Wakehurst Parkway is to be upgraded as part of the NSW Government's Beaches Link project which will further support site access.</li> <li>There is an existing road connection from Aquatic Drive into the site (serving the nearby Aquatic Centre) which could be utilised as part of any future site redevelopment.</li> <li>Bus stops are available within walking distance of the site along Allambie Road, Aquatic Drive and Wakehurst Parkway.</li> <li>Given the extent of existing and future transport infrastructure it is not expected any significant road upgrades will be required to support a redevelopment of the site.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 24: Roads, traffic and transport for Site 2 (source: JMT Consulting)</p>
<p><b>Bushfire Risk</b></p>	<ul style="list-style-type: none"> <li>Bushfire constraints are depicted in Figure 25.</li> <li>Potential for risk minimisation with appropriate APZs.</li> <li>Site access is not likely to pose any major constraints on the development potential of the site, with multiple options available from Aquatic Drive to the north and the existing roads to the east and south.</li> </ul>  <p>Figure 25: Desktop bushfire constraints &amp; development opportunities – Site 2 (source: Travers Bushfire &amp; Ecology)</p>

CRITERIA	ASSESSMENT
<b>Member Endorsement</b>	<ul style="list-style-type: none"> <li>The site is not endorsed by the MLALC Board as part of its current CLBP.</li> <li>Further site investigations are required to determine if the site will be considered in a future CLBP.</li> </ul>
<b>Indicative Development and/or Conservation Footprint</b>	<ul style="list-style-type: none"> <li>The western lot is moderately constrained due to relatively small lot size. Suitable for commercial or residential development or Class 9 assembly buildings &lt;500m<sup>2</sup> in size.</li> <li>The indicative development footprint of Site 2 is highlighted in orange at Figure 26 as 'Possible Development Area'. The eastern portion of the total site area is considered suitable land for 'Potential Conservation Area', as highlighted in green.</li> </ul>  <p>Figure 26: Site 2 - Potential development and conservation footprint (source: Craig &amp; Rhodes)</p>

## SITE 3: CORNER FOREST WAY AND MADANG ROAD, BELROSE

## OVERVIEW

## Address

Corner Forest Way and Madang Road, Belrose 2085

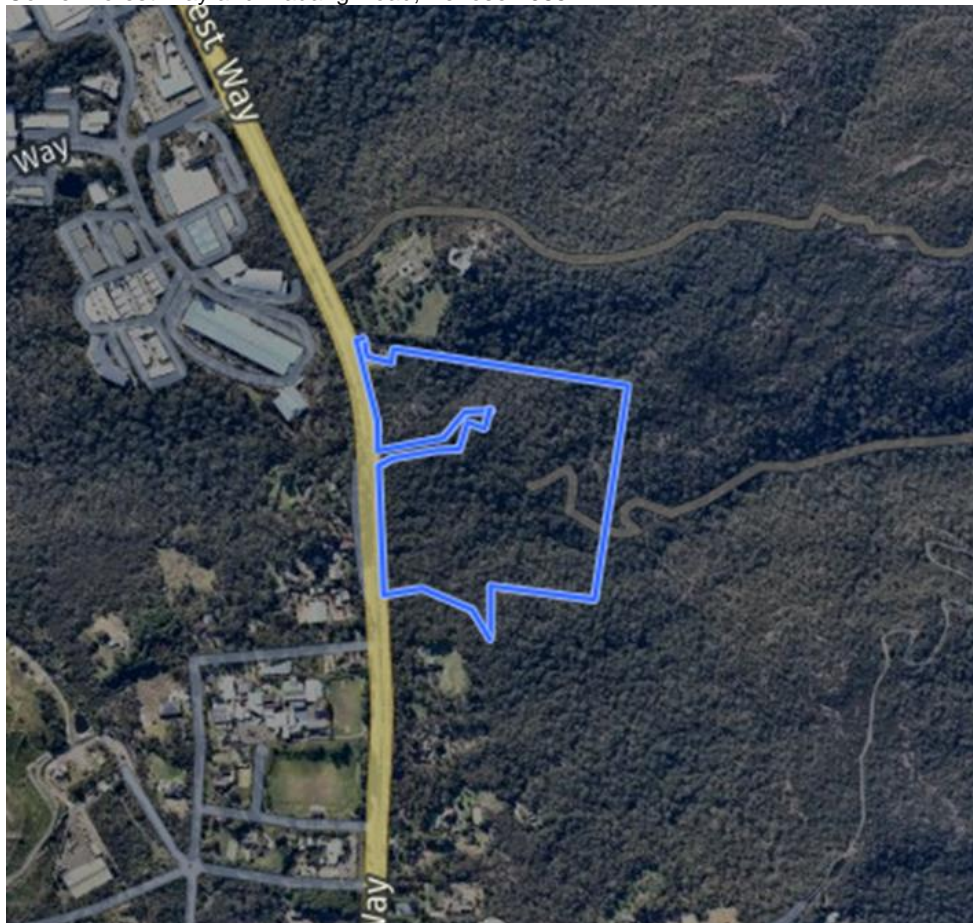


Figure 27: Aerial image of Site 3 (source: NearMap)

## Legal description

Lot 2878 of DP1052339

## Area

15.56ha

## LEP and zone

Land is within 'Deferred Matter' zone pursuant to WLEP 2011.

- Applicable LEP: WLEP 2000
- Applicable Zone: B2 Oxford Falls Valley

## OVERVIEW

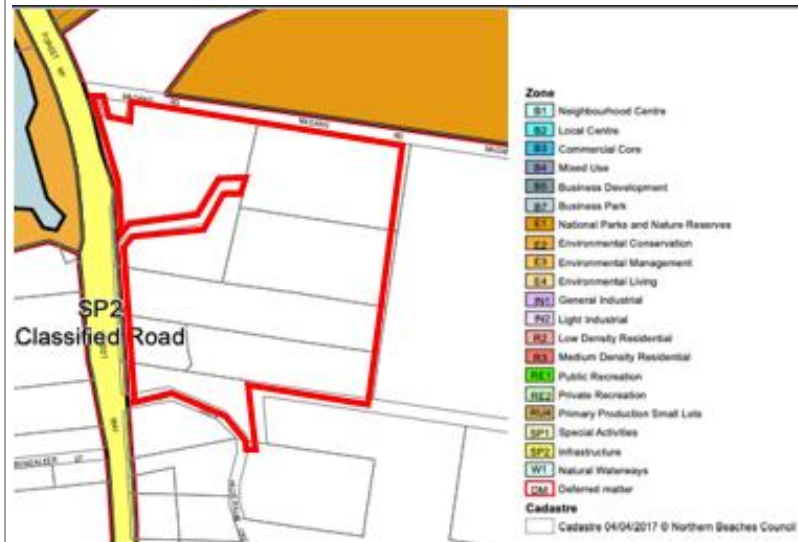


Figure 28: Zoning Map showing site within Deferred Matter zone (source: NSW Legislation)



Figure 29: Locality B2 Map with Site 3 outlined in red (source: Northern Beaches Council)

<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	Environmental conservation and potential biodiversity credits or offsets.
<b>Planning pathway</b>	Planning proposal to facilitate rezoning for environmental conservation. Further planning investigations to determine site suitability for potential biodiversity credits or offsets.
<b>Priority</b>	Long term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>Further detailed environmental investigations to determine site opportunities.</li> </ul>

OVERVIEW	
	<ul style="list-style-type: none"> <li>Further cultural significance due diligence given the site's proximity to a registered Aboriginal culture and heritage item.</li> </ul>
CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 10 Greater Housing Supply</li> <li>Objective 11 Housing is more diverse and affordable</li> <li>Objective 13 Environmental heritage is identified, conserved and enhanced</li> <li>Objective 28 Scenic and cultural landscapes are protected</li> </ul> <p>Site has the opportunity to supply low density residential whilst respecting land values. Potential land uses would encourage conservation needs including protection of environmental and cultural heritage items within the vicinity of the site and site's unique landscape features.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> <li>Planning Priority N16 - Protecting and enhancing bushland and biodiversity</li> <li>Planning Priority N17 Protecting and enhancing scenic and cultural landscapes</li> </ul> <p>Aligns with the above Planning Priorities through encouragement and protection of bushland and biodiversity values. The site provides an opportunity to enhance the existing ecological values to preserve for the future whilst providing low density residential uses or the locality.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Priority P2 - Protected and enhanced bushland and biodiversity</li> <li>Action 2.4 Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate</li> <li>Action 2.5 Investigate options for funding, acquisition and reservation of urban tree canopy and bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners</li> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>Action 13.3 – Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and aspirations for a cultural centre, social housing schemes, feasible and appropriate land use opportunities, and identification and protection of places with high cultural heritage values.</li> <li>Priority 15 - Housing supply, choice and affordability in the right locations</li> <li>Priority 18 - Protected, conserved and celebrated heritage</li> </ul> <p>Site aligns with actions by creating opportunities for the protection and conservation of MLALC land whilst enhancing biodiversity. Further opportunities include housing supply and choice with low density residential that is respectful of the site's unique assets.</p> <p><b>Draft Northern Beaches Local Housing Strategy</b></p> <ul style="list-style-type: none"> <li>Priority 1: Housing target</li> </ul> <p>Site aligns with priority noting that the site will provide support providing additional capacity to meet housing demand.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>The site has established road access and is proximate to existing industrial sites and a</li> </ul>

CRITERIA	ASSESSMENT
	<p>B7 zoned Austlink Business Park along Forest Way.</p> <ul style="list-style-type: none"> <li>The Business Park includes a variety of commercial uses comprising retail and office space and recreational facilities, including JUMP! Swim School.</li> <li>The site is south of Garigal National Park. Garigal National Park comprises of undeveloped land with natural vegetation (bushland/scrub).</li> <li>The western boundary of the site adjoins an established road, Forest Way. To the west of the site are residential uses being dwellings and educational uses being Covenant Christian School.</li> <li>The southern boundary of the site adjoins a mixture of residential uses and vegetation (zoned deferred matters land). To the south of the site is Terrey Hills Recreation Reserve.</li> <li>The eastern boundary of the site adjoins natural vegetation (bushland/scrub) including Five Mile Creek</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>Infrastructure capacity to service the site generally runs along Forest Way. There are no services within the site.</li> <li>A 300mm water main runs along Forest Way that would provide capacity to service the site, together with reservoirs nearby</li> <li>A 150mm sewer main runs along Forest Way that could provide servicing capacity.</li> <li>NBN runs along Forest Way</li> <li>A 160 PE 210 kPa gas main runs along Forest Way that could provide gas capacity.</li> <li>Ausgrid Feeder electricity mains run along Forest Way that would provide capacity to service the site</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Pre-schools, primary, high and private schools within 3 km of the site</li> <li>Warringah Aquatic Centre is 6km to the south</li> <li>Eight day care centres are located within 5km of the site</li> <li>Health facilities are located at Belrose and the Northern Beaches Hospital</li> <li>The Lionel Watts Sports and Community Centre is 2.5 km to the South, a Youth Centre is 3.5 km to the south on Forest Way and the Ku-ring-gai Community Workshop is located 5.5 km to the north on Mona Vale Road.</li> <li>Belrose local shops are 3 km to the south and Forestway shopping centre is 5 km to the south</li> <li>Active open space opportunities lie 1.5 km to the south at Belrose and 1 km to the north at Terry Hills</li> <li>Passive open space could be provided via bush trails surrounding the site or at Belrose.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>The site generally slopes from west to east. Flatter grades (&lt; 5%) are to the Northwest of the site and &lt; 10% from 50-100 metres from Forest Way. Steeper grades from beyond 18% across a series of cliffs impact the eastern 2/3 of the site.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>No registered items Aboriginal culture and heritage items within site</li> <li>AHIMS Registered items: 3 x Aboriginal culture and heritage items (including items numbered 45-6-1107 and 45-6-1161 - rock engravings) are located adjacent and north-west of the site.</li> </ul>

CRITERIA	ASSESSMENT
	<ul style="list-style-type: none"> <li>The site is highly likely to have Aboriginal culture and heritage significance given its proximity to registered items and will require further cultural significance due diligence.</li> </ul>
Non-Aboriginal Heritage	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Biodiversity - Fauna	<ul style="list-style-type: none"> <li>There are records of Eastern Pygmy Possum utilising the site, most around the fringing areas to the Duffys Forest.</li> </ul>

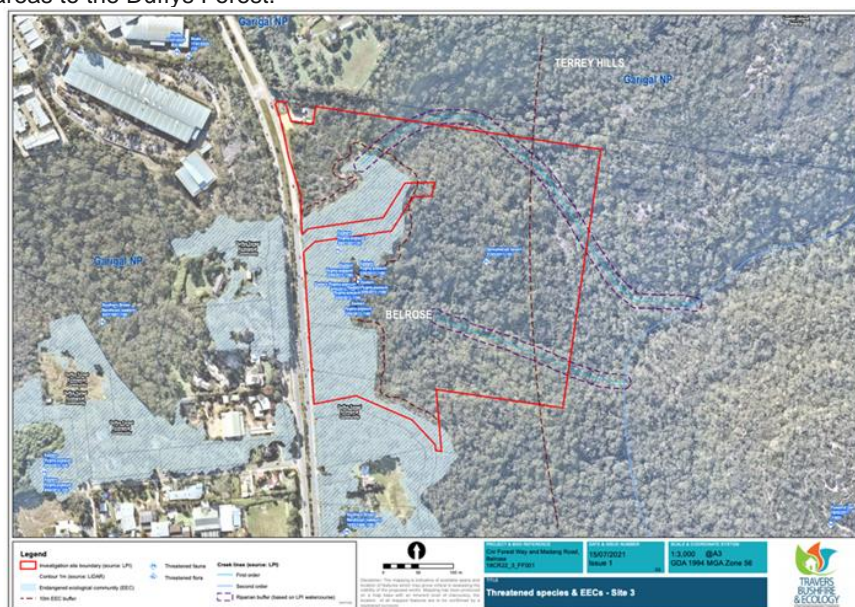


Figure 30: Threatened species & EECs Map (source: Travers Bushfire & Ecology)

