



Review of zoning of Bushland Areas

January 2014 - May 2015

Bushland Areas Zoning Review - Selection Table - April 2015

#	Site	Recommend for rezoning to E2?	Reason / Additional Notes
1	Unmade Armitage Ln	Yes	• More than two-thirds canopy cover • Connects to E2 land • Potential for improvement
2	Unmade Boyle St	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation • Connects to E2 land
3	Unmade Cobbittee St	Yes	• More than two-thirds canopy cover • Site contains a threatened species • Connects to Harbour Trust land and bushland
4	Unmade Edwards Bay Rd	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation
5	Unmade Glen St	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation
6	Unmade Gordon St	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation Connects to E2 land
7	Unmade Grecia Ln (East)	Yes	• More than two-thirds canopy cover • Some good quality remnant vegetation
8	Unmade Harnett Ave	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation • Connects to E2 land
9	Unmade Inkerman St North	Yes	• Connects to foreshore at Quakers Hat Bay • More than two-thirds canopy cover • Good quality remnant vegetation
10	Unmade Kallaroo St	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation
11	Unmade Lower Sverge St	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation
12	Unmade Mosman St	Yes	• More than two-thirds canopy

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#	Site	Recommend for rezoning to E2?	Reason / Additional Notes
			cover
13	Unmade Mulbring St	Yes	• Good quality remnant vegetation • More than two-thirds canopy cover • Connects to E2 land • Good quality remnant vegetation
14	Unmade Wallington Rd	Yes	• More than two-thirds canopy cover • Good quality remnant vegetation
15	Unmade Warringah Rd	Yes	• More than two-thirds canopy cover • Some good quality remnant vegetation
16	Unmade Carrington Ave	No	• Not high quality vegetation • Less than two-thirds canopy cover
17	Unmade McLeod St (Upper)	No	• Less than two-thirds canopy cover
18	Unmade Government Rd	No	• Existing driveways on site - would require an additional permitted use • Not high quality vegetation
19	Unmade Pearl Bay Ave	No	• Poor quality bushland • Poor asset rating
20	Unmade Inkerman St South	No	• Less than two-thirds canopy cover
21	Unmade Kahibah Rd South	No	• Less than two-thirds canopy cover • Poor quality bush land
22	Unmade Marsala St	No	• Poor quality of bushland • Low asset rating • Less than two-thirds canopy cover
23	Unmade Crown Rd	No	• Less than two-thirds canopy cover • Not good quality bushland / poor condition.
24	Unmade Shellbank Ave *Adjoins North Sydney LGA (half of site in both LGAs)	No	• Half of site in Mosman LGA and half in North Sydney LGA. Both sides currently zoned RE1. Considered best practice to retain RE1 zoning.
25	Unmade The Grove	No	• Would require an additional permitted use • Poor connectivity
26	Unmade Wyong Rd *Adjoins North Sydney LGA	No	• Half of site in Mosman LGA and half in North Sydney LGA. Both sides currently zoned RE1.

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#	Site	Recommend for rezoning to E2?	Reason / Additional Notes
	(half of site in both LGAs)		Considered best practice to retain RE1 zoning.
27	Unmade Harston Ave	No	• Would require an additional permitted use • Poor connectivity • Less than two-thirds canopy cover
28	Unmade Fairfax Rd (East)	No	• Less than two-thirds canopy cover • Driveway cuts through bottom of the site
29	Unmade Lower Illawarra St	No	• Less than two-thirds canopy cover • Predominantly open space • RE1 zoning more appropriate
30	Unmade Koowong Ave (East)	No	• Poor quality of bushland • Low asset rating • Less than two-thirds canopy cover • Not technically an unmade road
31	Unmade Burrawong Ave (North)	No	• Poor quality of bushland • Low asset rating
32	Unmade Hampden St	No	• Poor quality of bushland • Low asset rating • Less than two-thirds canopy cover
33	Unmade Bickell Rd	No	• Less than two-thirds canopy cover • May require an additional permitted use • Not good quality bushland • Poor connectivity

