



# Residential Development Ralston Avenue, Belrose

## Social Impact Assessment

PREPARED FOR

**Matthews Civil Pty Ltd**

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**Hill PDA**

ABN 52 003 963 755  
3<sup>rd</sup> Floor 234 George Street Sydney  
GPO Box 2748 Sydney NSW 2001  
t. +61 2 9252 8777  
f. +61 2 9252 6077  
e. [sydney@hillpda.com](mailto:sydney@hillpda.com)  
w. [www.hillpda.com](http://www.hillpda.com)



## QUALITY ASSURANCE

### REPORT CONTACT:

**Christina Livers**

Consultant

Bachelor of Planning (Hons) (UNSW)

Email: christina.livers@hillpda.com

### QUALITY CONTROL:

This document is for discussion purposes only unless signed and dated by a Principal of Hill PDA.

### REVIEWED BY



28/11/2012

Dated .....

.....  
**Sarah Hill**

Practice Manger, Hill PDA

PHD Candidate, (Sydney University)

Master of Urban and Regional Planning Hons. (Sydney University)

B.Sc (Sydney University)

Justice of the Peace

Member of Australian Planning Institute

Member of Royal Town Planning Institute

Email: sarah.hill@hillpda.com

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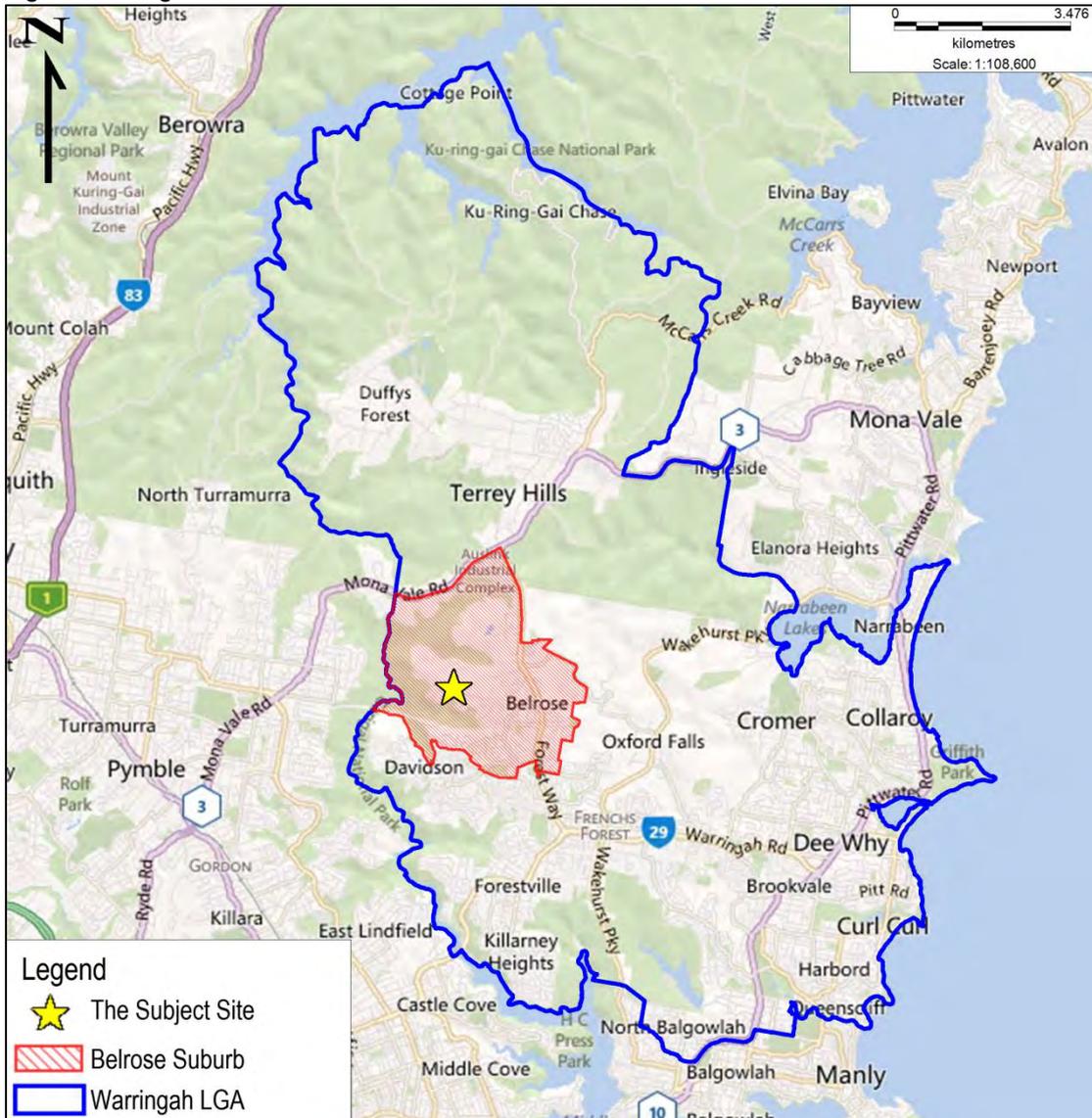
### LIST OF ABBREVIATIONS

Australian Bureau of Statistics	ABS
Bureau of Transport Statistics	BTS
Development Control Plan	DCP
Local Environmental Plan	LEP
Local Government Area	LGA
Primary Area of Influence	PAI
Secondary Area of Influence	SAI
Statistical District	SD
State Environmental Planning Policy	SEPP
Social Impact Assessment	SIA
Social Impact Study	SIS

# 1. EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) examines the potential social impacts which could eventuate from the proposed rezoning of the site (the 'Subject Site') in Belrose North, located within Warringah Local Government Area. The Subject Site is currently undeveloped and constitutes private land used informally for local recreation and access (unauthorised) to Garigal Chase National Park. The location of the Subject Site is depicted in Figure 1.

**Figure 1 - Regional Context**



Source: Ralston Avenue Belrose Landscape Concept Report, Hassell (May 2012)

The Subject Site has been deferred from the Warringah Local Environmental Plan (LEP) 2011 pending further analysis by the NSW Department of Planning and Infrastructure (DoPI). The landowners are seeking a rezoning of the Subject Site which would permit residential uses to be developed. The rezoning would facilitate the construction of approximately 169 low density residential lots on the Subject Site.

The purpose of this Study is to quantify at a high-level (and based on the provisional concept plans) the potential social impacts which could eventuate from the proposed rezoning.

To assess the potential social impacts at varying geographic levels, the Study Area has been defined in the following way:

- **The primary area of influence** – defined as the area within 400m of the Subject Site;
- **The secondary area of influence** – defined as the suburb of Belrose; and
- **The wider area of influence** – defined as the Warringah LGA.

## 1.2 What is a Social Impact Assessment?

A social ‘impact’ affects the level of social activity generated in a defined area either positively or negatively. The assessment of likely impacts resulting from a particular development allows for the identification (and where possible) quantification of impacts as either likely benefits or negative impacts.

Social impacts may directly affect the social well-being of an area’s residents, visitors and employees by changing the social amenity and character of an area, the degree of social interaction, the availability of employment, social perceptions and opportunities. Social impacts may also alter the level of demand for services and accessibility to those services.

The geographic range of a social impact is dependent on the nature of the proposed development and its scope of influence. The geographic influence of an impact can range from individual dwellings or streets through to suburbs, local government areas and further afield.

This Study categorises the various types of likely impact in accordance with Table 1 below.

**Table 1 - Assessment Rating Levels**

Rating Level	Description
<b>Significant Negative</b>	Impacts with serious, long term and possibly irreversible effects leading to serious damage, degradation or deterioration of the environment and community. Requires a major re-scope of concept, design, location, justification, or requires major commitment to extensive management strategies to mitigate the effect.
<b>Moderate Negative</b>	Impacts may be short, medium or long term in duration and most likely to respond to management actions.
<b>Slight Negative</b>	Impacts have minimal effect, could be short term, can be mitigated and would not cause substantial detrimental effects. May be confined to a small area.
<b>Neutral</b>	No discernible or predictable positive or negative impact.
<b>Slight Positive</b>	Impacts have minimal effect, could be short term. May be confined to a small area.
<b>Moderate Positive</b>	Impacts may be short, medium or long term in duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement.
<b>Significant Positive</b>	Impacts resulting in substantial and long term improvements or enhancements to the existing environment and community.