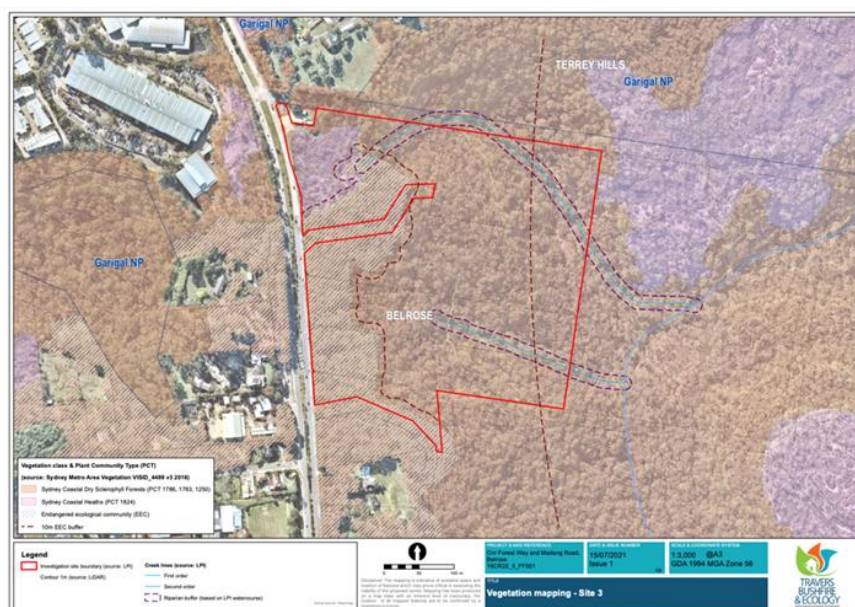
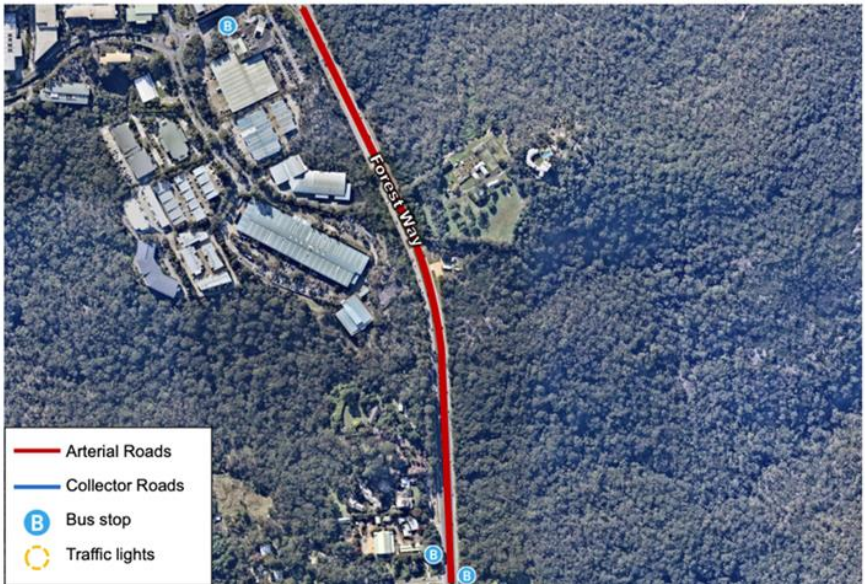
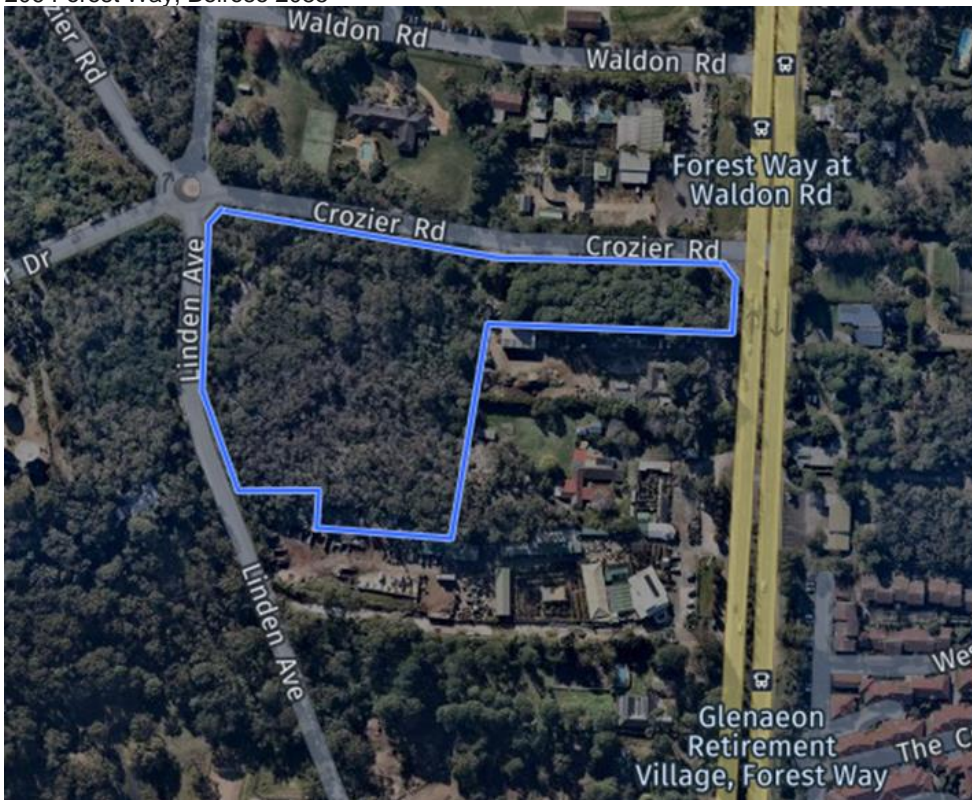


Figure 31: Vegetation mapping (source: Travers Bushfire & Ecology)

CRITERIA	ASSESSMENT
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>Duffys Forest EEC is located along western portion of the site.</li> <li>Category 1 riparian zones enter the site from the west. Category 1 requires setbacks of 10m from the top of bank.</li> <li>There is a record of <i>Genoplesium baueri</i> near the central portion of the site. Records of this species are quite rare and the true location in Bionet database is denatured and not necessarily accurate, therefore true location is uncertain.</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>The site is located adjacent to Forest Way which is a major State Classified road providing high capacity connections between Terry Hills and Frenchs Forest.</li> <li>A key limitation is the lack of existing vehicle access into the site from Forest Way. Any future development of the site would require the construction of a new vehicular access.</li> <li>Given Forest Way is a key State Road corridor any vehicle access would be restricted to 'left in / left out' via a 100m long deceleration lane or require the construction of new traffic lights on Forest Way. Depending on the ultimate development yield achieved for the site traffic lights may not be supported by Transport for NSW (road agency).</li> <li>These existing vehicle access constraints may potentially impact the development yield achievable on the site.</li> <li>A set of bus stops are located approximately 400m away from the site on Forest Way.</li> </ul>  <p>The figure is an aerial photograph of Site 3, which is a large, mostly undeveloped area with some industrial buildings and parking lots. A red line, representing an arterial road, runs diagonally across the site. A blue line, representing a collector road, runs horizontally across the middle of the site. Several blue circles with a white 'B' inside represent bus stops, and yellow circles with a black border represent traffic lights. A legend in the bottom left corner identifies these symbols: Arterial Roads (red line), Collector Roads (blue line), Bus stop (blue circle with 'B'), and Traffic lights (yellow circle). The text 'Forest Way' is visible on the red line.</p> <p><i>Figure 32: Roads, traffic and transport for Site 3 (source: JMT Consulting)</i></p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>The majority of the site is identified as Category 1 bushfire risk.</li> <li>Constrained by consistent steep slopes &gt;18°.</li> </ul>

CRITERIA	ASSESSMENT
	<div data-bbox="576 443 1441 1043"></div> <p>Figure 33: Desktop bushfire constraints &amp; development opportunities – Site 3 (source: Travers Bushfire &amp; Ecology)</p>
Member Endorsement	<p>The site has not been endorsed by the MLALC Board and its members as part of its current CLBP.</p> <p>Further site investigations are required to determine if the site will be considered in a future CLBP and seek endorsement by its members.</p>
Indicative Development and/or Conservation Footprint	<p>Given the significant constraints topographical, ecological and bushfire constraints of the site, there may be merit to retain the site for 'Potential Conservation Area', as highlighted in green on Figure 34.</p> <div data-bbox="668 1422 1350 1892"></div> <p>Figure 34: Site 3 - Potential conservation footprint (source: Craig &amp; Rhodes)</p>

## SITE 4: FOREST WAY, BELROSE

OVERVIEW	
Address	<p>206 Forest Way, Belrose 2085</p>  <p>Figure 35: Aerial image of Site 4 (source: NearMap)</p>
Legal description	Lot 2225 of DP752038
Area	2.7ha
LEP and zone	<p>Land is within "Deferred Matter" zone pursuant to WLEP 2011.</p> <ul style="list-style-type: none"> <li>• Applicable LEP: WLEP 2000</li> <li>• Applicable Zone: C8 Belrose North</li> </ul>

## OVERVIEW



Figure 36: Zoning Map showing site within Deferred Matter zone (source: NSW Legislation)



Figure 37: Locality C8 Map with Site 4 outlined in red (Source: Northern Beaches Council)

<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	<p>Employment generating land uses (waste and energy specialists), possibility to be zoned employment or industrial land uses.</p>
<b>Planning pathway</b>	<p>Planning proposal to facilitate rezoning for employment or industrial land uses. Followed by Development Application.</p>


**OVERVIEW**


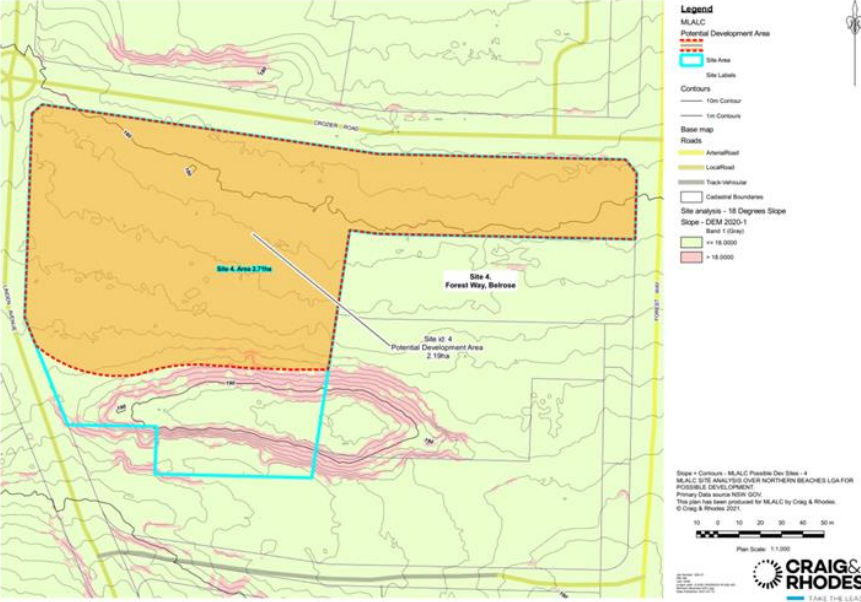
<b>Priority</b>	Medium term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"><li>• Inclusion in the in AL SEPP and DPP</li><li>• Environmental investigations to determine specific site suitability for potential land uses.</li><li>• Planning proposal to be prepared.</li></ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 8 Greater Sydney communities are culturally rich with diverse neighbourhoods</li> <li>Objective 23 Industrial and urban land is planned, retained and managed</li> </ul> <p>Potential employment land use is supported by access key infrastructure and suitably located near existing employment/industrial uses, providing an opportunity to efficiently co-locate services. The site's potential employment opportunities can positively contribute to the local economy and the creation of diverse neighbourhoods by requiring a range of skills and backgrounds.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N2 - Working through collaboration</li> <li>Planning Priority N10 - Growing investment, business opportunities and jobs in strategic centres</li> <li>Planning Priority N11 - Retaining and managing industrial and urban services land</li> <li>Planning Priority N13 - Supporting growth of target industry sectors</li> </ul> <p>Aligns with the above Planning Priorities through encouraging employment, investment and co-location of surrounding industries. The site provides an opportunity to contribute to existing industry and employment uses in a collaborative approach.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>Priority 22 - Jobs that match the skills and needs of the community</li> <li>Priority 28 - Safeguarded employment lands</li> </ul> <p>Site aligns with priorities by creating employment opportunities that align with the community and similar industries whilst also safeguarding potential employment lands.</p> <p><b>Draft Northern Beaches Council Local Housing Strategy</b></p> <p>The site and potential land uses are not inconsistent with the draft Northern Beaches Council Local Housing Strategy.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>Site is adjacent to existing industrial/employment uses</li> <li>The site is southeast of a variety of uses being Bare Creek Bike Park, Waste Management Centre (zoned SP 2 Water or Resource Management Facility), Benedict Recycling, Optus Satellite Control Centre, schools (Covenant Christian School and Yanginook School), Wakehurst Rugby Club and garden centre.</li> <li>The northern boundary adjoins Crozier Road, residential uses being dwelling houses (zoned deferred matters land) and RE1 zoned land.</li> <li>The southern boundary adjoins residential use being dwelling house and commercial use being Four Seasons Garden Centre (both zoned deferred matters land). To the south of the site is more residential uses and natural vegetation (bushland/scrub).</li> <li>The eastern boundary adjoins an established road, Forest Way (zoned SP2 Classified Road). To the east of the site are residential uses being dwellings and seniors living uses being Glenaeon Retirement Village.</li> <li>The western boundary adjoins Linden Avenue and Optus Satellite Control Centre (both zoned deferred matters land).</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>Infrastructure capacity to service the site generally runs along Forest Way</li> <li>A 300mm water main runs along Forest Way that would provide capacity to service the</li> </ul>



CRITERIA	ASSESSMENT
	<p>site, and reticulation mains are available on Crozier Road.</p> <ul style="list-style-type: none"> <li>• A 150mm sewer main runs along Forest Way that could provide servicing capacity.</li> <li>• NBN runs along Forest Way</li> <li>• A 160 PE 210 kPa gas main runs along Forest Way that could provide gas capacity.</li> <li>• Ausgrid Feeder electricity mains run along Forest Way that would provide capacity to service the site.</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>• Pre-schools, primary, high and private schools within 3 km of the site</li> <li>• Warringah Aquatic Centre is 5.5km to the south</li> <li>• Eight daycare centres are located within 5km of the site</li> <li>• Health facilities are located at Belrose and the Northern Beaches Hospital</li> <li>• The Lionel Watts Sports and Community Centre is 2 km to the South, a Youth Centre is 3 km to the south on Forest Way and the Ku-ring-gai Community Workshop is located 6 km to the north on Mona Vale Road.</li> <li>• Belrose local shops are adjacent the site and Forestway shopping centre is 3 km to the south.</li> <li>• Active open space opportunities lie 500 metres to the south at Belrose and 1.5 km to the north at Terry Hills.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>• The site generally slopes from north to south. Grades are around 5% away from a steeper drop from the plateau in the bottom portion of the site.</li> <li>• There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>• No registered items Aboriginal culture and heritage items within site</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>• Eastern Pygmy Possum has been previously recorded. Need to review potential dens / hollows in southern portion of site.</li> <li>• Refer to threatened species &amp; EECs figure for location of previous sightings.</li> <li>• There is poorer quality habitat on the corner of Forest Way and Crozier Road as this appears to be largely planted vegetation, and therefore lower risk.</li> </ul>

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CRITERIA	ASSESSMENT
	<p>detailed ecological assessment. The southern portion which is larger shown as red on the Conservation Values figure may be worthy of conservation subject to further studies.</p> <ul style="list-style-type: none"> <li>Refer to Figure 38 and Figure 39</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>The primary site access would be through the Forest Way / Crozier Road intersection where traffic lights are already in place. All turning movements are permitted at this set of traffic lights.</li> <li>Forest Way is a State Classified road which provides high-capacity connections between Terry Hills and Frenchs Forest. Linden Avenue which runs adjacent to the western end of the site is a collector road that connects to Forest Way at two locations to the north and south, providing linkages to key land uses in the area.</li> <li>Bus stops are available on Forest Way in close walking distance of the site, with the traffic lights at Crozier Road providing an opportunity for safe pedestrian crossings of Forest Way.</li> <li>Given the site area and infrastructure already in place it is unlikely any major enhancements to the road network will be required to facilitate the development of the site.</li> </ul>  <p>Figure 40: Roads, traffic and transport for Site 4 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>The majority of the site is Bush Fire Prone Land Category 1 (Figure 41)</li> <li>Risk could be reduced and mitigated against with appropriate asset protection zones.</li> <li>High development potential for commercial, residential or SFPP development (constrained primarily by lot size).</li> <li>Site access is not likely to pose any major constraints on the development potential of the site with direct access to Crozier Road to the north and Linden Ave to the south-west.</li> </ul>