Summary:

- 15 sites recommended for rezoning to E2.
- 18 sites not supported for rezoning for the reasons described above
- A part of Quakers Hat North also to be rezoned to E2 - See Plan of Management: Natural Areas (Bushland)

Bushland Areas Zoning Review – Evaluation Table

PLANNING CRITERIA

1. Bushland / remnant vegetation on site - at least two-thirds canopy cover
2. Biodiversity Corridor
3. Any Aboriginal or cultural heritage value
4. Natural watercourse
5. Adjoins existing E2 land, E1 land, Sydney Harbour Trust land or RE1 land

Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
Unmade Grecia Ln (East)	Council Managed by Restoration Contract - Chinamans	Bushland, lookout and path to beach	YES	YES	NO Close to Aboriginal Heritage	NO	YES Adjoins Chinaman's Beach Adjoins RE1 land	2 - Very Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Lower Sverge St	Council Managed by Unmade Roads Restoration Strategy	Concrete pedestrian path with steps through bushland	YES	YES	YES Heritage Item – I457	YES	YES Adjoins RE1 land	2 - Very Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Mulbring St	Council Managed by Bushland Restoration Contract 2012-2022 LPR	Bushland with natural pedestrian pathway to Lawry Plunkett Reserve	YES	YES	NO	YES	YES Adjoins E2 land – Lawry Plunkett Reserve	2 - Very Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Wallington Rd	Council Managed by Bushcare - Warringah	Bushland with pedestrian path with steps.	YES	YES	NO	NO	NO	2 - Very Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation

Above sites chosen based on investigation of sites, assessment against agreed criteria, assessment against unmade roads priority ranking and advice from Council's Team Leader Biodiversity and Landscape.

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
Unmade Warringah Rd	Council Managed by Bushcare - Rosherville	Bushland with natural pedestrian path	YES	YES Managed bushland area on the outer edge of corridor	YES Heritage Item- I474	NO	NO	2 - Very Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Boyle St	Council Bushland Restoration Contract 2012-2022 Harnett Park	Bushland with pedestrian path to Mosman Bay – winding path with stairs	YES	YES	YES Heritage Item - I333	NO	YES Adjoins E2 land around foreshore	3 - Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Edwards Bay Rd	Council Managed by Unmade Roads Restoration Strategy	Bushland with lookout and pedestrian path overlooking Edwards Beach	YES	YES	NO	NO	NO	3 - Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Glen St Lot 51, DP 10956	Council Managed by Unmade Roads Restoration Strategy	Bushland with dense vegetation, footpaths along sides of Glen St and Bay St.	YES	YES	NO	YES	NO	3 - Good	YES	- Good quality bushland - More than two-thirds canopy cover - Also known as 1 Glen St
Unmade Gordon St	Council Managed by	Bushland	YES	YES	NO	YES	YES Adjoins E2 land - Lawry	3 - Good	YES	- Good quality bushland - Adjoins E2 land

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
	Bushland Restoration Contract 2012-2022 - LPR						Plunkett Reserve			More than two-thirds canopy cover
Unmade Harnett Ave	Council Managed by Bushland Restoration Contract 2012-2022 Reid Park	Bushland with natural pedestrian path with dense vegetation	YES	YES	NO	YES	YES Adjoins E2 land	3 - Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Inkerman St North	Council & Dept. of Lands (small section at north end of site) Managed by Unmade Roads Restoration Strategy	Bushland with pedestrian path to Inkerman St Wharf	YES	YES	YES Heritage Item – I344	NO	YES Adjoins Quakers Hat Bay	3 - Good	YES	- More than two-thirds canopy cover - Good quality bushland - Connects to foreshore at Quakers Hat Bay
Unmade Kallaroo St	Council Managed by Unmade Roads Restoration Strategy	Bushland and pedestrian path between Sirius Cove Rd and Kallaroo St	YES	YES	YES Heritage Item - I388	NO	NO	3 - Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
Unmade Mosman St	Council Managed by Unmade Roads Restoration Strategy	Bushland	YES	NO	YES Heritage Item – I407 (part of site)	NO	NO	3 - Good	YES	- More than two-thirds canopy cover - Good quality remnant vegetation
Unmade Cobbittee St	Council Managed by Unmade Roads Restoration Strategy	Bushland	YES	YES	NO Next to Heritage Item – I141	NO	YES Adjoins SP2 Harbour Trust Land	4 - Poor	YES	- Site contains a threatened species - Syzygium paniculatum (Magenta Lilly Pilly) - More than two-thirds canopy cover
Unmade Armitage Ln	Council Managed by Bushcare - Chinamans	Pedestrian path and bushland connecting to Rosherville Reserve	YES	YES	NO	NO	YES Adjoins E2 land – Rosherville Reserve	4 - Poor	YES	- More than two-thirds canopy cover - Adjoins E2 land - Potential for improvement
Quakers Hat North	Council	Natural walking path and small lookout with park bench surrounded by dense vegetation	YES	YES	NO	NO	YES Adjoins E2 land	NA	YES	Consistent with Plan of Management adopted by Council.