Source: Adapted from the Strategic Merit Test, National Guidelines for Transport System Management in Australia (2<sup>nd</sup> Edition)

## 1.3 The Belrose Community

Census data shows that since 2006 the suburb of Belrose has experienced a decline in its resident population (-120) and dwelling stock (-83 dwellings). This may be due the fact that the boundaries of the Belrose suburb were refined between the 2006 and 2011 ABS Census periods. Despite this, data for the Belrose suburb from 2006 and 2011 provides a useful indicator of the broad demographic changes which have occurred over that period.

Demographic analysis revealed residents of Belrose generally live in larger households and are increasingly educated, white collar and affluent compared to Greater Sydney. Workforce participation rates amongst this relatively advantaged community are high and levels of unemployment low. Whilst residents of Belrose tend to be on average older, the predominant age group in 2011 was 0-14 years which constitutes 21% of the local population. Belrose has also become more family orientated, with the proportion of family households increasing by 2% since 2006. With regard to built form, Belrose has a large proportion of detached dwellings which contain more people and bedrooms than the average for Greater Sydney. Home ownership levels in Belrose (87%) are also significantly higher than the average for Greater Sydney (65%).

In summary the Belrose is a well-established family orientated suburb inhabited by relatively advantaged, educated and affluent residents.

## 1.4 Key Findings

Hill PDA's analysis has identified a number of potential direct and indirect social impacts of the proposed development. The impacts have been identified following the analysis of the locality, its existing and prospective community. These impacts, their timing (i.e. during the construction or occupation of the development), severity and methods of mitigating them have been summarised in Table 2.

**Table 2 - Summary of Potential Social Impacts (With and Without Mitigation)**

Issue	Consideration	Rating of Impact	Rating of Impact with Mitigation
Housing Supply	Will the project improve housing supply in the area?	Moderate Positive	None required
	Will the project improve housing choice and affordability?	Moderate Positive	None required
	Will the project provide new housing in close proximity to transport, services and employment?	Moderate Positive	None required
Access and connectivity	During construction, will the project:		
	▪ generate large volumes of traffic?	Moderate Negative	Slight Negative
	▪ change pedestrian or property access?	Moderate Negative	Slight Negative
	▪ alter public transport services or facilities?	Neutral	None required
	▪ alter travel patterns ?	Moderate Negative	Moderate Positive
	▪ impact on traffic flow?	Moderate Negative	Slight Negative
	Upon completion will the project impact:		
	▪ travel patterns?	Moderate Positive	None required
	▪ cyclist facilities or access?	Moderate Positive	Significant Positive
	▪ pedestrian access?	Moderate Positive	Significant Positive
	▪ public transport services or facilities?	Moderate Positive	None required
▪ parking?	Neutral	None required	

Issue	Consideration	Rating of Impact	Rating of Impact with Mitigation
	<ul style="list-style-type: none"> <li>▪ property access?</li> </ul>	Neutral	None required
	<ul style="list-style-type: none"> <li>▪ access for people with special needs?</li> </ul>	Significant Positive	None required
Local amenity	During construction, will the project change the amenity of residents, businesses or community facilities?	Moderate Negative	Slight Negative
	On completion, will the project change the amenity for residents, businesses, or community facilities?	Moderate Positive	None required
Community safety	During construction, is there a potential for impacts (real or perceived) on community health or safety?	Slight Negative	Neutral
	On completion is there a potential for impacts (real or perceived) on community health or safety?	Moderate Positive	None required
Property impacts	Are property acquisitions likely?	Neutral	None required
	Is there a potential for displacement of residents or businesses due to the project?	Neutral	None required
	Does the project result in fragmentation of properties?	Neutral	None required
Community severance/ cohesion	Will the project change the unique character of the place or community in which it is located?	Slight Negative	Slight Positive
	Will the project change the way people use and access community facilities?	Neutral	None required
	Is there the potential for severance of communities or towns?	Neutral	None required
Community services	Will the project impact (directly or indirectly) any community services such as hospitals, schools, recreational facilities, aged care, etc?	Neutral	None required
Community values	Does the project impact on any places likely to be of importance to the local community (i.e. environmental areas, local parks, local monuments, etc.)?	Slight Negative	Slight Positive
	Do sections of the community have a strong attachment to the Subject Site?	Neutral	None required

## 1.5 Conclusion

This SIA has taken a precautionary approach and identified some of the potential social impacts of the proposed development based on the research and information available. It has identified that the key social merits of the development relate to the resulting net increase in housing supply in the LGA and the improved safety of, and access to, the Subject Site. The SIA has subsequently identified means by which these social benefits could be significantly enhanced for the community.

The SIA has also identified some of the potential adverse impacts of the proposed development such as: residential amenity and the impact on site access during construction. It has consequently sought to identify means by which some of the impacts could be minimised or avoided.

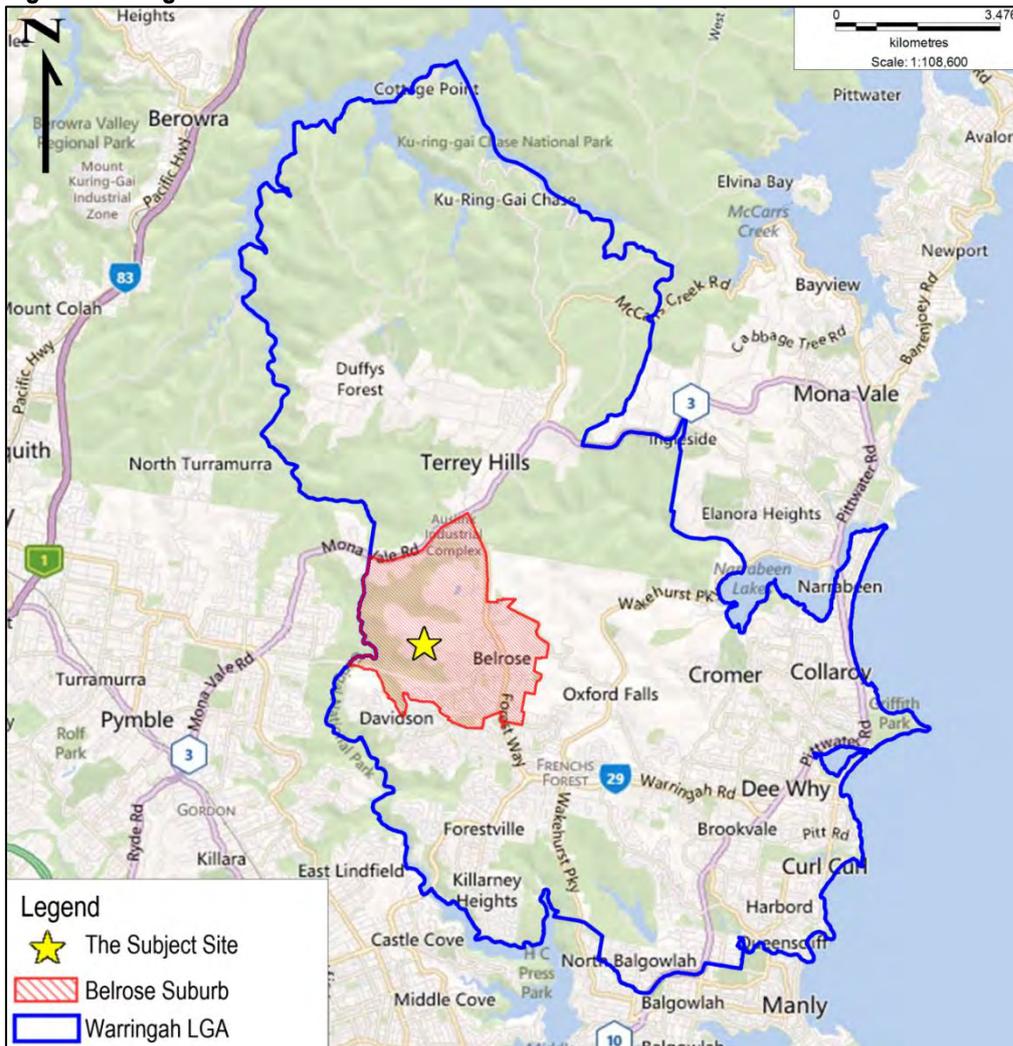
In conclusion the SIA has found that the proposed development would result in a range of positive and negative social impacts. The impacts vary in their significance and on balance are considered to be positive, delivering a number of significant social benefits in accordance with local and State Government policy objectives including increased housing provision and improved access for the community.