CRITERIA	ASSESSMENT
	<div></div> <p>Figure 41: Desktop bushfire constraints &amp; development opportunities - Site 4 Map (source: Travers Bushfire &amp; Ecology)</p>
Member Endorsement	<p>The site has not been endorsed by the MLALC Board as part of its current CLBP. Further site investigations are required to determine if the site will be considered in a future CLBP.</p>
Indicative Development and/or Conservation Footprint	<p>The indicative development footprint is highlighted in orange at Figure 42.</p> <div></div> <p>Figure 42: Site 4 - Potential development footprint (source: Craig &amp; Rhodes)</p>

## SITE 5: CORYMBIA CIRCUIT, OXFORD FALLS

OVERVIEW	
Address	<p>Corymbia Circuit, Oxford Falls 2100</p>  <p>Figure 43: Aerial image of Site 5 (Source: NearMap)</p>
Legal description	Lots 95-97 of DP869624
Area	11.8ha
LEP and zone	<p>Land is within "Deferred Matter" zone pursuant to WLEP 2011.</p> <ul style="list-style-type: none"> <li>• Applicable LEP: WLEP 2000</li> <li>• Applicable Zone: B2 Oxford Falls Valley</li> </ul>  <p>Figure 44: Zoning Map showing site within Deferred Matter zone (source: NSW Legislation)</p>

## OVERVIEW



Figure 45: Locality B2 Map with Site 5 outlined in red (source: Northern Beaches Council)

<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	Development potential for residential uses on site 5A and 5B. The high-level ecological value of site 5C offers opportunities for potential biodiversity credits or offsets.
<b>Planning pathway</b>	Planning proposal for residential uses on site 5A and 5B. Followed by a development application. Further planning investigations for site 5C to determine suitability for potential biodiversity offsets credits with potential rezoning for environmental conservation.
<b>Priority</b>	Medium term potential.
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>• Inclusion in the in AL SEPP and DPP</li> <li>• Environmental investigations to determine specific site suitability for potential land uses.</li> <li>• Planning proposal to be prepared.</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 10 Greater Housing Supply</li> <li>Objective 11 Housing is more diverse and affordable</li> </ul> <p>Potential land uses would support housing supply and residential uses within locality noting close proximity to existing residential uses. Creation of diverse housing options aligns with the above Objectives.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> </ul> <p>Site aligns with planning priority by providing housing supply and choice to the existing residential community. Opportunity for the site to actively contribute to surrounding jobs, services and public transport.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>Priority 15 - Housing supply, choice and affordability in the right locations</li> </ul> <p>Site aligns with actions by creating opportunities for housing supply in the right locations. Further opportunity for housing choice and affordability from existing residential areas.</p> <p><b>Draft Northern Beaches Council Housing Strategy</b></p> <ul style="list-style-type: none"> <li>Priority 1: Housing target</li> </ul> <p>Site aligns with priority noting that the site will provide support providing additional capacity to meet housing demand.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>The site interfaces with environmental sensitive areas and existing residential.</li> <li>The site is adjacent to existing low density residential development (zoned R2) and RE1 zoned land.</li> <li>To the north of the site is a mixture of natural vegetation and sparse residential uses.</li> <li>To the east of the site is a variety of uses Oxford Falls Grammar school, sporting fields, churches and natural vegetation.</li> <li>To the west of the site is natural vegetation (bushland/scrub - zoned deferred matters land).</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>A powerline easement runs along the northwest corner of the site.</li> <li>Reticulated infrastructure capacity to service the site generally runs along Wearden Road and Corymbia Circuit adjacent to the site.</li> <li>Reticulated water and sewer is available along Wearden Road and Corymbia Circuit – these may require amplification to service the site. A LPSS network may be required to service any development away from the existing roads.</li> <li>NBN runs along Wearden Road and Corymbia Circuit</li> <li>A 50 NY 210 kPa gas main runs along Corymbia Circuit.</li> <li>Reticulated power runs along Wearden Road and Corymbia Circuit adjacent to the south of the site.</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Pre-schools, primary, high and private schools within 1 km of the site</li> <li>Warringah Aquatic Centre is 1.5km to the south</li> <li>Four daycare centres are located within 1km of the site</li> <li>Medical centres and the Northern Beaches Hospital are within 1 km</li> </ul>

CRITERIA	ASSESSMENT
	<ul style="list-style-type: none"> <li>The Lionel Watts Sports and Community Centre is 1 km to the west, a Youth Centre is 1 km to the south on Forest Way and the Forestville Memorial Hall is 2 km from the site.</li> <li>Forestway shopping centre is 1 km to the south.</li> <li>Plentiful passive and active open spaces lie within 1 km to the south and west of the site.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>The site generally slopes steeply away from from Wearden Road and Corymbia Circuit to the north, west and east with cliffs and gradients beyond 30%. More gently sloping terrain of up to 10% is directly north of Wearden Rd and Corymbia Circuit.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>No registered items of Aboriginal culture and heritage within site</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>Rosenberg's Goanna and Eastern Pygmy Possum previously recorded on/or adjacent to site. Red-crowned Toadlet also recorded adjacent to site and likely to utilise the local streams and adjacent habitat.</li> </ul>

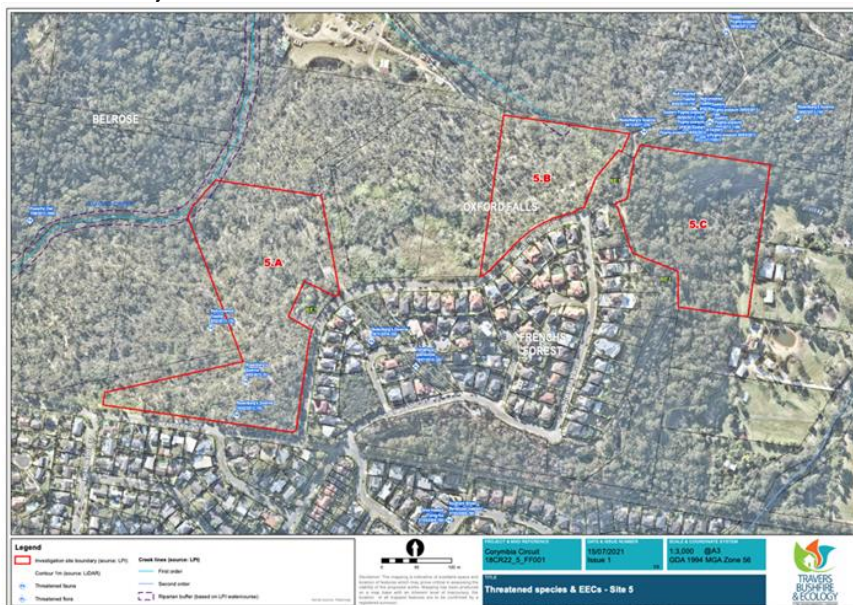
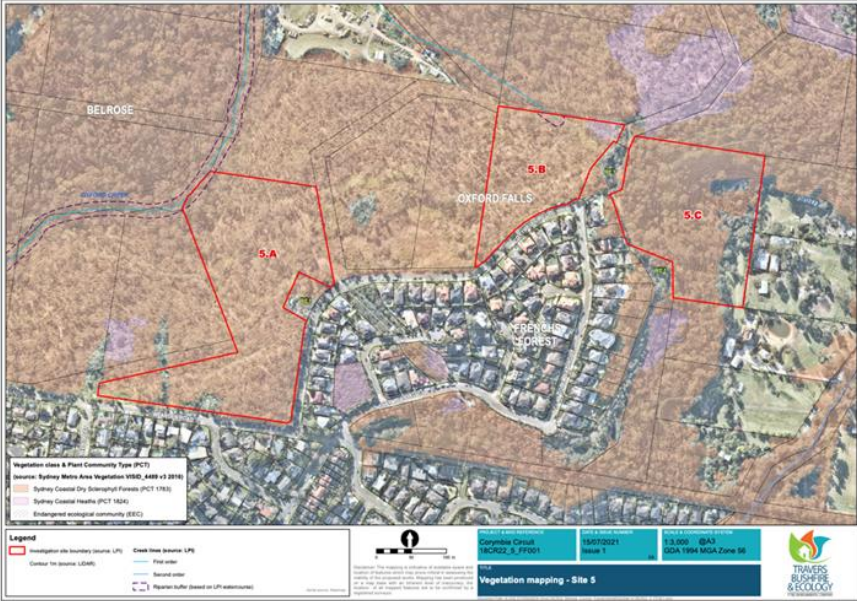

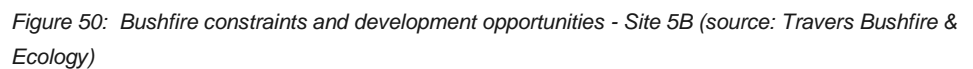
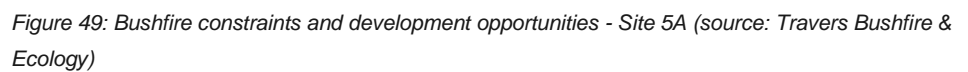
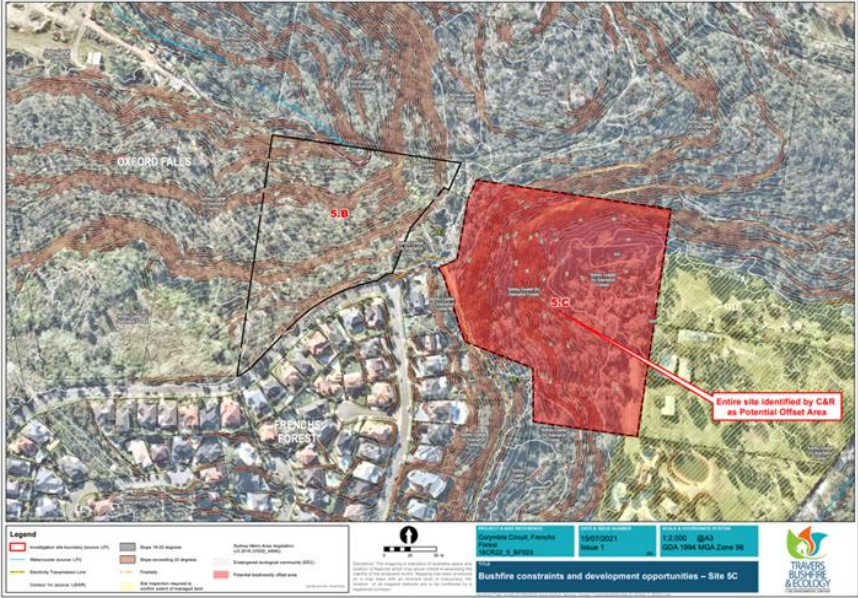
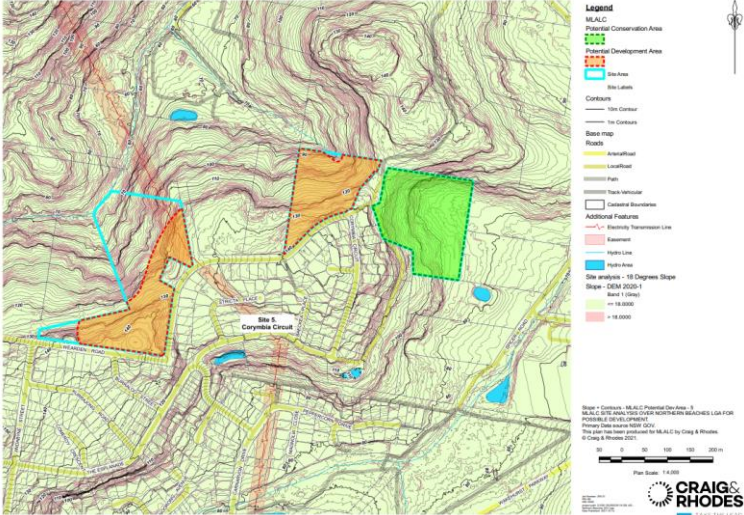


Figure 46: Threatened species & EECs Map (source: Travers Bushfire & Ecology)

CRITERIA	ASSESSMENT
	 <p>Figure 47: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>• All three sites form part of a well-connected for fauna movement, so portions of each area should be further investigated. Portions of 5.A and 5.B may have development opportunities. Site 5.C does not appear to have suitable access and the western portion of very steep. Generally, site 5.C should be maintain for fauna connectivity.</li> <li>• <i>Tetratheca glandulosa</i> recorded adjacent to site.</li> <li>• There are no EEC constraints present from regional mapping.</li> <li>• Oxford Creek and tributary near northern boundary of 5.A and 5.B will need protection and setbacks in accordance with their stream order.</li> <li>• Biodiversity values mapped for Oxford Creek only.</li> <li>• Parts of the site would appear suitable for E2 zoning and could be further investigated.</li> <li>• Refer to Figure 46 and Figure 47</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>• Site access will be via the Forest Way / Wearden Road intersection which is controlled by traffic lights</li> <li>• Wearden Road in the vicinity of the site is relatively steep and narrow is no established kerb and gutter on the northern side – upgrades will be required should the site be developed</li> <li>• Wearden Road and The Esplanade are the only two roads out of an established residential precinct onto Forest Way that will be relied upon in the event of a bushfire evacuation. Further planning needs to be undertaken to determine whether these roads have sufficient traffic capacity to accommodate additional residential development during a major bushfire evacuation scenario.</li> <li>• Bus stops are available on The Esplanade within walking distance of the site, although the steep roads in the area would present access challenges – particularly those with mobility impairments.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 48: Roads, traffic and transport for Site 5 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>• The majority of the site is classified Bushfire Fire Prone Land Category 1 Refer Figure 49, Figure 50 and Figure 51.</li> <li>• Risk could be reduced and mitigated against with appropriate asset protection zones.</li> <li>• Moderate development potential for Site 5A based on ecological constraints and steep slopes. There is development potential for commercial or residential development fronting Corymbia Circuit or Wearden Road.</li> <li>• Site access is not likely to pose any major constraints (Lot 97) however a perimeter road will be required. Liaison with Crown Lands is recommended to ascertain if the paper road can be acquired, and a perimeter road provided in adjoining land to the north-west.</li> <li>• Moderate development potential for Site 5B due to steep slopes. Site access is not likely to pose any major constraints with access points available from Corymbia Cct.</li> <li>• The entire 5C site has been identified for full conservation as a potential biodiversity offset area.</li> <li>• Low development potential. Highly constrained by steep slopes <math>&gt;18^\circ</math> and access constraints.</li> </ul>



CRITERIA	ASSESSMENT
	<div></div> <p>Figure 51: Bushfire constraints and development opportunities - Site 5C (source: Travers Bushfire &amp; Ecology)</p>
Member Endorsement	<p>The site has not been endorsed by the MLALC Board (10 persons) and its members as part of its current CLBP. Further site investigations are required to determine if the site will be considered in a future CLBP and seek endorsement by its members.</p>
Indicative Development and/or Conservation Footprint	<p>The indicative development footprint is highlighted in orange at Figure 52. The eastern site (5.C) is impacted by an endangered ecological community, and given its topography and access issues, the site is considered suitable for 'Potential Conservation Area', as highlighted in green.</p> <div></div> <p>Figure 52: Site 5 - Potential development and conservation footprint (source: Craig &amp; Rhodes)</p>