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
Unmade Bickell Rd	Council Managed by resident as part of Council Resolution	Dense vegetation appears in clusters. Used for vehicle access to properties at 10 & 12 Bay St.	Some	YES	YES Aboriginal Heritage site	NO	YES Adjoins E2 land	4 - Poor	NO	- Less than two-thirds canopy cover - Existing vehicle access - would require an additional permitted use - Not good quality bushland - Poor connectivity
Unmade Harston Ave	Council Managed by Bushcare - Harston	Path / driveway	YES	YES	YES Heritage Item - I377	NO	NO	3 - Good	NO	- Would require an additional permitted use - Poor connectivity - Less than two-thirds canopy cover
Unmade Government Rd	Council Managed by Unmade Roads Restoration Strategy and Bushcare - Government Rd	Bushland. Part used for vehicle access.	YES	YES	NO	NO	NO	3 - Good	NO	- Existing driveways on site - would require an additional permitted use - Less than two-thirds canopy cover
Unmade The Grove	Council Managed by Bushcare	Path from Stanton Rd to Edwards Bay Rd.	YES	YES	YES Heritage Item - I455	NO	NO	3 - Good	NO	- Would require an additional permitted use - Poor connectivity

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
	- The Grove									
Unmade Burrawong Ave (North)	Council Managed by Unmade Roads Restoration Strategy	Pedestrian path with steps, dense vegetation.	NO	YES	YES Heritage Item – I340	YES	YES Adjoins E1 National Parks land	4 - Poor	NO	- Poor quality of bushland - Low asset rating
Unmade Carrington Ave	Council Managed by Bushland Restoration Contract 2012-2022 QHS	Bushland	NO	YES Cosmopolitan	NO	NO	YES Adjoins E2	3 - Good	NO	- Not high quality vegetation - Less than two-thirds canopy cover
Unmade Crown Rd	Council Managed by Bushland Restoration Contract 2012-2022 - Harnett Park	Bushland track along southern portion of site. Part of northern area of site used for vehicle access to properties in Harnett Ave.	NO	YES	NO Close to an Aboriginal Heritage site	NO	YES Adjoins E2 land	4 - Poor	NO	- Less than two-thirds canopy cover - Poor quality of bushland
Unmade Fairfax Rd (East)	Council Managed by	Path / driveway	NO	YES	YES Heritage Item - I373	NO	YES Partly adjoins RE1 land along Burran	3 - Good	NO	- Less than two-thirds canopy cover - Driveway cuts