## 2. INTRODUCTION

### 2.1 Study Background

Hill PDA has been commissioned to undertake a Social Impact Assessment (SIA) to examine the potential social impacts of the development of land situated at the western end of Ralston Avenue, Belrose (hereafter referred to as the Subject Site). The Subject Site is located in the Warringah LGA. Figure 2 illustrates the location of the Subject Site in relation to its regional context.

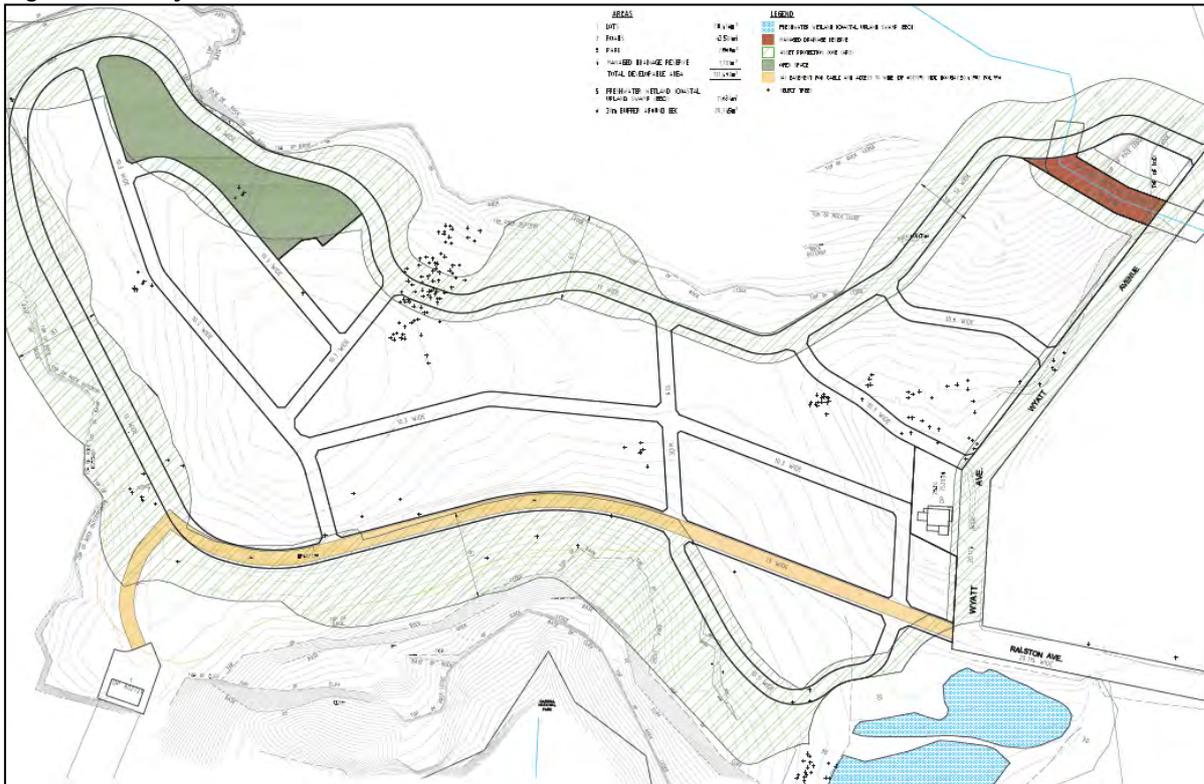
**Figure 2 - Regional Context**



Source: Ralston Avenue Belrose Landscape Concept Report, Hassell (May 2012)

The Subject Site is currently undeveloped and constitutes private land used informally for local recreation and unauthorised access to Garigal National Park. The Subject Site is situated at the western end of Ralston Avenue. The location of the Subject Site is depicted in Figure 3.

Figure 3 - Subject Site



Source: Plan of Proposed Subdivision of Lot 1 in DP1139826 and Road Closures at Ralston Avenue, Belrose, Lockley Land Title Solutions (24/09/2012)

The Subject Site has been deferred from the Warringah Local Environmental Plan (LEP) 2011 pending further analysis by the NSW Department of Planning and Infrastructure (DoPI).

The landowners are seeking a rezoning of the Subject Site which would permit residential uses to be developed. This would facilitate the construction of approximately 169 residential lots on the Subject Sites at Ralston Avenue.

## 2.2 What is a Social Impact Assessment?

A social ‘impact’ affects the level of social or economic activity generated in a defined area either positively or negatively. The assessment of likely impacts resulting from a particular development proposal allows for the identification (and where possible) quantification of impacts as positive, negative or neutral impacts.

Social impacts may directly affect the social well-being of an area’s residents, visitors and employees by changing the social amenity and character of an area, the degree of social interaction, the availability of employment, social perceptions and opportunities. Social impacts may also alter the level of demand for services and accessibility to those services.

The geographic range of an impact is dependent on the nature of the proposed development and its scope of influence. The geographic influence of an impact can range from individual dwellings or streets through to suburbs, LGAs and further afield.

Analysis of likely social impacts can be compiled into a Social Impact Assessment that estimates the consequences of a particular proposal to society. In addition to identifying impacts an assessment should recommend ways to enhance the positive effects and reduce or mitigate the negative ones.

## 2.3 Assessment Methodology

In order to inform this Study, we have applied a range of methodologies including:

- A review of relevant information relating to the Proposal;
- Prepared a profile existing geographic areas, social groups, community facilities and businesses that may be influenced by Proposal;
- A review of relevant local and state government objectives and strategies;
- Identified the scope of the likely changes / impacts that may occur as a result of the Proposal;
- Undertaken an analysis of potential negative and positive impacts, and direct and indirect impacts during construction and operational stages; and
- Identified plans and strategies for monitoring and managing the impacts during both the construction and operational stages.

## 2.4 Purpose of the Study

The purpose of this Study is to quantify at a high-level (and based on the provisional concept plans) the potential social impacts which could eventuate from the proposed rezoning. This Study forms one of three separate reports that have been commissioned to explore the implications of rezoning the Subject Site for residential uses. The two additional reports being undertaken by Hill PDA include:

- An Economic Impact Assessment; and
- A Housing Demand Analysis.

It is also understood that a broader consultant team will be engaged to undertake other aspects of the analysis including a town planning, environmental and traffic studies. For this reason this Study does not address these technical matters.

## 2.5 Study Area

For the purposes of this Study and assessing the potential social impacts at varying geographic levels, the Study Area has been shown in Figure 2 and defined in the following way:

- **The primary area of influence** – this has been defined as the area within 400m of the Subject Site;

- **The secondary area of influence** – this has been defined as the suburb of Belrose; and
- **The wider area of influence** – this has been defined as the Warringah LGA.

## 2.6 Structure of the Social Impact Assessment

In order to assess the social impacts which would eventuate from the proposed development, the SIA is set out in the following manner:

- Chapter 3 undertakes a review of the State, Metropolitan, Subregional and local planning policies and strategies which form relevant considerations to the SIA;
- Chapter 4 provides a resident and labour force profile of the Study Area;
- Chapter 5 identifies the sensitive receivers and existing social infrastructure within the Study Area;
- Chapter 6 discusses the likely social impacts of the development application during both the construction phase and upon completion and occupation of the development;
- Chapter 7 describes the methodology used to rate the significance of the social impacts identified;
- Chapter 8 provides an assessment of the likely social impacts as discussed in Chapter 6; and
- Chapter 9 concludes the SIA by summarising the previous Chapters and judging whether the social impact of the proposed development would be net positive for the community.