## SITE 6: PAXTON STREET, FRENCHS FOREST

## OVERVIEW

## Address

2828 Paxton Street, Frenchs Forest 2086

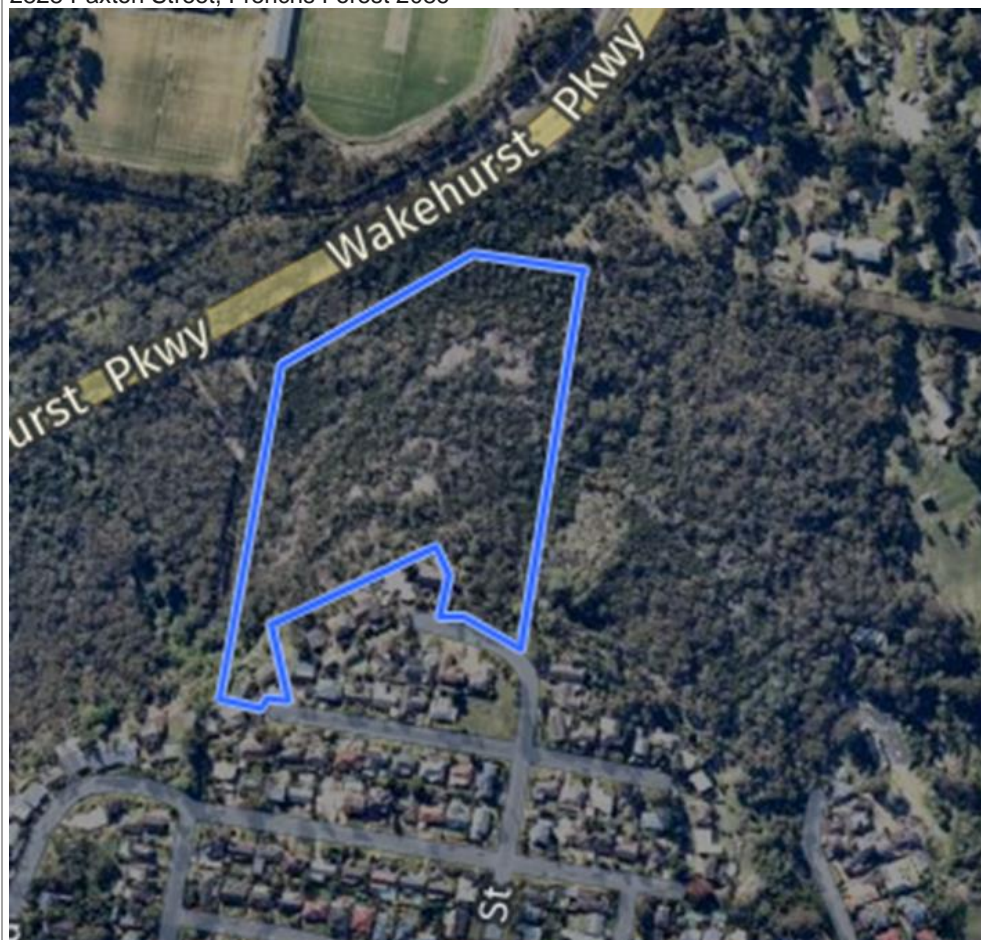


Figure 53: Aerial image of Site 6 (source: Nearmap)

## Legal description

Lot 2828 of DP1002480

## Area

4.4ha

## LEP and zone

- Applicable LEP: WLEP 2011
- Applicable Zone:
  - E3 - Environmental Management
  - R2 - Low Density Residential
  - RE1 - Public Recreation

## OVERVIEW

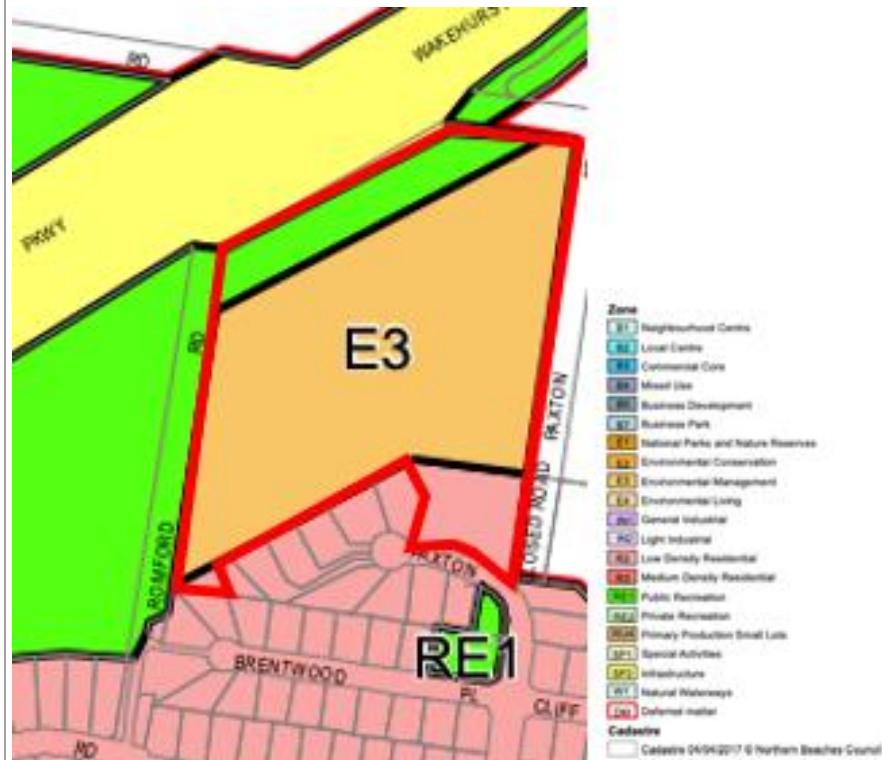


Figure 54: Zoning map with site outlined in red (source: NSW Legislation)

## Permissible uses

- E3 – Permitted with consent:  
Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Home businesses; Home industries; Horticulture; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Tank-based aquaculture.
- R2 – Permitted with consent:  
Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based childcare facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals;  
Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals.
- RE1 – Permitted with consent:  
Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based childcare facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures

## OVERVIEW

## Key development controls

- Maximum Building Height: 8.5m within E3 and R2 zones. No maximum height applicable to the RE1 zone.



Figure 55: Extract of Minimum Lot Size map, site outlined in red (source: NSW Legislation)

- Minimum Lot Size: E3 - 20ha; R2 - 600m. No lot size is applicable to the RE1 zone.

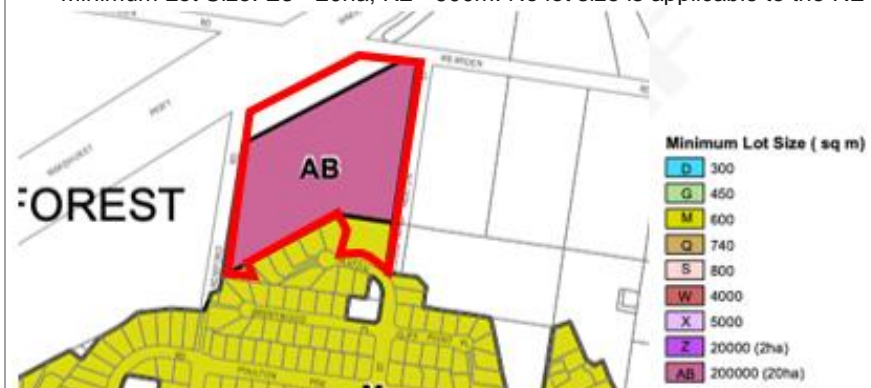


Figure 56: Extract of Minimum Lot Size map, site outlined in red (source: NSW Legislation)

- Clause 5.1 Relevant Acquisition Authority - the site has RE1 Public Recreation land marked as "regional open space" with authority of the state being the Planning Ministerial Corporation constituted under section 2.5 of the EP&A Act 1979




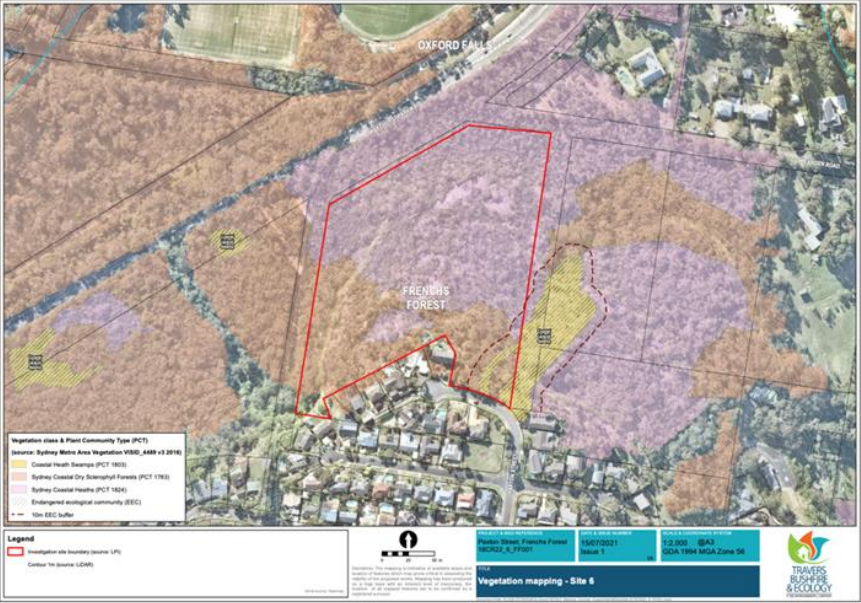
Figure 57: Extract of Land Acquisition map, site outlined in red (source: NSW Legislation)

## OVERVIEW

<b>Potential land use</b>	<ul style="list-style-type: none"> <li>Limited low-density residential infill development within the existing R2 zoned land.</li> <li>Expansion of residential uses in the E3 zone, subject to the outcomes of Council's E zone review</li> <li>Further investigation of ecological and bushfire characteristics of E3 zoned land.</li> </ul>
<b>Planning pathway</b>	<ul style="list-style-type: none"> <li>Development Application for residential component (dependent on further bushfire investigations to confirm areas suited for residential development within the R2 zone).</li> <li>Further investigation of ecological and bushfire characteristics of E3 zoned land.</li> <li>Potential land acquisition by Council for public recreation zoned land.</li> </ul>
<b>Priority</b>	Medium term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>Inclusion in the in AL SEPP and DPP</li> <li>Environmental investigations to determine specific site opportunities</li> <li>Development application to be prepared.</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 10 Greater Housing Supply</li> <li>Objective 11 Housing is more diverse and affordable</li> </ul> <p>Potential land uses would support housing supply and residential uses within R2 zoned land noting close proximity to existing residential uses. Creation of diverse housing options aligns with the above Objectives.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> </ul> <p>Site aligns with planning priority by providing housing supply and choice to the existing residential community within the R2 zone. Opportunity for the site to actively contribute to surrounding jobs, services and public transport available.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>Priority 15 - Housing supply, choice and affordability in the right locations</li> </ul> <p>Site aligns with actions by creating opportunities for housing supply in future areas. Further opportunity for housing choice and affordability from existing residential areas with feasible and approach land use options for all stakeholders involved. Collaboration of MLALC with other key stakeholder such as Council will ensure that housing supply supports existing residential options south of site that results and contributes positively to the locality.</p> <p><b>Draft Northern Beaches Local Housing Strategy</b></p> <ul style="list-style-type: none"> <li>Priority 1: Housing target</li> </ul> <p>Site aligns with priority noting that the site will provide support providing additional capacity to meet housing demand.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>The site has a relationship to existing urban development and accessible to employment opportunities.</li> <li>The site is accessible by existing public roads and is adjacent to existing residential</li> </ul>

CRITERIA	ASSESSMENT
	<p>development and infrastructure.</p> <ul style="list-style-type: none"> <li>The site is north of existing residential uses (zoned R2) and Brentwood Reserved (zoned RE1).</li> <li>The northern boundary adjoins an established road, Wakehurst Parkway (zoned SP2 Classified Road) and RE 1 zoned land.</li> <li>The western boundary adjoins RE1 zoned land consisting of natural vegetation (bushland/scrub).</li> <li>The eastern boundary adjoins "Closed Road Paxton" and natural vegetation (bushland/scrub - zoned deferred matters land).</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>All reticulated services (NBN, water, sewer, electricity, gas and NBN) are available along Paxton Street immediately south of the site.</li> <li>These will require extension and possibly augmentation</li> <li>Low pressure sewer or a SPS will be required to service the site as it slopes away from existing services</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Pre-schools, primary, high and private schools are within 2 km of the site</li> <li>Warringah Aquatic Centre is 1 km to the south</li> <li>Numerous day care centres are located within 1km of the site</li> <li>Medical centres and the Northern Beaches Hospital are within 1 km of the site</li> <li>The Lionel Watts Sports and Community Centre is 1.5 km to the west, a Youth Centre is 1.5 km to the southwest on Forest Way and the Forestville Memorial Hall is 3 km west from the site.</li> <li>Forestway shopping centre is 1.5 km to the southwest.</li> <li>Four passive open space reserves are located within 400 metres south of the site</li> <li>Active open spaces are located 1-2 km south of the site at the Aquatic Reserve Baseball Park and Forestville Park.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>The western and northern extremities of the site are cliff bound. From the existing urban boundary, the site drops significantly to a slope of around 10% to the north and northeast to the cliff line mentioned above.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>No registered items of Aboriginal culture and heritage items within site</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>Several Eastern Pygmy Possum records on adjoining land to the immediate west (refer to threatened species &amp; EECs). This suggests the lands will be of importance to this species (subject to further assessment).</li> <li>The northern portion of the site contains very steep lands not suitable for development.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 58: Threatened species &amp; EECs Map (source: Travers Bushfire &amp; Ecology)</p>  <p>Figure 59: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>• No threatened flora species previously recorded.</li> <li>• Coastal Upland Swamp EEC in south-east corner of site. Buffer to EEC vegetation required.</li> <li>• Narrow entry into the site due to EEC and lots of steep lands make this site difficult for future development, although southern portion could be considered.</li> <li>• No riparian lands mapped on site.</li> </ul>

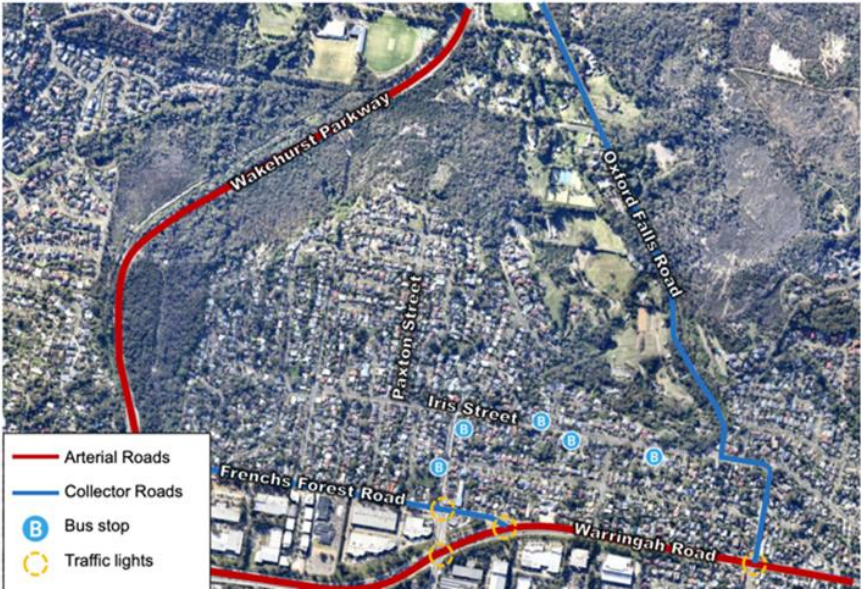
CRITERIA	ASSESSMENT
	<ul style="list-style-type: none"> <li>Biodiversity values not mapped on site.</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>Vehicle site access would be via Paxton Street which is an established residential street</li> <li>Access from the broader road network would be via Warringah Road and Frenchs Forest Road which are arterial and collector roads respectively. A number of signalised intersections are located on these roads which facilitates access and egress from the precinct.</li> <li>The nearest bus stops are located on Iris Street which is over 600m from the site. This distance, coupled with the relatively steep gradients and lack of paved footpaths on Paxton Street, make the site relatively inaccessible by public transport.</li> <li>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.</li> </ul>  <p>Figure 60: Roads, traffic and transport for Site 6 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>The majority of the site is Bush Fire Prone Land Category 1 (Figure 62)</li> <li>Risk could be reduced and mitigated against with appropriate asset protection zones.</li> <li>Highly constrained by limited access opportunities, ecological constraints and APZ requirements due to size/layout and steep slopes.</li> <li>There is low development potential for commercial or residential development with a single access from Paxton Street.</li> <li>Further investigation of slopes constraints recommended to determine potential for crown fire development, soil stability and practicality of APZ maintenance.</li> </ul>

Figure 61: Bushfire constraints and development opportunities - Site 6 (source: Travers Bushfire & Ecology)

The site has not been endorsed by the MLALC as part of its current CLBP.