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			1	2	3	4	5			
	Unmade Roads Restoration Strategy						Ave			through bottom of the site
Unmade Hampden St	Council Managed by Unmade Roads Restoration Strategy	Pedestrian path from Hampden St to Warringah Rd. Driveway	NO	YES Managed bushland area on edge of corridor	NO	NO	NO	4 - Poor	NO	- Poor quality of bushland - Less than two-thirds canopy cover
Unmade Inkerman St South	Council Managed by Bushcare - Inkerman	Pedestrian path with steps between Inkerman St and Carrington Ave	YES	YES	NO	NO	NO	3 - Good	NO	Less than two-thirds canopy cover
Unmade Kahibah Rd South	Council Managed by Unmade Roads Restoration Strategy	Pedestrian path with steps to Coronation Ave	NO	NO	YES Heritage Item - I387	NO	NO	4 - Poor	NO	- Less than two-thirds canopy cover - Poor quality bushland
Unmade Koowong Ave (East)	Council Managed by Unmade Roads Restoration Strategy	Bushland.	NO	YES	NO	NO	NO	3 - Poor	NO	- Poor quality of bushland - Low asset rating - Less than two-thirds canopy cover

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			1	2	3	4	5			
Unmade Lower Illawarra St	Council Managed by Bushland Restoration Contract 2012-2022 - Sirius Park West	Concrete pedestrian path with steps between Illawarra St and Sirius Cove Reserve	NO	YES Connects to open space/park	YES Heritage Item – I449	NO	Yes Adjoins E2 land Adjoins RE1 land near Sirius Cove	3 - Good	NO	- Less than two-thirds canopy cover - Predominantly open space - RE1 zoning more appropriate
Unmade Marsala St	Council Managed by Unmade Roads Restoration Strategy	Pedestrian path with steps providing access between Pearl Bay Ave and Delecta Ave	NO	YES Connects to Cosmopolitan and close to Core	YES Heritage Item - I429	NO	YES Adjoins E2 land Adjoins Foreshore walk	4 - Poor	NO	- Poor quality of bushland - Low asset rating - Less than two-thirds canopy cover
Unmade McLeod St (Upper)	Council Managed by Bushcare - McLeod St	Vehicle access at top of site and driveway to 7 McLeod St. Pedestrian path with stairs to Curraghbeena Rd	NO	YES	YES Heritage Item – I398	NO	NO	2 - Very Good	NO	Less than two-thirds canopy cover
Unmade Pearl Bay Ave	Council Managed by Bushland Restoration Contract 2012-2022 - The Spit	Pedestrian Path providing access between Pearl Bay Ave and Foreshore walk	Some	YES	NO In vicinity of a Heritage Item – I329	NO	YES Adjoins E2 land Connects to Foreshore walk	4 - Poor	NO	- Poor quality bushland - Poor asset rating

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Site	Land Ownership / Management	Existing use of site	Criteria					Unmade Road Asset Rating (Out of 5)	Recommend for rezoning to E2?	Comment
			1	2	3	4	5			
Unmade Shellbank Ave *Adjoins North Sydney LGA (half of site in both LGAs)	Council Managed by Bushcare - Shellbank - run by North Sydney Council	Dinghy racks, path to foreshore.	YES	YES	NO	NO	YES. Half of unmade road reserve is zoned RE1 in North Sydney LGA	2 - Very Good	NO	Half of site in Mosman LGA and half in North Sydney LGA. Both sides currently zoned RE1. Considered best practice to retain RE1 zoning.
Unmade Wyong Rd *Adjoins North Sydney LGA (half of site in both LGAs)	Council Managed by Bushcare - Wyong	Path from Wyong Rd to Shellbank Ave	YES	YES	YES Heritage Item - I481	NO	YES. Half of unmade road reserve is zoned RE1 in North Sydney LGA	3 - Good	NO	Half of site in Mosman LGA and half in North Sydney LGA. Both sides currently zoned RE1. Considered best practice to retain RE1 zoning.

Above sites chosen based on investigation of sites, assessment against agreed criteria, assessment against unmade roads priority ranking and advice from Council's Team Leader Biodiversity and Landscape.

Mosman Municipal Council

Environment and Planning

FILE NOTE

Date:	18 February 2015
Subject:	Meeting with Mosman Parks and Bushland Association re: Potential rezoning of selected RE1 Unmade Rd Bushland sites to E2

A meeting was held on Wednesday 18 February 2015 at 2pm at Council offices between Mosman Parks and Bushland Association and Council staff to discuss the potential rezoning of several unmade road bushland sites currently zoned RE1 to E2. Those in attendance from Council were Steve Smith (Coordinator, Biodiversity and Landscape), Joe Vertel (Senior Strategic Planner) and myself (Strategic Planner). Those in attendance from Mosman Parks and Bushland Association were Kate Eccles and Yolande Stone.