## 3. STRATEGIC POLICY CONTEXT

This Chapter considers the context of the proposed development by examining State, Metropolitan, Subregional and local planning policies, strategies and documents which are relevant considerations for this SIA. The aspects which relate to social issues have been examined.

### 3.1 State Planning Policies and Strategies

#### **NSW 2021- A Plan to Make NSW Number One (2011)**

The NSW 2021 Plan aims to rebuild the NSW economy, provide quality services, renovate infrastructure, restore government accountability and strengthen NSW's local environment and communities.

The Plan comprises five key strategies. The main strategy that is of relevance to the proposed redevelopment of the Subject Site is "*Rebuild the Economy*" which seeks to secure new jobs and ensure that more land is made available for housing in order to support economic growth.

In terms of employment, the NSW 2021 Plan sets a target of +60,000 jobs in Sydney by 2021. With regard to housing the NSW 2021 Plan highlights that housing development opportunities within the Metropolitan area will play a key role in the future economic growth of NSW and sets a target for the delivery of +25,000 new dwellings in Sydney per year. The proposed development would support these two objectives by contributing towards additional jobs and housing in the Sydney Metropolitan Area.

### 3.2 Metropolitan and Subregional Policies and Strategies

#### **Metropolitan Plan for Sydney 2036 (2010)**

The Metropolitan Plan for Sydney sets the strategic direction for Sydney towards 2036. The overarching vision of this document is that by 2036 Sydney will be a more compact, networked city with improved accessibility, capable of supporting more jobs, homes and lifestyle opportunities within the existing urban footprint.

The Plan sets out the challenges which are facing Sydney including a growing population and demand for more suitable and affordable housing. More specifically, it states that Sydney will need 770,000 additional homes by 2036— a 46% increase on the City's existing 1.68 million homes<sup>1</sup>. In addition, the Plan asserts that the location, size and type of new housing should reflect the population's changing needs. The Plan outlines nine strategic directions to address these and other challenges.

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<sup>1</sup> Metropolitan Plan 2036, p.5, 2010.

Of relevance to this Study, the Metropolitan Plan 2036 updates the dwelling target for the North East Subregion to +29,000 new dwellings by and +23,000 new jobs 2036. By providing new dwelling on the Subject Site, the proposed development would contribute towards achieving the growth targets set by the Metropolitan Plan for Sydney 2036. In doing so, it would also help to support economic development within the North East Subregion and the Sydney Metropolitan Area. The dwelling and job targets for the North East Subregion, within which the Subject Site is located, are shown in the following table.

**Table 3 - Dwelling and Job Targets to 2036**

Subregion	New Dwelling Additions Target 2006 to 2036	% Share	New Employment Growth Target 2006 to 2036	% Share
Sydney City	+ 61,000	7.9%	+114,000	15.0%
East	+ 23,000	3.0%	+31,000	4.1%
South	+ 58,000	7.5%	+52,000	6.8%
Inner West	+ 35,000	4.6%	+25,000	3.3%
Inner North	+ 44,000	5.7%	+62,000	8.2%
North	+ 29,000	3.8%	+15,000	2.0%
<b>North East</b>	<b>+ 29,000</b>	<b>3.8%</b>	<b>+23,000</b>	<b>3.0%</b>
West Central	+ 96,000	12.5%	+98,000	12.9%
North West	+169,000	22.0%	+145,000	19.1%
South West	+155,000	20.2%	+141,000	18.6%
Central Coast	+ 70,000	9.1%	+54,000	7.1%
<b>Total</b>	<b>+769,000</b>	<b>100.0%</b>	<b>+760,000</b>	<b>100.0%</b>

Source: Metropolitan Plan for Sydney 2036, NSW Department of Planning and Infrastructure (2010)

There are two additional strategic directions in the Plan which are of relevance to the Subject Site's redevelopment, these are: *Housing Sydney's Population* and *Growing Sydney's Economy*.

The strategic direction '*Housing Sydney's Population*' stipulates that Sydney's population is projected to grow by 40% by 2036. However, the average household occupancy rate will fall from 2.6 to 2.5 people, creating demand for smaller and more affordable homes. This strategic direction includes a series of objectives and actions. In particular the *Objective D2- 'To produce housing that suits our expected future needs'* states that in accordance with the 2006 Census most of Sydney's homes were still detached houses (61%), however it states that the share has been declining over the previous 10 years.

The Plan encourages a greater mix of housing types and higher density housing in larger centres as well as lower density development in and around neighbourhood centres like Ralston Ave, Belrose (as defined in the North East Subregional Strategy).

The strategic direction *Growing Sydney's Economy* focuses on employment and where jobs should be located in NSW. The overarching aim of this strategic direction is that by 2020 the NSW economy will be more than 30% larger than it is today, driven by growth in high skilled, high-value-add industries.

The strategic direction identifies four significant social and economic trends impacting NSW. Of relevance to the Subject Site's redevelopment is the '*ageing and growing population*' trend. The Plan stipulates that one of the key implications of this trend will be the increase in the required stock of dwellings and related infrastructure in NSW. *Objective E1- 'To ensure adequate supply for economic activity, investment and jobs in*

*the right locations'* sets out that Sydney will require 760,000 additional jobs to support the estimated population growth by 2036.

#### **Draft North East Subregional Strategy (2007)**

The Draft North East Subregional Strategy relates to the LGAs of Manly, Pittwater and Warringah. The Draft North East Subregional Strategy includes dwelling and employment targets for the Subregion and for the Warringah LGA. The overall housing targets for the Subregion were +17,300 dwellings between 2001 and 2031. In terms of employment the Draft Subregional Strategy seeks to accommodate +19,500 in North East Subregion between 2001 and 2031.

The proposed development would contribute to meeting the dwelling targets. The Subregional targets have since been superseded by the aforementioned Metropolitan Plan for Sydney 2036. The draft Subregional Strategy also includes specific dwelling and employment targets for the Warringah LGA. Over the 2001 to 2031 period +10,300 additional dwellings and +12,500 additional jobs are targeted within the Warringah LGA.

The Draft North East Subregional Strategy has seven strategic directions, of particular relevance to this Study is the strategic direction *Housing*. This sets out a series of key directions and key actions. The key direction C1 *Ensure Adequate Supply of Land and Sites for Residential Development* states that councils must ensure that there is sufficient zoned land to accommodate their local government area housing targets through their principal LEPs (C1.3.1). In addition, it states that councils must provide an appropriate range of residential zonings to cater for changing housing needs (C2.3.2). The rezoning of the Subject Site to residential would assist in Council meeting their housing targets and would cater to local housing needs.

### 3.3 Local Planning Policies and Strategies

#### **Draft Warringah Housing Strategy (2011)**

The Draft Warringah Housing Strategy has not been adopted by Warringah Council and therefore its content is for reference purposes only. The draft Strategy recognises that housing affordability is a key issue locally, resulting from strong demand for houses coupled with reduced supply of low cost housing.

The draft Strategy identifies a number of locations across the LGA where the +10,300 additional houses targeted in the draft Subregional Strategy are expected to be accommodated. The Subject Site is not identified as forming part of these sites.

#### **Warringah Local Environmental Plan (2011)**

The Subject Site is classified as Deferred Land in accordance with the Warringah Local Environmental Plan (2011). It is stated that all deferred land remains under the provisions of Warringah Local Environmental Plan (2000) until a review of deferred lands is complete and a planning proposal process is undertaken to bring this land into Warringah's Local Environmental Plan 2011.

### **Warringah Local Environmental Plan (2000)**

The Subject Site is identified as forming part of Locality C8 'Belrose North' in the Warringah Local LEP 2000. The Desired Future Character of the Locality is identified as follows:

*"The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows.*

*The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.*

*Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses*

*A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape.*

*Development in the locality will not create siltation or pollution of Middle Harbour."*

Housing is identified as a Category Two Land Use i.e. development which may be consistent with the desired future character of the Locality, provided that such development is limited to new detached style housing at very low density.