The indicative development footprint is highlighted in orange at Figure 62.

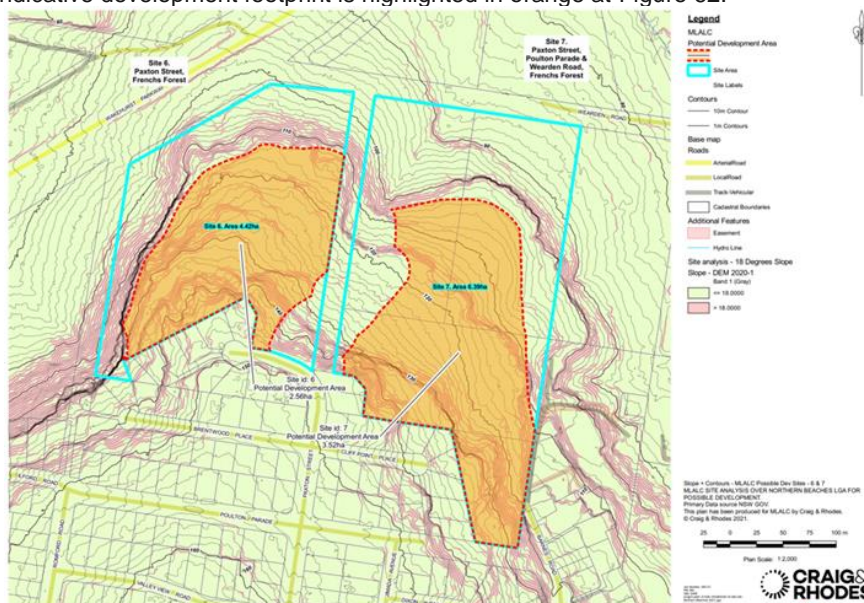
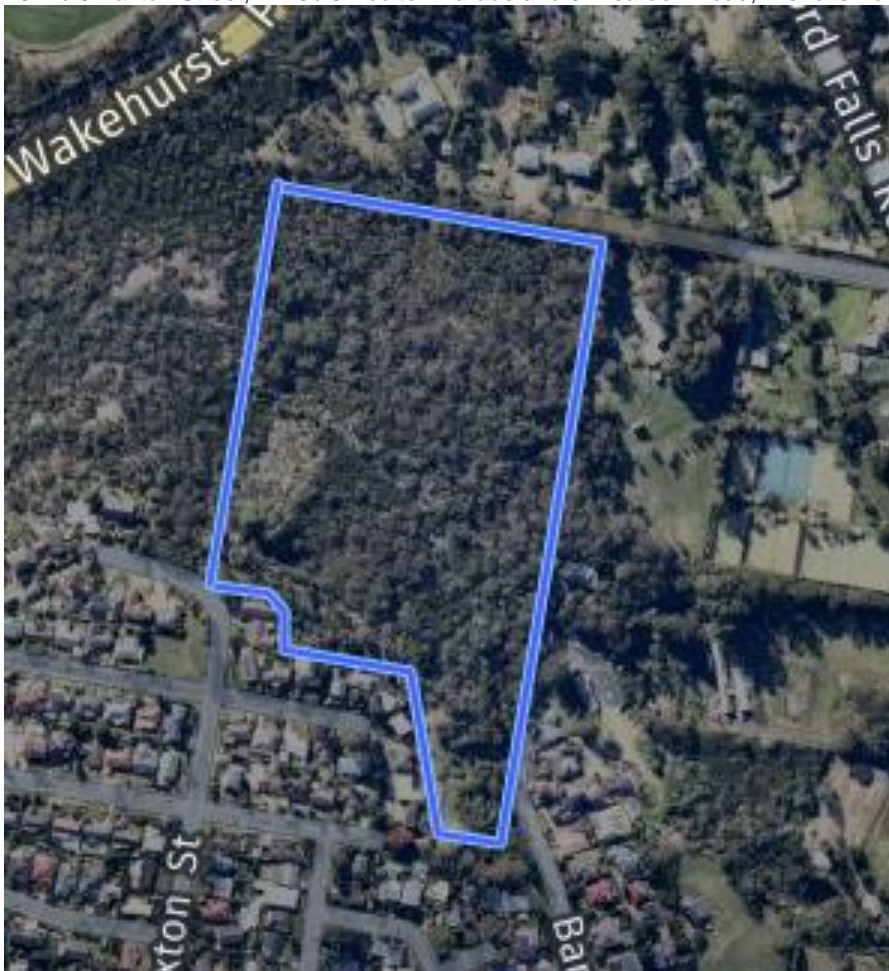


Figure 62: Site 6 - Potential development footprint, Site 6 shown on the left (source: Craig & Rhodes)

## SITE 7: PAXTON STREET, POULTON PARADE AND WEARDON ROAD, FRENCHS FOREST

OVERVIEW	
<b>Address</b>	2872 / 0 Paxton Street, 1115 / 0 Poulton Parade and 0 Wearden Road, Frenchs Forest 2086
	 <p>Figure 63: Aerial image of Site 7 (source: Nearmap)</p>
<b>Legal description</b>	Lots 1106, 1107 and 1115 of DP752038 and Lot 2872 of DP824284
<b>Area</b>	6.4ha
<b>LEP and zone</b>	<p>Land is within "Deferred Matter" zone pursuant to WLEP 2011.</p> <ul style="list-style-type: none"> <li>• Applicable LEP: WLEP 2000</li> <li>• Applicable Zone: B2 Oxford Falls Valley</li> </ul>

## OVERVIEW

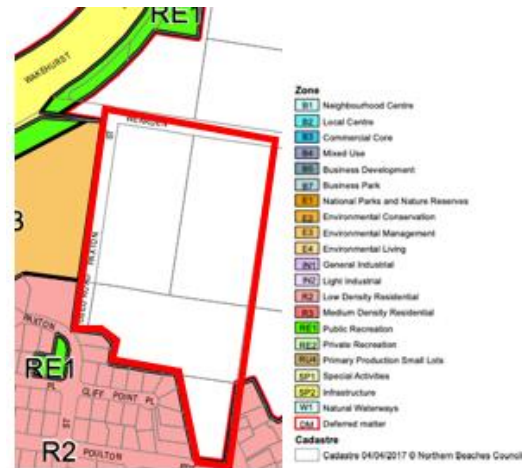


Figure 64: Zoning map with site outlined in red WLEP 2011 (source: Northern Beaches Council)

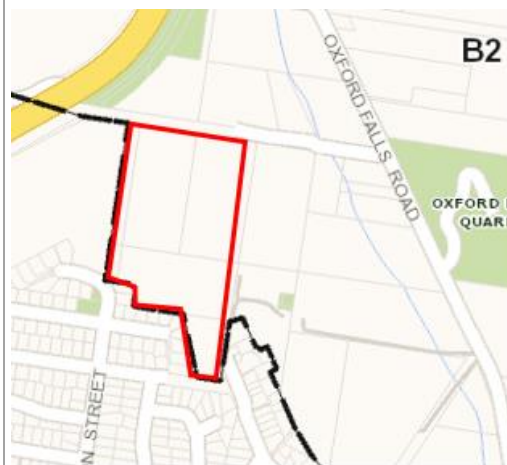



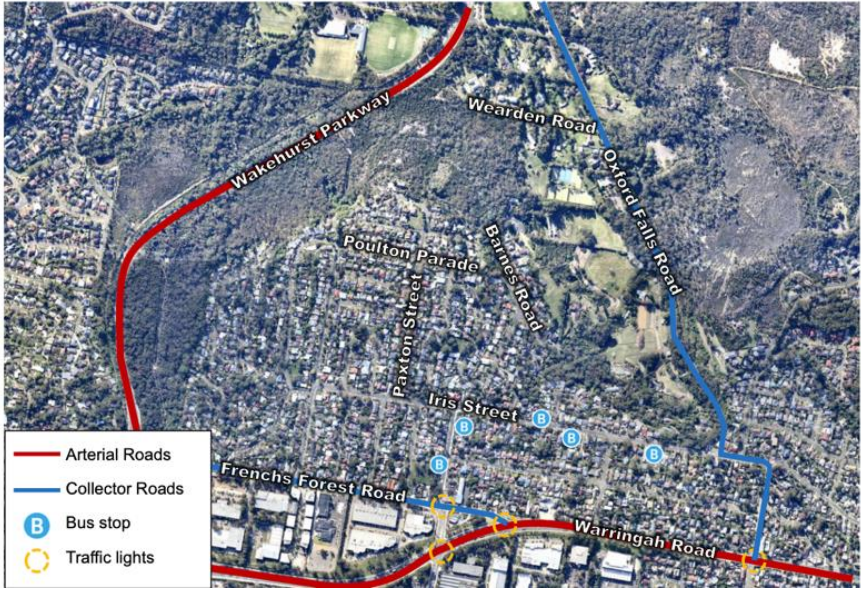
Figure 65: Locality B2 Map with Site 7 outlined in red (source: Northern Beaches Council)

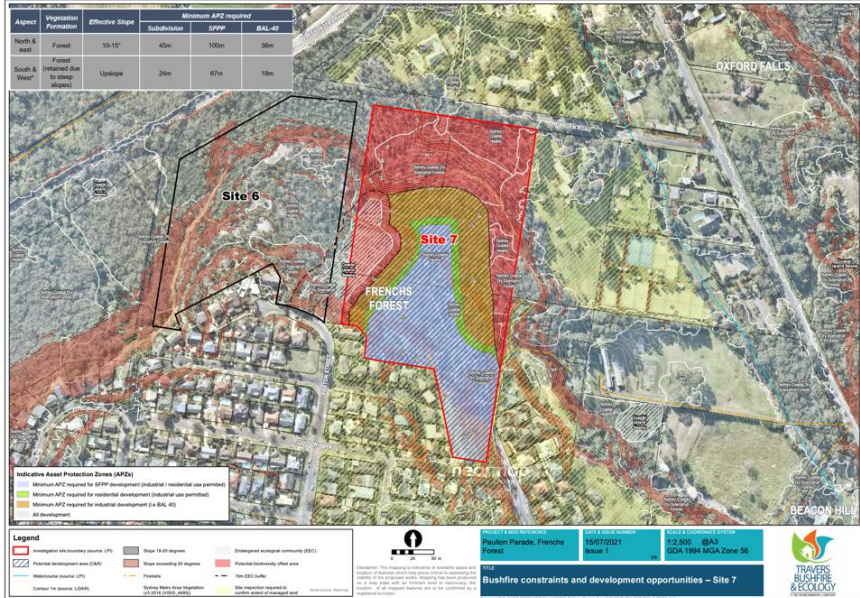
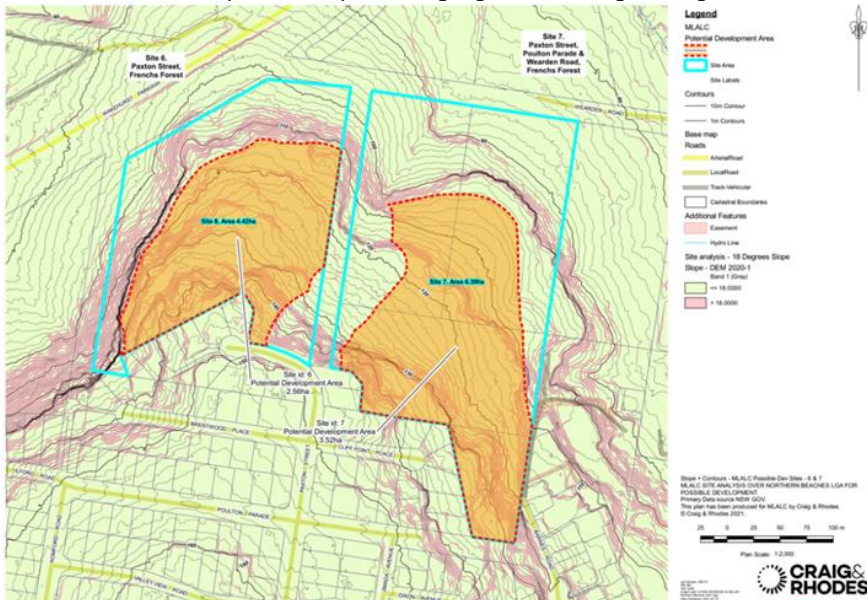
<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	Small-scale low density residential adjoining R2 zone and/or passive and active recreation, i.e., bushwalking trails
<b>Planning pathway</b>	Further investigations required. Followed by potential planning proposal to facilitate low density residential and/or recreation uses.
<b>Priority</b>	Long term potential
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>Environmental investigations to determine specific site suitability for potential land uses.</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 10 Greater Housing Supply</li> <li>Objective 13 Environmental heritage is identified, conserved and enhanced</li> <li>Objective 28 Scenic and cultural landscapes are protected</li> <li>Strategy 28.1 Identify and protect scenic and cultural landscapes</li> <li>Strategy 28.2 Enhance and protect views of scenic and cultural landscape from the public realm</li> </ul> <p>Potential land uses would encourage conservation needs including protection of environmental items onsite with strategies considering enhancement of items and site's unique landscape. Further environmental investigations required to understand whole ecological value. Potential for residential land use.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> <li>Planning Priority N16 - protecting and enhancing bushland and biodiversity</li> <li>Action 66 Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>Planning Priority N17 – protecting and enhancing scenic and cultural landscapes</li> <li>Action 67 Identify and protect scenic and cultural landscapes</li> </ul> <p>Site aligns with planning priorities and action through further environmental investigations that will identify and create an understanding of the cultural and scenic landscape and conservation of the existing landscape. Opportunity for residential uses that will respect the site and ecology values.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Priority 2 Protected and enhanced bushland and biodiversity</li> <li>Action 2.4 Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate</li> <li>Action 2.5 Investigate options for funding, acquisition and reservation of urban tree canopy and bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners</li> <li>Priority 3 Protected scenic and cultural landscapes</li> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> </ul> <p>Site aligns with priorities and actions by protecting existing landscape and ecological values. Opportunity in the future for possible engagement with Council for biodiversity investment.</p> <p><b>Draft Northern Beaches Local Housing Strategy</b></p> <ul style="list-style-type: none"> <li>Priority 1: Housing target</li> </ul> <p>Site aligns with priority noting that the site will provide support providing additional capacity to meet housing demand.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>The site has a relationship to existing urban development and accessible to employment opportunities.</li> <li>The site is accessible by existing public roads and is adjacent to existing residential development and infrastructure.</li> <li>The site is north of existing residential uses (zoned R2) and Brentwood Reserve (zoned RE1).</li> </ul>