An overview of the project was given and the 33 sites chosen for further investigation were discussed. A list of these 33 sites along with a map of the sites was given to Kate and Yolande.

Steve Smith explained some of the criteria behind the selection of the 33 sites, chosen from the 86 unmade road sites, which includes the unmade road matrix and priority rankings, connectivity and biodiversity.

We discussed other criteria such as existing use of sites, connectivity to other E2 or public land, consideration of additional permitted uses, etc.

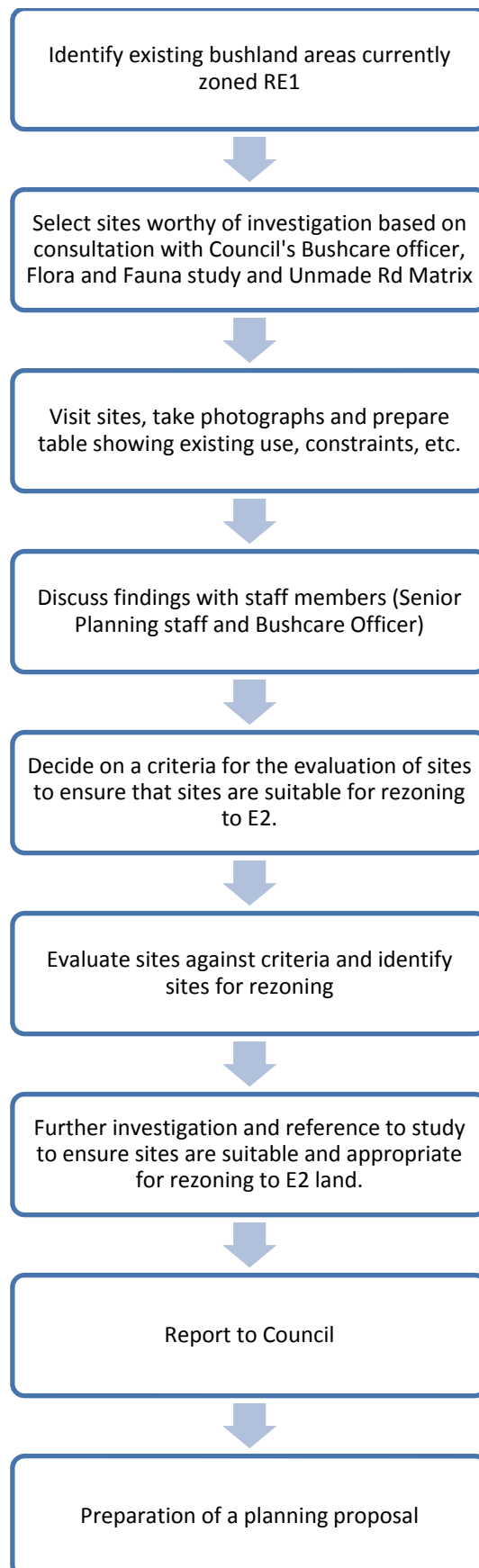
Kate and Yolande also suggested that we consider another criterion, risk, which would look at the threat to these sites by potential future development, access, etc.