## 4. DEMOGRAPHIC PROFILE

The following Chapter provides a resident and labour force profile of Belrose. Where appropriate data from Warringah LGA and Greater Sydney area has been used in order to allow for a wider set of comparisons.

Note that the boundaries of the Belrose suburb were refined between the 2006 and 2011 ABS Census periods. Data for the Belrose suburb from 2006 and 2011 has been included nonetheless as it provides a useful indicator of the broad demographic changes which have occurred over the 2006 to 2011 period

### Population Growth

According to the 2011 ABS Census the population of Belrose has experienced a decline over the last 5 years. Between 2006 and 2011 the number of people living in Belrose decreased by 120 people which equates to an annual average growth rate of -0.3%. This annual growth rate was significantly lower than that recorded over the same period for both Warringah LGA and Greater Sydney (1.0% and 1.3% respectively).

Note that the boundaries of the Belrose suburb were reduced between the 2006 and 2011 ABS Census periods. Therefore when the population statistics from the census periods are compared it results in a decrease in population. This may be a result of the boundary change between the census periods. As such, the data is not directly comparable.

**Table 4 - Population Growth for Study Area (2001-2011)**

	2001	2006	2011	# Change 06-11	% Change 06-11	Average Annual Growth Rate 2006-2011 (%)
Belrose	7,585	8,408	8,288	-120	-1.43%	-0.29%
Warringah LGA	127,613	133,837	140,741	6,904	5.16%	1.01%
Greater Sydney	3,948,015	4,119,190	4,391,674	272,484	6.61%	1.29%

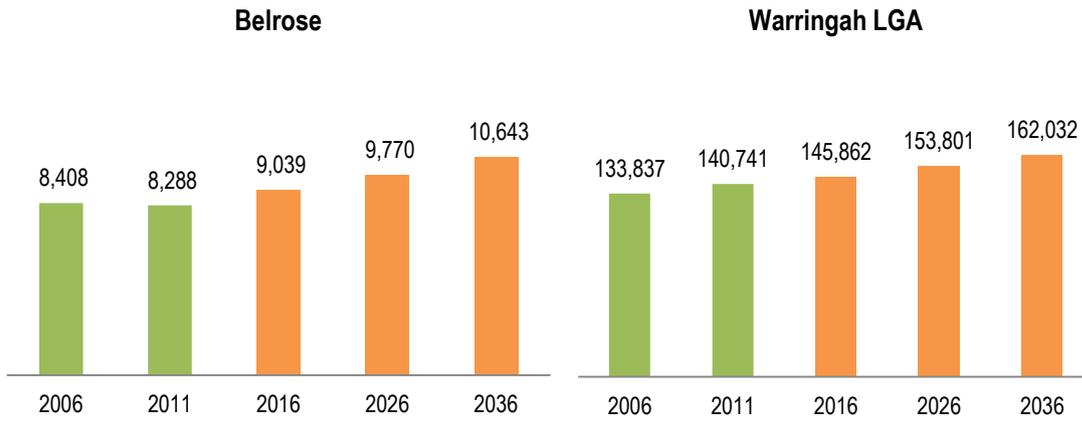
Source: ABS Census 2011

### Population Forecasts

In contrast to recent trends, the NSW Bureau of Transport Statistics (BTS) expects the resident population of Belrose to grow at a rate similar to that of the broader Warringah LGA (around 0.7% annually).

Based on these projections (Figure 5), the population of Belrose is expected to increase by more than 2,350 people while Warringah LGA will accommodate nearly 21,291 additional residents between 2011 and 2036. It should be noted that the growth rates anticipated for Belrose and Warringah by the BTS are significantly greater than those actually recorded over the last 10 years.

Figure 4 - Population Growth for Belrose and Warringah LGA (2006 – 2046)



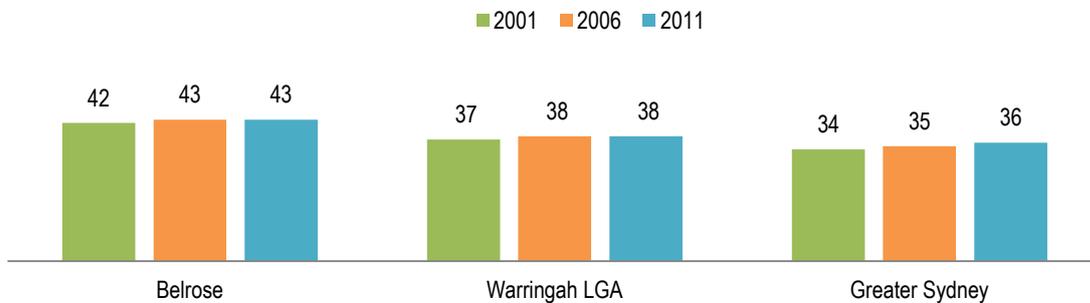
Source: ABS 2006 and 2011 and Bureau of Transport Statistics 2009 Forecasts

## 4.2 Age

### Median Age

Figure 6 illustrates that the population within Belrose has continued to age since 2001 and with a median age of 43 years in 2011 its residents are typically older than those living in the LGA (38 years), and Greater Sydney (36 years). The older resident population in Belrose reflects the presence of substantial aged care accommodation within the suburb.

Figure 5 - Median Ages for Belrose, Warringah LGA and Greater Sydney (2001 – 2011)

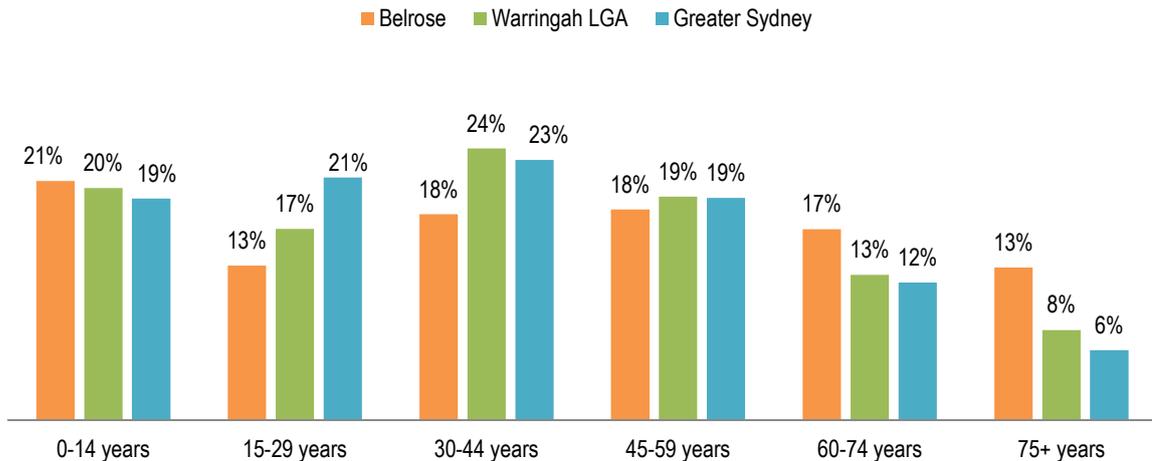


Source: ABS Census 2001-2011

### Age Distribution

The predominant age group in Belrose in 2011 was 0-14 years which comprised 21% of the suburbs population. The proportion of residents aged over 45 years in Belrose (48%) is significantly higher than for the LGA (40%) and Greater Sydney (37%). Further the proportion of persons aged 75+ years in Belrose (13%) is significantly higher than the LGA (8%) and Greater Sydney (6%).

Figure 6 - Age Distribution for Belrose, Warringah LGA and Greater Sydney (2011)



Source: ABS Census 2011

**Forecast Age Distribution**

Consistent with nationwide trends the resident population of Belrose is forecast to age over the next 24 years (Table 5). By 2036 the BTS anticipates the number of Belrose residents aged over 74 years will grow by 626 persons (58%) compared to an increase of just 290 persons (17%) aged less than 15 years. It is important to note that persons aged within the age cohort of 15-29 years is also expected to experience a 42% increase by 2036.