CRITERIA	ASSESSMENT
	<ul style="list-style-type: none"> <li>The northern boundary adjoins an established road, Wakehurst Parkway (zoned SP2 Classified Road) and RE 1 zoned land</li> <li>The western boundary adjoins deferred matters land consisting of natural vegetation (bushland/scrub).</li> <li>The eastern boundary adjoins Closed Road Paxton and natural vegetation (bushland/scrub - zoned E3).</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>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. These will require extension and possibly augmentation.</li> <li>Wearden Road has no sewer reticulation.</li> <li>As the site slopes generally to the northeast sewer would drain to Wearden Road which would require servicing, alternatively a LPSS would require delivery.</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Pre-schools, primary, high and private schools are within 2 km of the site</li> <li>Warringah Aquatic Centre is 1 km to the south</li> <li>Numerous day care centres are located within 1km of the site</li> <li>Medical centres and the Northern Beaches Hospital are within 1 km of the site</li> <li>The Lionel Watts Sports and Community Centre is 1.5 km to the west, a Youth Centre is 1.5 km to the southwest on Forest Way and the Forestville Memorial Hall is 3 km west from the site.</li> <li>Forestway shopping centre is 1.5 km to the southwest.</li> <li>Four passive open space reserves are located within 400 metres south of the site.</li> <li>Active open spaces are located 1-2 km south of the site at the Aquatic Reserve Baseball Park and Forestville Park.</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>From the existing urban boundary to the south, the site drops significantly to a slope of around 10-15% to the north and north east. The eastern portion of the site drops steeply into a creek line.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> <li>It is likely that a SPS or LPSS would require delivery to service this development. The extending of reticulated utility services from Barnes Road could service the site. The developable footprint has been adjusted to accommodate bushfire risk.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>No registered items of Aboriginal culture and heritage items within site</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>No records of previously recorded threatened species occur on site, however Eastern Pygmy Possum, Powerful Owl, Grey-headed Flying-fox and Large Bent-winged Bat are recording on adjacent lands.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 66: Threatened species &amp; EECs Map (source: Travers Bushfire &amp; Ecology)</p>  <p>Figure 67: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>Coastal Upland Swamp EEC occurs in south-west portion of site.</li> <li>No threatened flora species have been previously recorded although potential for several including <i>Tetratheca glandulosa</i>.</li> <li>Further investigation should be undertaken to advise with suitability of future wildlife corridors.</li> <li>Biodiversity values are not mapped on site.</li> </ul>

CRITERIA	ASSESSMENT
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>There are no riparian lands mapped on site.</li> <li>Vehicle site access would be via either Paxton Street to the south of the site, Poulton Parade to the south-east of the site or Wearden Road to the east of the site through its intersection with Oxford Falls Road.</li> <li>Access from the broader road network would be via Warringah Road (arterial road) and Frenchs Forest Road or Oxford Falls Road which are both collector roads.</li> <li>The Poulton Parade access point may be difficult to deliver given the steep gradients in the vicinity of the site access point. A more feasible solution may be to extend Barnes Road into the site which would allow alternate site access.</li> <li>The Wearden Road access point at Oxford Falls Road is not controlled by any traffic device (e.g., traffic lights, roundabout etc) and depending on the level of development may require enhancements to accommodate traffic movements into and out of the site.</li> <li>The nearest bus stops are located on Iris Street which is over 700m from the site. This distance, coupled with the relatively steep gradients and lack of paved footpaths on Paxton Street, make the site relatively inaccessible by public transport.</li> </ul>  <p>Figure 68: Roads, traffic and transport for Site 7 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>The majority of the site is impacted by Bushfire Fire Prone Land Category 1 (Figure 70).</li> <li>Risk could be reduced and mitigated against with appropriate asset protection zones</li> <li>Moderately constrained and best suited for residential or commercial development.</li> <li>Access issues may be addressed by extension of Wearden Rd and Paxton St. Further investigation required.</li> <li>Further investigation of slopes constraints recommended to determine potential for crown fire development, soil stability and practicality of APZ maintenance.</li> </ul>

CRITERIA	ASSESSMENT																		
	<div><table><tr><th>Aspect</th><th>Vegetation Formation</th><th>Effective Slope</th><th colspan="3">Minimum APZ required</th></tr><tr><td>North &amp; east</td><td>Forest</td><td>10-15°</td><th>Subdivision</th><th>SPFF</th><th>BAL-40</th></tr><tr><td>South &amp; West</td><td>Forest (retained due to steep slopes)</td><td>Uphillside</td><td>24m</td><td>67m</td><td>14m</td></tr></table><p>Figure 69: Bushfire constraints and development opportunities (source: Travers Bushfire &amp; Ecology)</p></div>	Aspect	Vegetation Formation	Effective Slope	Minimum APZ required			North & east	Forest	10-15°	Subdivision	SPFF	BAL-40	South & West	Forest (retained due to steep slopes)	Uphillside	24m	67m	14m
Aspect	Vegetation Formation	Effective Slope	Minimum APZ required																
North & east	Forest	10-15°	Subdivision	SPFF	BAL-40														
South & West	Forest (retained due to steep slopes)	Uphillside	24m	67m	14m														
Member Endorsement	The site has not been endorsed by the MLALC as part of its current CLBP.																		
Indicative Development and/or Conservation Footprint	<div><p>The indicative development footprint is highlighted in orange at Figure 70.</p><p>Figure 70: Site 72 - Potential development footprint, Site 7 shown on the right (source: Craig &amp; Rhodes)</p></div>																		

## SITE 8: CROMER/OXFORD FALLS

## OVERVIEW

## Address

2813 / 0 and 891 / 9999 Wakehurst Parkway OXFORD FALLS NSW 2100, and 0 Cromer Valley Road and 831 / 0 Northcott Road CROMER NSW 2099

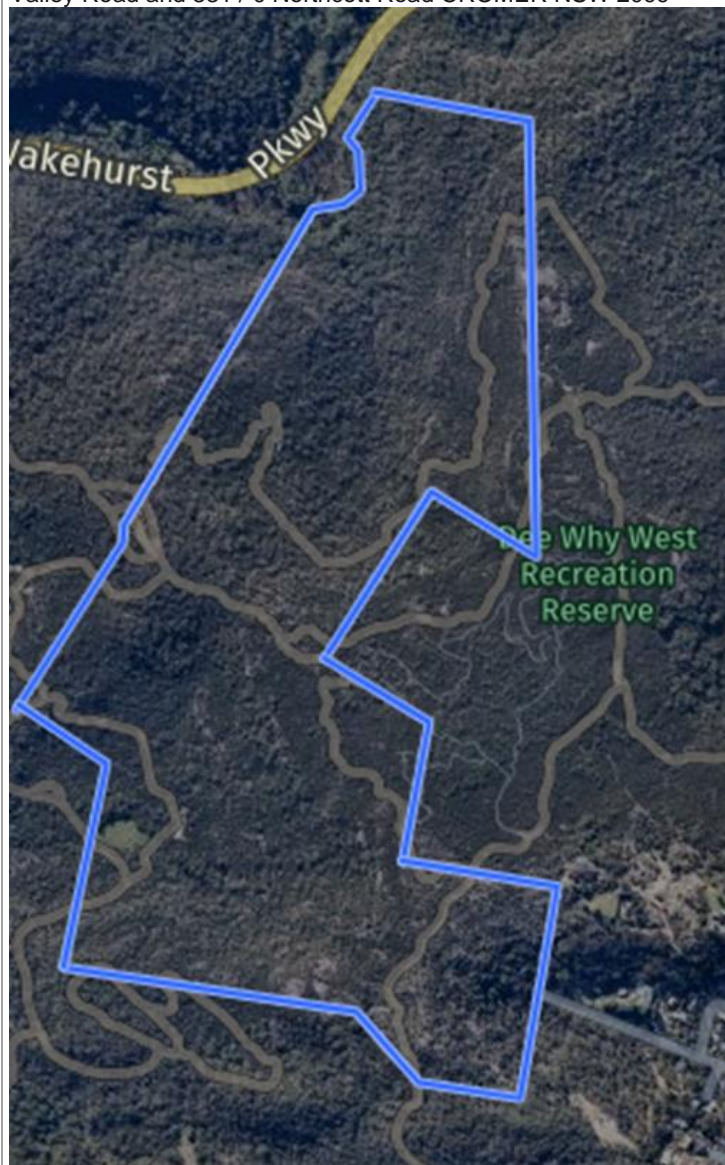


Figure 71: Aerial image of Site 8 (source: NearMap)

## Legal description

Lot 2813 and 2816 DP 727083, Lot 831-832 899-903, 905, 891- 893, 1025 DP 752038

## Area

66.35ha

## LEP and zone

Land is within "Deferred Matter" zone pursuant to WLEP 2011.

- Applicable LEP: WLEP 2000
- Applicable Zone: B2 Oxford Falls Valley

## OVERVIEW

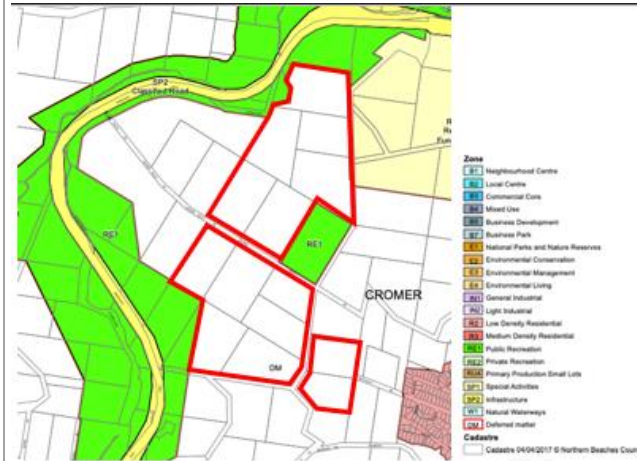


Figure 72: WLEP 2011 Land zoning Map (source: NSW Legislation)



Figure 73: Locality B2 Map with Site 8 outlined in red (source: Northern Beaches Council)

<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	<p>Environmental conservation and potential for biodiversity offset credits based on significant ecological, bushfire and topographical issues with the site.</p>
<b>Planning pathway</b>	<p>Further planning investigations for site to determine suitability for potential biodiversity offsets credits with potential rezoning for environmental conservation.</p>
<b>Priority</b>	<p>Long term potential</p>

OVERVIEW	
Recommended actions	<ul style="list-style-type: none"> <li>Active participation in Northern Beaches comprehensive LEP Review</li> <li>Further investigations to inform potential planning proposal</li> </ul>
CRITERIA	ASSESSMENT
Strategic Planning Framework	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>Objective 10 Greater Housing Supply</li> <li>Objective 11 Housing is more diverse and affordable</li> <li>Objective 13 Environmental heritage is identified, conserved and enhanced</li> <li>Objective 28 Scenic and cultural landscapes are protected</li> <li>Strategy 28.1 Identify and protect scenic and cultural landscapes</li> <li>Strategy 28.2 Enhance and protect views of scenic and cultural landscape from the public realm</li> </ul> <p>Potential land uses allow for residential and environmental protection opportunities whilst encouraging appropriate residential needs that are respectful to the site's unique environmental characteristics.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</li> <li>Planning Priority N16 - protecting and enhancing bushland and biodiversity</li> <li>Action 66 Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>Planning Priority N17 – protecting and enhancing scenic and cultural landscapes</li> <li>Action 67 Identify and protect scenic and cultural landscapes</li> </ul> <p>Potential land uses align with planning priorities and actions through further environmental investigations that will identify and create an understanding of the cultural and scenic landscape and conservation of the existing landscape. Potential residential uses that will respect site's ecological value.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>Priority 2 Protected and enhanced bushland and biodiversity</li> <li>Action 2.4 Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate</li> <li>Action 2.5 Investigate options for funding, acquisition and reservation of urban tree canopy and bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners</li> <li>Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>Action 13.3 – Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and aspirations for a cultural centre, social housing schemes, feasible and appropriate land use opportunities, and identification and protection of places with high cultural heritage values.</li> <li>Priority 15 - Housing supply, choice and affordability in the right locations</li> <li>Priority 18 - Protected, conserved and celebrated heritage</li> </ul> <p>Site aligns with priorities and actions by creating opportunities for the protection and conservation of MLALC land whilst enhancing biodiversity. Further opportunities include the</p>

CRITERIA	ASSESSMENT
	<p>identification of the site's conservation values to ensure future conservation and housing supply and choice noting existing residential uses east of the site.</p> <p><b>Draft Northern Beaches Local Housing Strategy</b></p> <ul style="list-style-type: none"> <li>Priority 1: Housing target</li> </ul> <p>Alignment with this priority noting that the site could provide additional capacity to meet housing demand.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>The northern boundary adjoins an established road, Wakehurst Parkway (zoned SP2 Classified Road) and RE 1 zoned land. To the north-east is Narrabeen Athletics Track and Sportstek Narrabeen (Sports Medicine Centre).</li> <li>The eastern boundary adjoins natural vegetation (zoned deferred matters land) and RE1 zoned land. To the east of the site is Dee Why West Recreation Reserve.</li> <li>The southern boundary adjoins natural vegetation (zoned deferred matters land). To the south of the site is a waste management service, A E Biggs. To the south-east is R2 and RE1 zoned land consisting of existing residential uses.</li> <li>The western boundary adjoins natural vegetation (zoned deferred matters land), Oxford Falls Park (RE1 zoned land) and Wakehurst Parkway.</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>The site lies at the extremities of urban land serviced with all reticulated services (NBN, water, sewer, electricity, gas and NBN) along Cromer Rd and Northcott Rd.</li> <li>Augmentation of the reticulation network for all services would be required to service the site. There are no significant civil assets adjacent to the site.</li> <li>Given the majority of the site accessible from extensions of Cromer Rd and Northcott Rd lie up and over a ridge from the urban boundary, a booster water pump station or reservoir may be required for water servicing.</li> <li>As the majority of the site is over the ridge line from urban boundary and sloping down to the west, northwest and north, these areas would require either a LPSS or SPS and rising mains for sewerage services. There is no sewer network along Wakehurst Parkway.</li> <li>Truman Reserve is the closest active and passive open space reserves located in the adjacent Cromer Heights</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>There are pre-schools, primary, high and private schools within 4 km of the site at Cromer, Narawana, Wheeler Heights and Dee Why</li> <li>Indoor pools are located at Collaroy 2km to the east together with ocean rock pools and beaches</li> <li>Warringah Aquatic Centre is 1 km to the south</li> <li>Three day care centres are located at Cromer 1km to the east</li> <li>Numerous day care centres are located within 1km of the site</li> <li>Medical centres are located 2km to the east at Wheeler Heights and 3 km at Dee Why</li> <li>Four community centres are located around 2km from the site at Narrabeena, Beacon Hill, Cromer and Dee Why.</li> <li>Basic services are available at Cromer Heights, however significant shopping facilities are available at Collaroy (2 km) and Dee Why (3 km).</li> <li>Active open spaces located nearby include the Cromer Golf Course and Sydney Academy of Sport and Recreation and Cromer Park.</li> </ul>