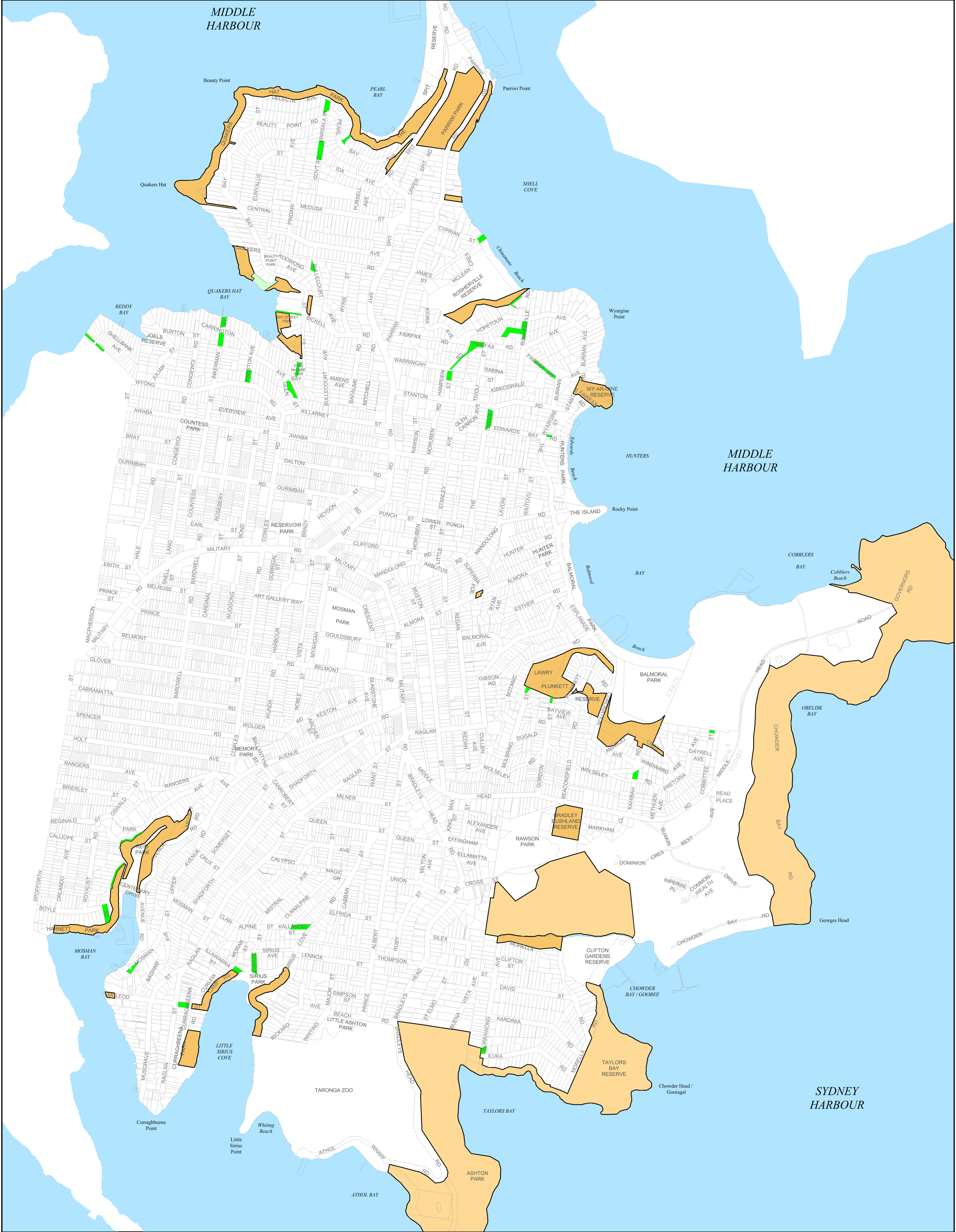
We told Kate and Yolande that we would like some preliminary feedback but explained that a formal consultation process would occur, should the planning proposal proceed through Gateway. They were also notified that it is likely that this project would go to the April Council Meeting.

Benjamin Gresham
Strategic Planner

Process

The process can be seen in the below flow chart:





Mosman
COUNCIL

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LEGEND

Potential Rezoning

- Unmade Roads RE1 Sites Investigated for Potential Rezoning to E2
- Quaker Hat North Section Currently Zoned to RE1 to be Rezoned to E2

MLEP2012 Zoning

- E1 - National Parks and Nature Reserve
- E2 - Environmental Conservation



**BUSHLAND AREAS
ZONING REVIEW**