Table 5 - Forecast Age Distribution for Belrose (2016-2036)

Belrose	2011	2016	2021	2026	2031	2036	% change 2011-2036
0-14 years	1,718	1,769	1,800	1,854	1,923	2,008	17%
15-29 years	1,110	1,399	1,472	1,513	1,534	1,576	42%
30-44 years	1,478	1,702	1,724	1,795	1,856	1,920	30%
45-59 years	1,513	1,722	1,795	1,810	1,832	1,867	23%
60-74 years	1,371	1,360	1,391	1,440	1,493	1,549	13%
75+ years	1,097	1,087	1,200	1,357	1,519	1,723	58%
<b>Total</b>	<b>8,287</b>	<b>9,040</b>	<b>9,382</b>	<b>9,770</b>	<b>10,156</b>	<b>10,643</b>	<b>2,356</b>

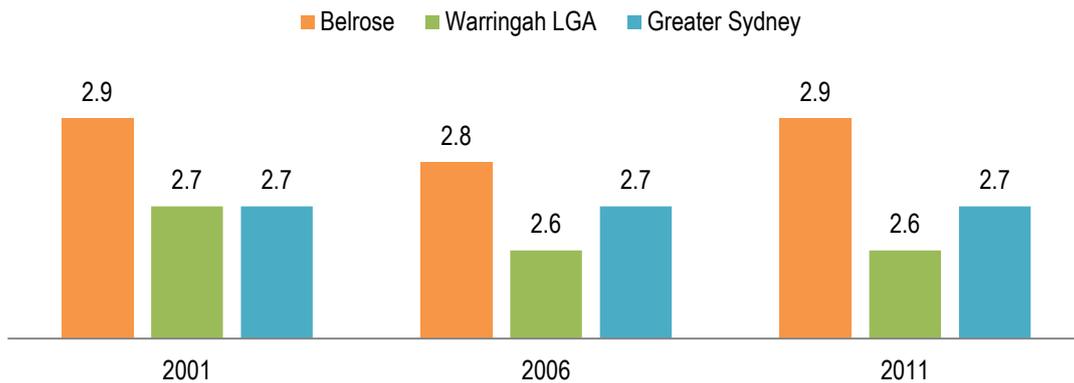
Source: ABS 2011 and Bureau of Transport Statistics 2009 Forecasts

## 4.3 Households

**Household Occupancy Rates**

Households in Belrose are on average larger than those across the both the LGA and Greater Sydney (Figure 8). In 2011 the typical household size was 2.9 persons in Belrose, 2.6 in the wider LGA and 2.7 for Greater Sydney. The higher average household size within Belrose can be attributed to the greater proportion of families households with children located in the suburb.

**Figure 7 - Household Occupancy Rates (2001, 2006 and 2011)**

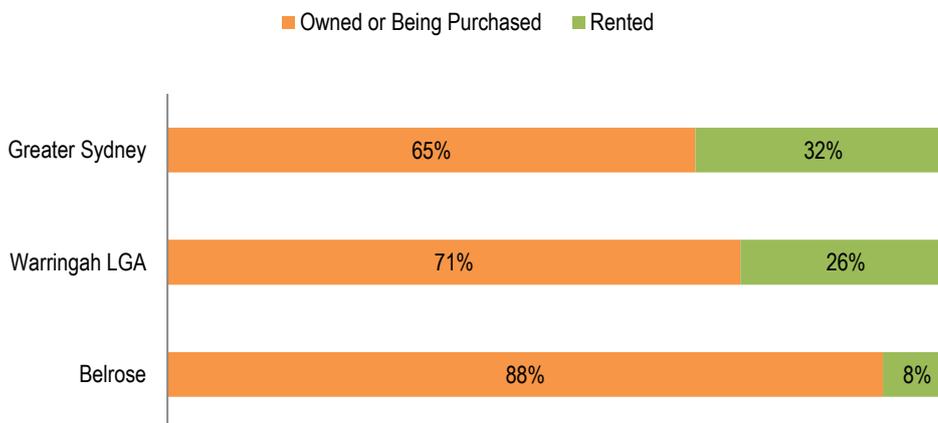


Source: ABS Census 2001-2011

### Home Ownership

Figure 9 shows nearly 90% of households in Belrose either own or are purchasing their home. This is substantially higher than that recorded for both the LGA (71%) and Greater Sydney (65%). In 2011 the proportion of households renting in Belrose was 8% which was around a third of that recorded for the wider LGA (24%) and a quarter that of Greater Sydney (36%). In the ten years between 2001 and 2011 home ownership rates within Belrose have remained relatively stable.

**Figure 8 - Home Ownership (2011)**

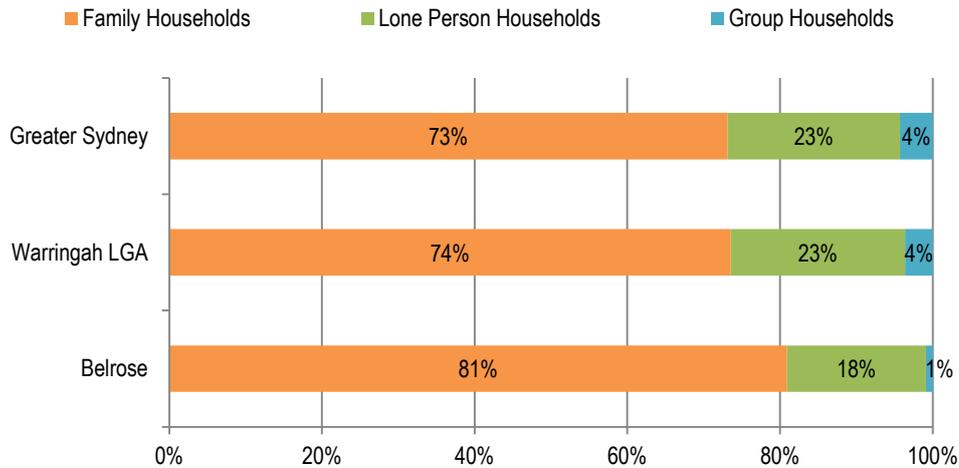


Source: ABS Census 2011

### Household Structure

Figure 10 shows that the proportion of family households in Belrose is higher than that recorded for the LGA and Greater Sydney. Since 2001 the proportion of family households in Belrose has remained steady which is consistent with trends across the LGA and Greater Sydney.

**Figure 9 - Household Structure (2011)**



Source: ABS Census 2011

**Family Type**

According to the 2011 ABS Census the most common family type in Belrose continues to be couples with children (55%). This was higher than that recorded for the wider LGA (51%) and Greater Sydney (49%). Belrose contains a low proportion of one parent families (9%) while the proportion of families without children was comparable to that recorded for the LGA and Greater Sydney.

Since 2006 the proportion of couples with children has increased within Belrose and the Warringah LGA (+2% and +2% respectively). This positive increase is in contrast to the negative growth within this category experienced by Greater Sydney (-0.3%). Belrose and Warringah LGA experienced negative growth within the couple without children category since 2006 (-1.9% and -1.6% respectively) in contrast to the slightly positive growth experienced by Greater Sydney (+0.3%).

In 2011 the average number of children per family within Belrose (1.9 children) and Warringah LGA (1.8) was comparable to that of Greater Sydney of (1.9).