CRITERIA	ASSESSMENT
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>The majority of the site lies west over a ridge from the existing urban boundary and slopes down to the west. A stream flows west in the southern portion of the site and north in the north of the site. A ridge extends northwest in the middle of the site.</li> <li>Much of the site has grades beyond 18% from the plateau to the west and northwest of Northcott Road which has gradients of around 5%.</li> <li>There is no flooding, drainage, salinity, acid sulphate soils or land contamination issues impacting the site.</li> <li>There are endangered and threatened ecological communities across the site.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>History of site includes being one of the oldest ecology sites in Sydney. There are records which state that species can be traced back to 5000 years.</li> <li>No registered items of Aboriginal culture and heritage within site.</li> <li>Heritage item close to vicinity of site on privately owned land known as "Cromer Heights Rock Engravings and Shelter Site".</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>Nil</li> <li>C12 Conservation Area, Oxford Falls Conservation Area is located to west.</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>Previous recorded species on site or nearby include Red-crowned Toadlet, Glossy Black-Cockatoo, Rosenberg's Goanna, Spotted-tailed Quoll, Powerful Owl, Giant Burrowing Frog, Black Bittern, Giant Burrowing Frog, Southern Myotis, Grey-headed Flying-fox, White-throated Needletail and several microbat species (refer to threatened species &amp; EECs figure).</li> <li>It is anticipated there would be a number of significant habitats features on site, apart from the extensive native bushland, which includes riparian zones and possibly overhangs, crevices or caves that may support breeding habitat for microbats and Rosenberg's Goanna.</li> </ul>

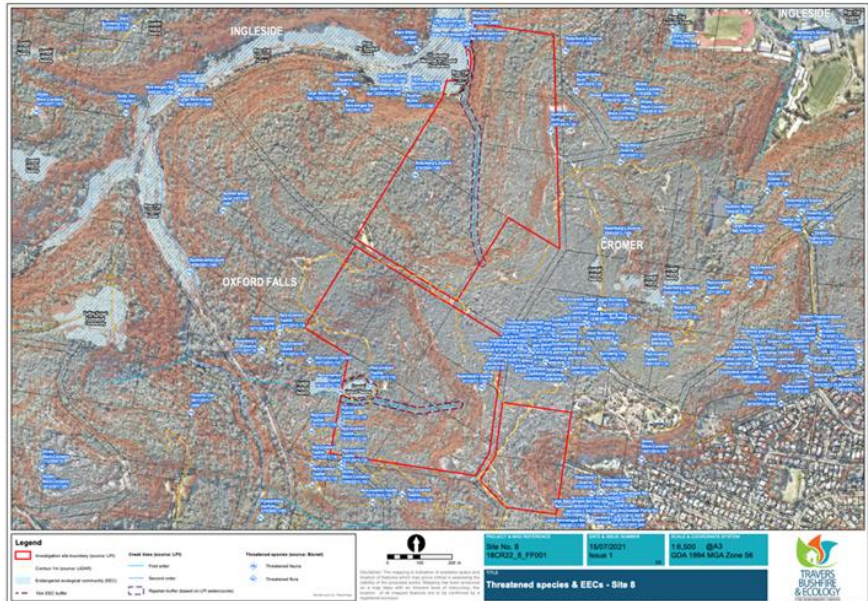
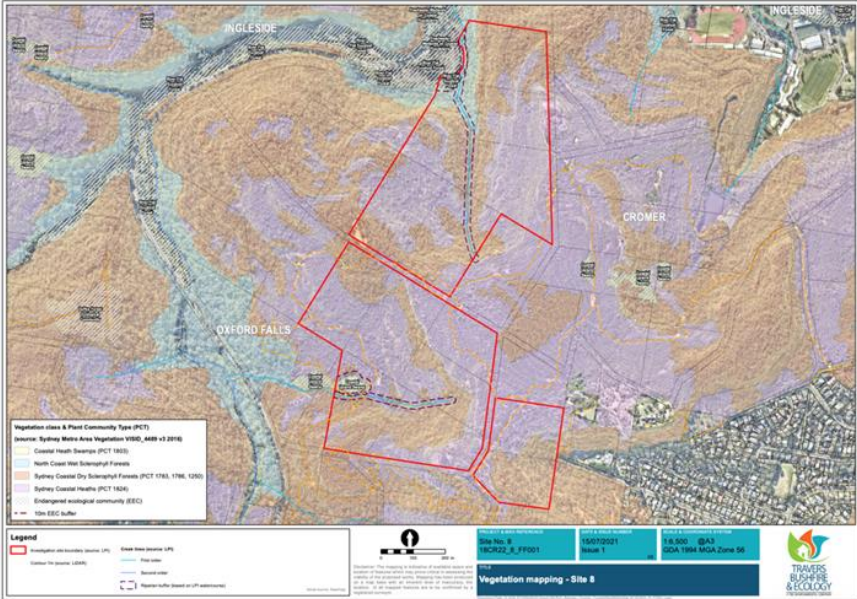
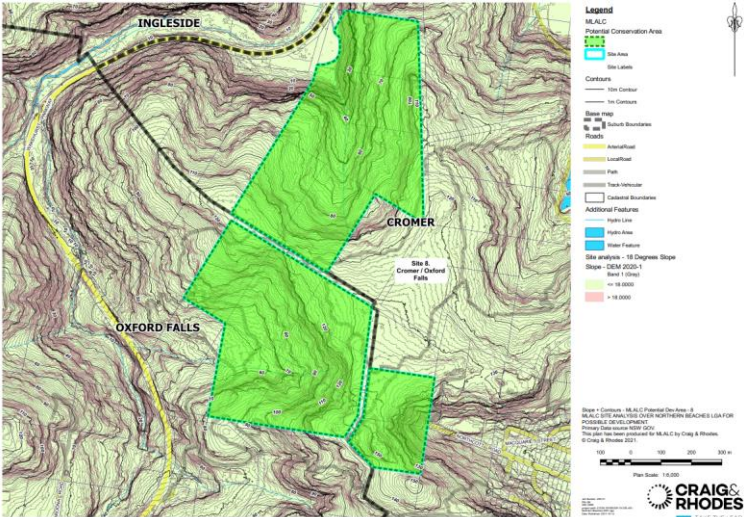


Figure 74: Threatened species & EECs Map (source: Travers Bushfire & Ecology)

CRITERIA	ASSESSMENT
	 <p>Figure 75: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>Threatened flora records recorded on or adjacent to the site include <i>Eucalyptus camfieldii</i>, <i>Tetratheca glandulosa</i> and <i>Persoonia hirsuta</i>. Given the site's isolation and lack of local recordings, there could be further species to consider across the site.</li> <li>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.</li> <li>Only the edge of the Swamp Sclerophyll Forest in mapped as biodiversity values land. Impacts to native vegetation of 0.5 ha or greater will trigger the BOS.</li> <li>The steepness of the lands, poor accessibility and good quality connected habitat make this site heavily constrained. It is recommended that the full site be utilised for future conservation rather than development.</li> <li>Refer to Figure 74 and Figure 75.</li> </ul>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>Providing vehicle site access to this site would be significantly constrained due to the lack of existing road infrastructure presently in place.</li> <li>The closest major road to the site is the Wakehurst Parkway where at least one (potentially multiple) new intersection would be required to service the site.</li> <li>Given the Wakehurst Parkway is a State Classified road obtaining approval for direct access into the site from Transport for NSW will be a challenge through the planning approvals phase.</li> <li>Detailed traffic modelling will need to be undertaken to confirm the acceptability of road network impacts given the size of the site and its limited vehicle access options.</li> <li>Vehicle access from the east via Northcott Road may be possible however this is also highly constrained and would require upgrading of the existing local road network.</li> <li>No bus stops or bus routes are currently in the vicinity of the site making it relatively inaccessible by public transport.</li> </ul>

CRITERIA	ASSESSMENT
	<p>Figure 76: Roads, traffic and transport for Site 8 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>• All of the site is Bush Fire Prone Land Category 1</li> <li>• Highly constrained by consistent steep slopes <math>&gt;18^\circ</math> and lack of access opportunities.</li> </ul> <p>Figure 77: Bushfire constraints and development opportunities (source: Travers Bushfire &amp; Ecology)</p>
<b>Member Endorsement</b>	<p>The site has not been endorsed by the MLALC Board as part of its current CLBP. Further site investigations are required to determine if the site will be considered in a future CLBP and seek endorsement by its members.</p>

CRITERIA	ASSESSMENT
Indicative Development and/or Conservation Footprint	<p>Site 8 is considered suitable land for 'Potential Conservation Area', as highlighted in green at Figure 78.</p>  <p>Figure 78: Site 8 - Potential conservation footprint (source: Craig &amp; Rhodes)</p>

## SITE 9: RALSTON AVENUE, BELROSE

## OVERVIEW

## Address

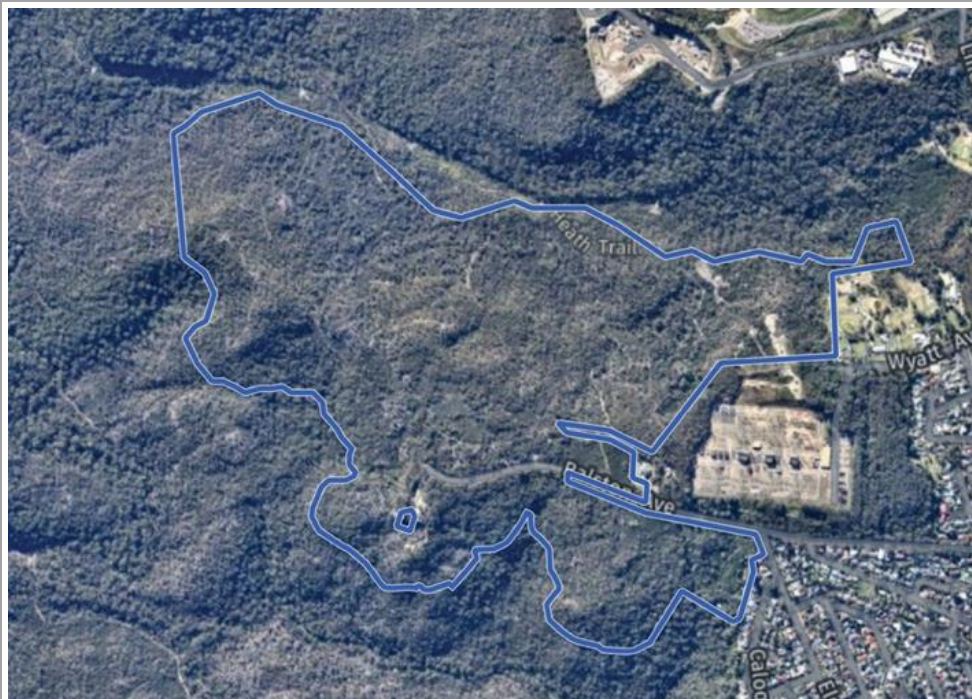


Figure 79: Aerial image of Site 9 (source: NearMap)

## Legal description

Lot 1 DP 1139826

## Area

135.3ha

## LEP and zone

Majority of Land is within "Deferred Matter" zone pursuant to WLEP 2011.  
A minor portion of the site (south-east) is zoned R2 Low Density Residential.

- Applicable LEP: WLEP 2000
- Applicable Zone: C8 Belrose North

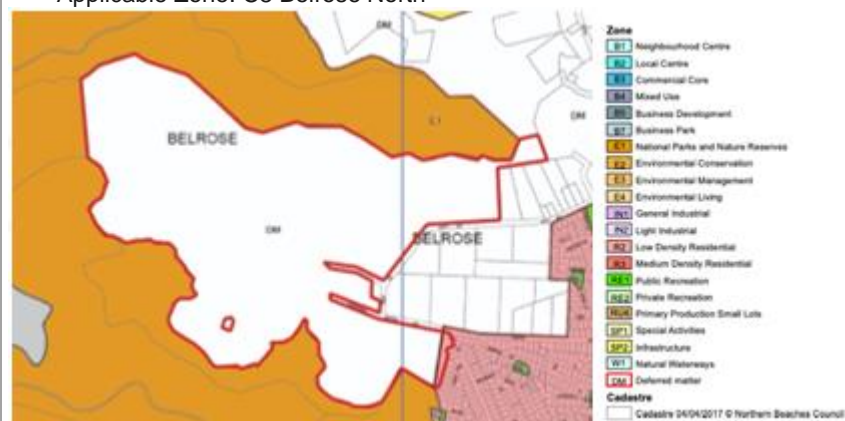


Figure 80: WLEP 2011 Land zoning Map (source: NSW Legislation)

## OVERVIEW

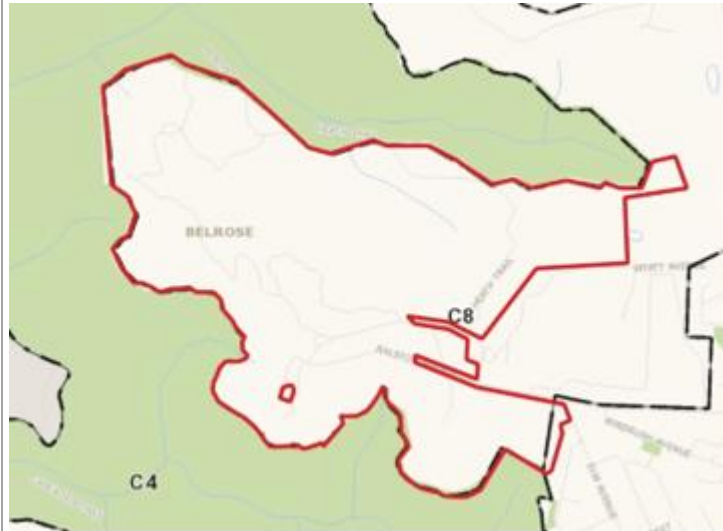


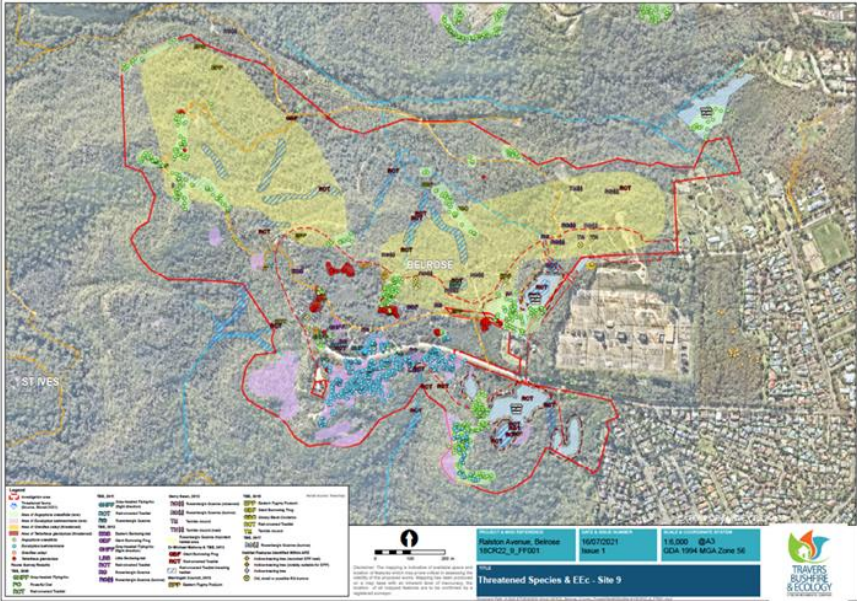
Figure 81: Zoning map with site outlined in red WLEP 2000 (source: Northern Beaches Council)