**Table 6 - Family Types (2006-2011)**

	2011 ABS Census			Change since 2006 ABS Census		
	Belrose	Warringah LGA	Greater Sydney	Belrose	Warringah LGA	Greater Sydney
Couple family w. children (%)	55.3%	50.7%	48.9%	2.2%	1.9%	-0.3%
Couple family w/o children (%)	34.6%	35.5%	33.5%	-1.9%	-1.6%	0.3%
One parent family (%)	9.1%	12.4%	15.7%	-0.3%	-0.1%	0.1%
Other family (%)	1.0%	1.4%	1.9%	-0.1%	-0.2%	-0.1%
Average children per family	1.9	1.8	1.9			

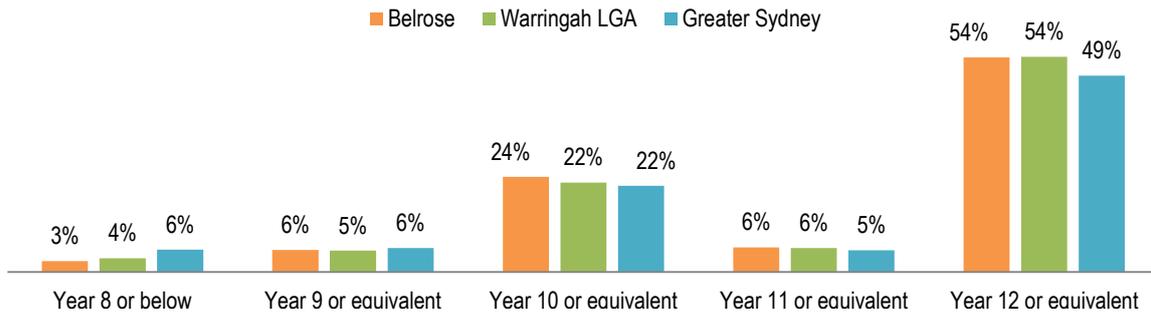
Source: ABS Census 2006-2011

## 4.4 Education Attainment

### Highest Year of School Completed

Education attainment levels of Belrose’s residents have improved since 2001 and remain above that of Greater Sydney (Figure 11). In 2006 nearly 50% of Belrose residents had completed year 12 compared to 49% across Greater Sydney.

Figure 10 - Highest Year of School Completed (2006)

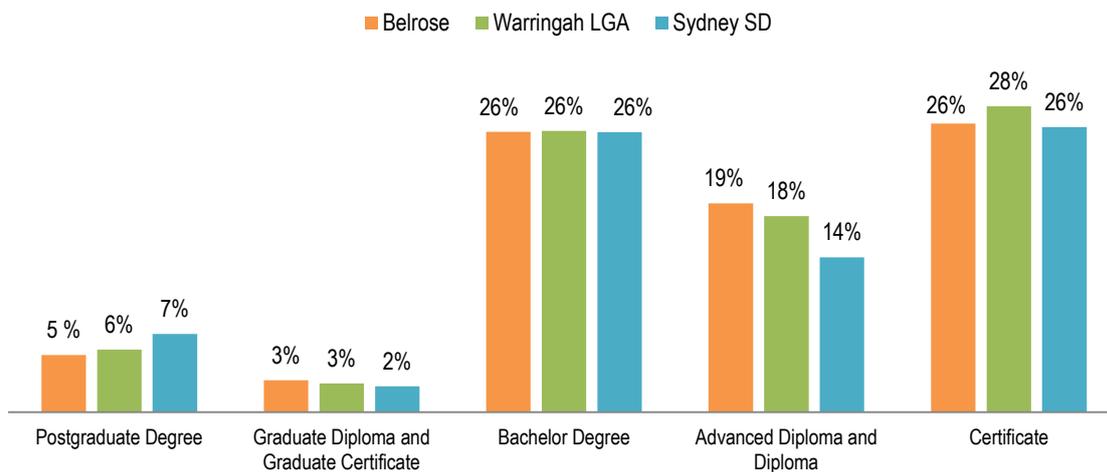


Source: ABS Census 2006

### Non-School Qualifications

In 2006 the proportion of Belrose residents with a tertiary qualification (34%) is comparable to the LGA (32%) and Greater Sydney (35%). Since 2001 the proportion of Belrose residents with a tertiary education has increased dramatically, from 17% in 2011 to 34% in 2006.

Figure 11 - Education Attainment (2006)



Source: ABS Census 2006

## 4.5 Income

### Household Weekly Incomes

The suburb of Belrose is relatively affluent with household incomes (\$1,782) well above the median recorded by Greater Sydney in 2011 (\$1,447). Furthermore 51% of households in 2011 earned more than \$1,400 per week compared to 42% of households across Greater Sydney.

**Table 7 - Weekly Household Income (2006-2011)**

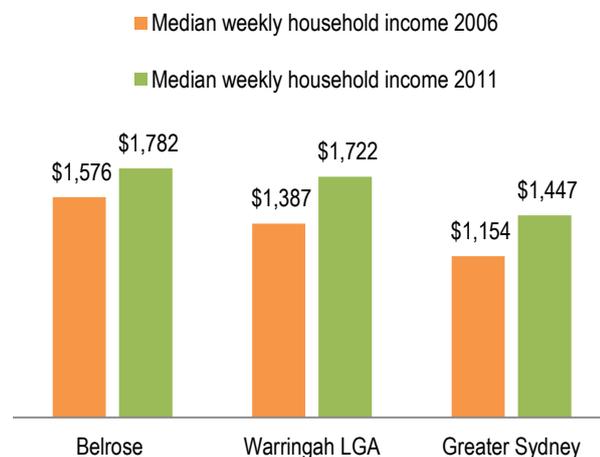
	2011 ABS Census			Change since 2006 ABS Census		
	Belrose	Warringah LGA	Greater Sydney	Belrose	Warringah LGA	Greater Sydney
Median weekly household income	\$1,782	\$1,722	\$1,447	\$206	\$335	\$293
\$0-\$349	6%	7%	9%	-2%	-3%	-4%
\$400-\$799	17%	16%	19%	4%	1%	1%
\$800-\$1,399	17%	20%	22%	-1%	0.2%	1%
\$1,400-\$2,499	23%	23%	21%	1%	1%	-1%
\$2,500+	28%	25%	21%	1%	4%	5%

Source: ABS Census 2006-2011

### Individual Weekly Incomes

Figure 13 shows the median individual weekly incomes of residents living in Belrose was higher than the wider LGA and Greater Sydney. In 2011 the median individual income in Belrose was \$60 more than for the Warringah LGA and \$335 higher than the Greater Sydney area. Between 2006 and 2011 household incomes in Belrose increased by 13%. This increase was almost half the rate increase experienced for the Warringah LGA and Greater Sydney (24% and 25% respectively).

**Figure 12 - Individual Weekly Incomes (2011)**



Source: ABS Census 2011

## 4.6 Dwellings

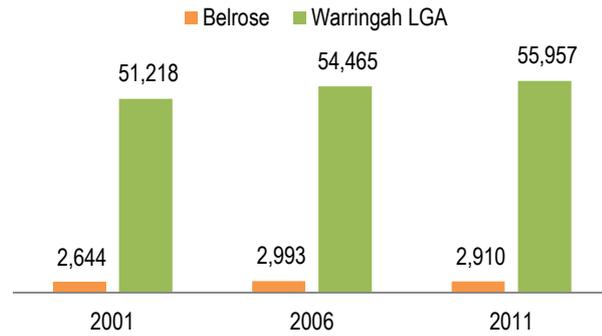
### Dwelling Growth

Over the last 5 years the number of dwellings within Belrose declined by 83.

**Figure 13 - Dwelling Growth (2001-2011)**

This decline in dwellings may have influenced the suburbs population decline of 120 persons over the same period.

Note that the boundaries of the Belrose suburb were reduced between the 2006 and 2011 ABS Census periods. Therefore when the dwelling statistics from the census periods are compared it results in a decrease in dwelling due to the boundary change. As such, the data is not directly comparable.