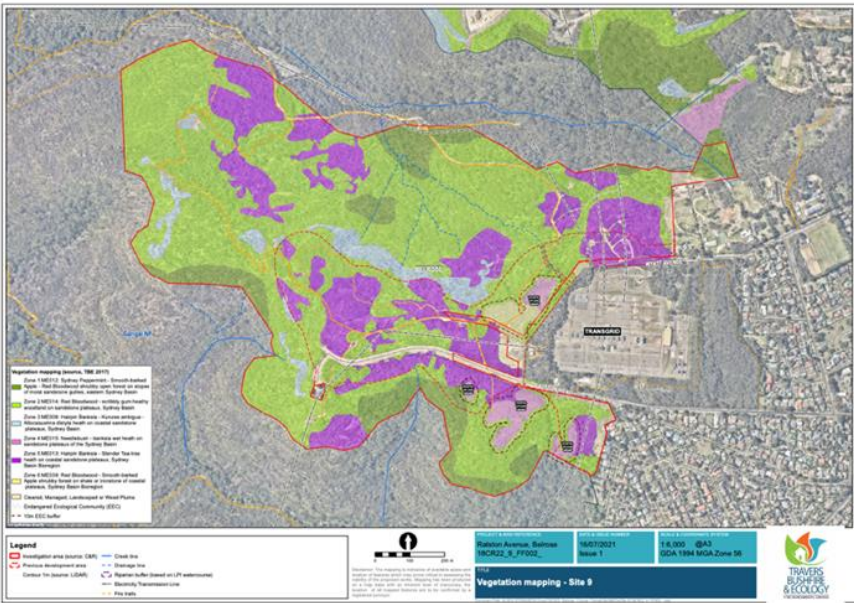
<b>Permissible uses</b>	<p>Category One: Nil.</p> <p>Category Two: agriculture, housing, housing for older people with disabilities</p> <p>Category Three: Not applicable</p>
<b>Key development controls</b>	<p>1 dwelling per 20ha</p> <p>Maximum building height of 8.5m</p>
<b>Potential land use</b>	<p>Employment, recreation and urban services (industry), as well as potential environmental conservation areas.</p> <p>Possible low-scale residential development potential is identified within and adjacent to the site's existing R2 zoned land located at the south-east corner of the site.</p>
<b>Planning pathway</b>	<p>Planning proposal for potential rezoning to facilitate industry uses as well as environmental conservation for the broader site. Potential rezoning for residential purposes adjoining existing R2 zoned land at southeast corner of site. Followed by a development application.</p>
<b>Priority</b>	<p>Medium term potential</p>
<b>Recommended actions</b>	<ul style="list-style-type: none"> <li>• Inclusion in the in AL SEPP and DPP</li> <li>• Active participation in Northern Beaches comprehensive LEP Review</li> <li>• Undertake studies to underpin planning proposal</li> </ul>

CRITERIA	ASSESSMENT
<b>Strategic Planning Framework</b>	<p><b>A Metropolis of Three Cities - The Greater Sydney Region Plan</b></p> <ul style="list-style-type: none"> <li>• Objective 8 Greater Sydney communities are culturally rich with diverse neighbourhoods</li> <li>• Objective 23 Industrial and urban land is planned, retained and managed</li> </ul> <p>Potential land use as employment and urban services lands allows for the site to meet the needs of the community as well as provides future services. Site also meets Objective 8 with the investment of employment and urban services that will require a range of people with</p>

CRITERIA	ASSESSMENT
	<p>different skills and backgrounds.</p> <p><b>North District Plan</b></p> <ul style="list-style-type: none"> <li>• Planning Priority N2 - Working through collaboration</li> <li>• Planning Priority N11 - Retaining and managing industrial and urban services land</li> <li>• Planning Priority N13 - Supporting growth of target industry sectors</li> </ul> <p>Aligns with the above Planning Priorities through encouraging employment, investment and co-location of industries. The site provides an opportunity to create an urban service area that will contribute positively to surrounding communities.</p> <p><b>Northern Beaches Local Strategic Planning Statement - Towards 2040</b></p> <ul style="list-style-type: none"> <li>• Action 4.7 – Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities</li> <li>• Priority 22 - Jobs that match the skills and needs of the community</li> <li>• Priority 28 - Safeguarded employment lands</li> </ul> <p>Site aligns with priorities by creating employment opportunities that align with the community and safeguarding potential employment lands.</p> <p><b>Draft Northern Beaches Local Housing Strategy</b></p> <p>The site and potential land uses are not inconsistent with the draft Northern Beaches Council Local Housing Strategy.</p>
<b>Urban Context</b>	<ul style="list-style-type: none"> <li>• The site is bounded by Garigal National Park to the northwest and is adjacent to large R2 Low Density Residential zone located south and east of the site.</li> <li>• The site is close to pockets of public recreation and business zones and there are a number of schools, commercial development and a variety of local business and shopping centres.</li> </ul>
<b>Infrastructure/ Utilities</b>	<ul style="list-style-type: none"> <li>• Bulk infrastructure capacity to service the site for all utilities generally runs along Forest Way near the site (see site 1, Belrose)</li> <li>• A zone substation is adjacent to the site</li> <li>• A 400mm bulk water main runs long Frenchs Creek to the south</li> <li>• Powerline easements impact the extreme east, south and west of the site</li> <li>• The site lies at the western extremity of the utility reticulation network (Calool Court and Rawston Avenue) and therefore local network amplifications will be required to service the site.</li> <li>• Retic water and sewer run along Calool Crescent and Rawson Avenue</li> <li>• As the site extends down from the existing urban boundary a LPSS or a SPS and rising main will be required to service the site</li> <li>• NBN runs along Calool Court and Rawston Avenue</li> <li>• A 32 NY 210 kPa retic gas main runs along Calool Court and Rawston Avenue</li> <li>• The electrical reticulation network runs along Calool Crescent and Rawson Avenue adjacent to the site.</li> </ul>
<b>Social Infrastructure</b>	<ul style="list-style-type: none"> <li>• Pre-schools, primary, high and private schools within 3 km of the site</li> <li>• Warringah Aquatic Centre is 5km to the south</li> <li>• Eight day care centres are located within 5km of the site</li> <li>• Health facilities are located at Belrose and the Northern Beaches Hospital</li> <li>• The Lionel Watts Sports and Community Centre is 2km to the South, a Youth Centre is</li> </ul>

CRITERIA	ASSESSMENT
	<p>3km to the south on Forest Way and the Ku-ring-gai Community Workshop is located 6km to the north on Mona Vale Road</p> <ul style="list-style-type: none"> <li>• Belrose local shops are 1 km to the south and Forestway shopping centre is a further 1 km to the south</li> <li>• Active open space opportunities lie 1 km to the south at Belrose and 2 km to the north at Terry Hills</li> <li>• Passive open space is provided through the bush trails surrounding the site</li> </ul>
<b>Land Capability</b>	<ul style="list-style-type: none"> <li>• A gently undulating ridge extends through the central part of the site running northwest. The ground falls away steeply from this ridge to the north, south and west.</li> <li>• Gradients away from this ridge are beyond 18% in the western portion of the site.</li> <li>• There is no flooding, drainage, salinity, acid sulphate soils or land contamination, issues impacting the site</li> <li>• The site could be developed by the extension of reticulated services from Ralston Avenue west along the ridge line, and north from Wyatt Avenue with the delivery of either SPS's or a LPSS network to provide sewer services.</li> </ul>
<b>Aboriginal Cultural Heritage Significance</b>	<ul style="list-style-type: none"> <li>• No registered items of Aboriginal culture and heritage items within site</li> </ul>
<b>Non-Aboriginal Heritage</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Biodiversity - Fauna</b>	<ul style="list-style-type: none"> <li>• Ten threatened fauna species have been recorded within, and immediately surrounding, the previously proposed development area. These include Giant Burrowing Frog, Red-crowned Toadlet, Rosenberg's Goanna, Powerful Owl, Little Lorikeet, Glossy Black-Cockatoo, Eastern Pygmy Possum, Grey-headed Flying-fox, Little Bentwing-bat and Large Bentwing-bat.</li> <li>• The site is part of a very large expanse of bushland which adjoins national parks, and much of the site has high diversity of native species because of the connectivity and good quality habitat.</li> <li>• The plateau area has the lowest constraints as it is less effected by riparian zones, has a series of tracks and small areas of weed infestations.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 82: Threatened species &amp; EECs Map (source: Travers Bushfire &amp; Ecology)</p>
<b>Biodiversity - Flora</b>	<ul style="list-style-type: none"> <li>Two threatened flora species, <i>Tetratheca glandulosa</i> and <i>Grevillea caleyi</i>, were recorded.</li> <li>Two EECs, Coastal Upland Swamp of the Sydney Basin Bioregion and Duffys Forest ecological community in the Sydney Basin Bioregion, was recorded. Significant areas of Coastal Upland Swamp occur on the southern side of Ralston Road and should be avoided.</li> <li>Two ROTAP species have also been recorded, including <i>Eucalyptus luehmanniana</i> and <i>Angophora crassifolia</i>.</li> <li>Whilst development potential is possible, areas of known threatened flora and EECs should be protected with an adequate buffer. ROTAP species are often clumped rather than sporadic throughout the study area and may be retained in pocket parks or fully avoided.</li> <li>Small category 1 riparian lands exist around the edges of the plateau that will require setbacks as shown on the topography and hydrology figure.</li> <li>The previous development area could potentially be extended further west off the plateau, subject to accessibility and contours / slopes, thus requiring further investigation, although based on previous studies, considered a low likelihood due to topography.</li> <li>Most of the Duffys Forest EEC is mapped as biodiversity values land and needs to be retained as impacts on Duffys Forest may cause a Serious or Irreversible Impact. Clearing of native vegetation 1 ha or greater will trigger the BOS.</li> <li>Consider a Biodiversity Certification Assessment Report (BCAR) (certification) for future development, and a Biodiversity Stewardship Site Assessment Report (BSSAR) (stewardship site – conservation) for remaining areas. Ideally finding a balance in offsets between the development and conservation areas would be most ideal.</li> </ul>

CRITERIA	ASSESSMENT
	 <p>Figure 83: Vegetation mapping (source: Travers Bushfire &amp; Ecology)</p>
<b>Roads, Traffic and Transport</b>	<ul style="list-style-type: none"> <li>• Primary vehicle access to the site would be through the Forest Way / Ralston Avenue intersection. All turning movements are permitted at this intersection however no traffic lights are in place.</li> <li>• Development of the site is likely to trigger the requirement to upgrade the Forest Way / Ralston Avenue to traffic lights given the increased traffic movements through this intersection.</li> <li>• Forest Way is a major State Classified Road which provides high-capacity connections between Terry Hills and Frenchs Forest. Ralston Avenue is a local road that connects Forest Way to the east with the site to the west.</li> <li>• Detailed traffic modelling will need to be undertaken to confirm the acceptability of road network impacts given the size of the site to confirm the Forest Way / Ralston Avenue intersection could perform acceptably should the site be developed.</li> <li>• Ralston Avenue (west of Elm Avenue) is unsealed with no kerb and gutter infrastructure. Upgrades to Ralston Avenue would be required should development of the site proceed.</li> <li>• Bus stops are available on Ralston Avenue and Wyatt Avenue however are located 500m or more away from the site.</li> </ul>


CRITERIA	ASSESSMENT
	 <p>Figure 84: Roads, traffic and transport for Site 9 (source: JMT Consulting)</p>
<b>Bushfire Risk</b>	<ul style="list-style-type: none"> <li>• The site is Bush Fire Prone Land Category 1 (Figure 86).</li> <li>• Risk could be reduced and mitigated against with appropriate asset protection zones.</li> <li>• Moderate development potential has been identified within an area '9A' within the north-eastern most corner of the site for commercial or residential development or Class 9 assembly buildings &lt;500m<sup>2</sup> in size.</li> <li>• Site access is not likely to pose any major constraints with access points available from Wyatt Avenue.</li> <li>• Moderate development potential has been identified within an area '9B' within the central portion of the site for commercial or residential development or Class 9 assembly buildings &lt;500m<sup>2</sup> in size.</li> <li>• Further investigation of slopes constraints recommended to determine potential for crown fire development, soil stability and practicality of APZ maintenance.</li> </ul>

Figure 85: Desktop bushfire constraints & development opportunities - Site 9 (source: Travers Bushfire & Ecology)

The site has been endorsed by the MLALC Board and members as part of its CLBP and is consistent with NSWALC's Policy No.1 of 2016 and the ALR Act.

The indicative development footprint is highlighted in orange at Figure 86.

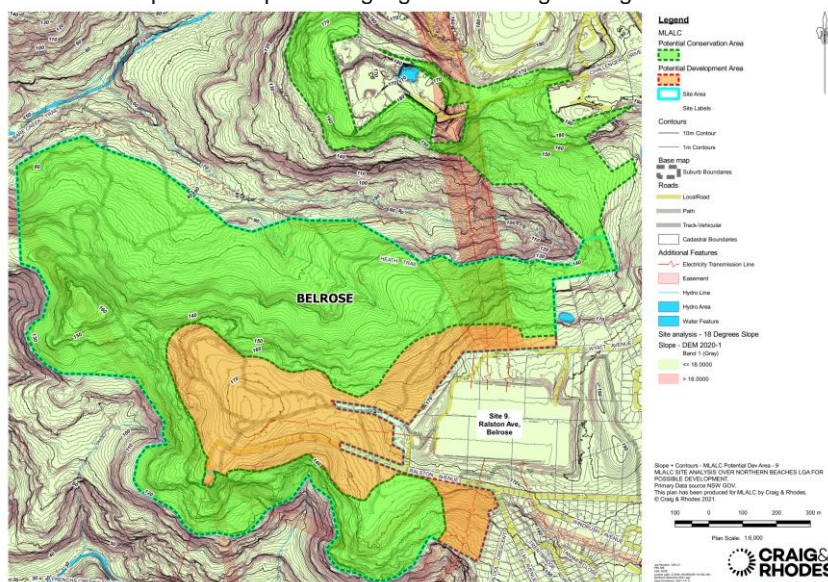


Figure 86: Site 9 - Potential building footprint (source: Craig & Rhodes)