Source: ABS Census 2011

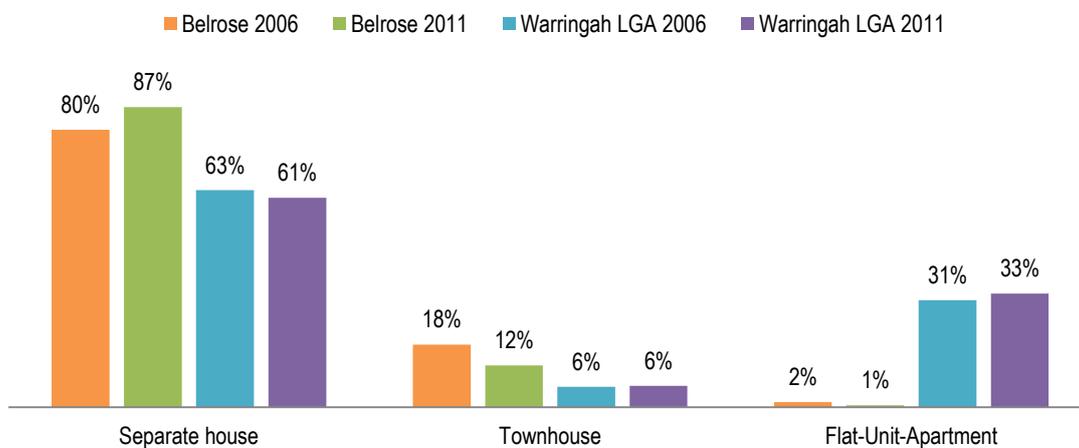
This decline in dwellings is in contrast to the dwelling growth experienced over the wider LGA which grew by additional 1,492 dwellings over the last 5 years.

**Dwelling Type**

According to the 2011 ABS Census separate (detached) houses continue to be the most prevalent form of dwellings in Belrose. Since 2006 the proportion of separate houses in Belrose has increased by 7% while the proportion of townhouses and units decreased by 6% and 1% respectively. In contrast, the Warringah LGA witnessed a decrease in detached houses over the last 5 years (-2%) although this category remains the dominate dwelling type within the LGA. The LGA also experienced a slight growth in townhouses (+0.3%) and a 2% increase in unit type dwellings.

It is important to note that unit type dwellings comprise one third (33%) of dwelling stock within Warringah LGA in 2011, this is in contrast to Belrose in which unit type dwellings comprise less than 1% of dwelling stock.

**Figure 14 - Dwelling Type (2011)**



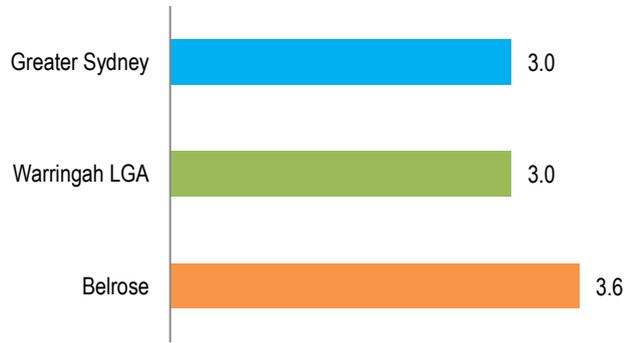
Source: ABS Census 2006 and 2011

**Number of Bedrooms**

Dwellings in Belrose are on average larger than those for the wider LGA and Greater Sydney. According to the 2011 ABS Census dwellings in Belrose averaged 3.6 bedrooms compared to 3 bedrooms for both the wider LGA and Greater Sydney.

The higher average number of bedrooms in Belrose can be attributed to the higher proportion of detached dwellings within the suburb.

**Figure 15 - Number Bedrooms per Dwelling (2011)**



Source: ABS Census 2011

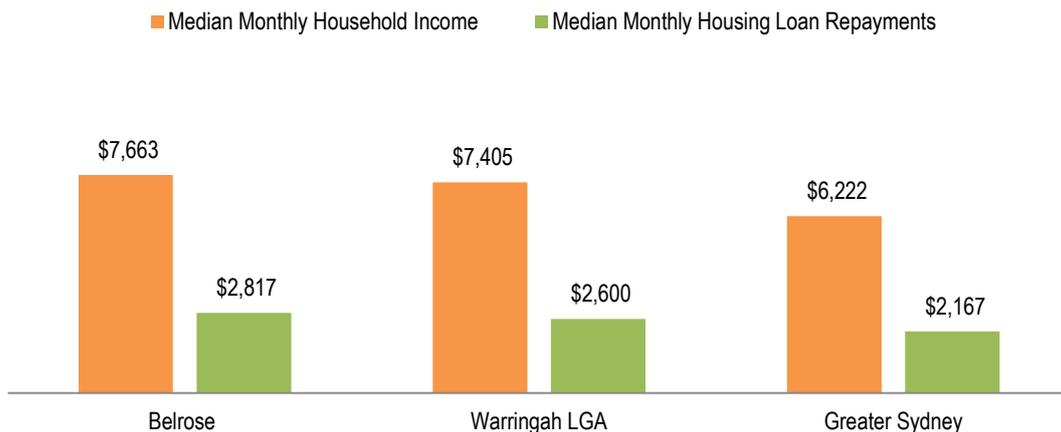
**4.7 Housing Costs**

**Housing Costs and Affordability**

Compared to the Warringah LGA and Greater Sydney, residents in Belrose tend to have a larger mortgage and use greater proportion of their household income to service it. According to the 2011 ABS Census the median monthly mortgage was \$2,817 in Belrose and households were using 37% of their income to service it (Figure 17).

Within the Warringah LGA the median monthly mortgage was \$2,600 which represented 35% of households' median income. Across Greater Sydney the median monthly mortgage was \$2,167 which represents 35% of median household incomes.

**Figure 16 - Monthly Household Income and Mortgage Repayments (2011)**



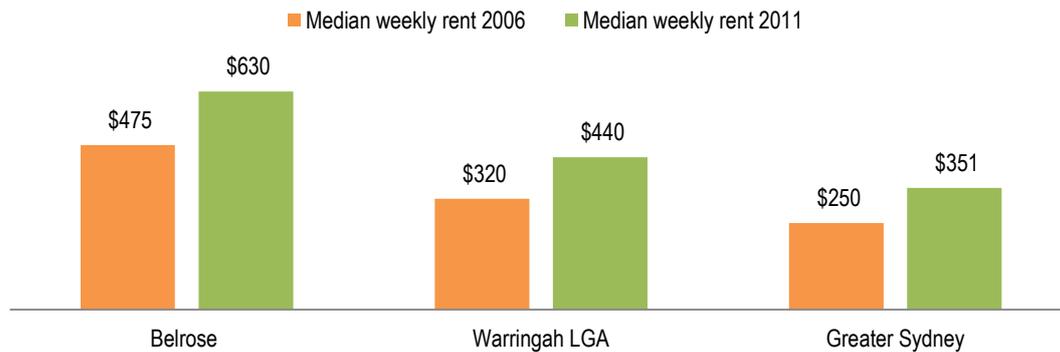
Source: ABS Census 2011

Belrose households were allocating a greater proportion of their income towards mortgages in 2011 than in 2006, while for the reverse is the case for Warringah LGA and Greater Sydney. In 2006 Belrose residents used 32% of household income to service their mortgage repayments compared to 36% for both the wider LGA and Greater Sydney in 2006.

### Rental Costs and Affordability

Over the last 5 years median weekly rent in Belrose increased by 33% from \$475 to \$630, this increase was below that of Warringah and Greater Sydney which increased by 38% and 40% respectively. Although Belrose rental market increased by a smaller percentage, the median weekly rent paid within Belrose remained higher than both the Wider LGA and Greater Sydney

**Figure 17 - Median Weekly Rent (2006-2011)**



Source: ABS Census 2006 and 2011

## 4.8 Industries Local Residents are Employed In

According to the 2006 ABS Census 3,898 employed residents residing within Belrose were employed. The breakdown of industries that employed these persons is shown in Table 8 below.

**Table 8 - Industry of Employment for Belrose and Warringah LGA Residents (2006)**

	Belrose			Warringah LGA		
	Male	Female	Total	Male	Female	Total
Agriculture, Forestry and Fishing	6	-	6	112	46	158
Mining	3	3	6	68	22	90
Manufacturing	<b>194</b>	<b>92</b>	<b>286</b>	<b>3,568</b>	<b>1,748</b>	<b>5,316</b>
Electricity, Gas, Water and Waste Services	24	6	30	395	95	490
Construction	225	49	274	<b>4,932</b>	<b>775</b>	<b>5,707</b>
Wholesale Trade	173	115	288	2,675	2,003	4,678
Retail Trade	<b>229</b>	<b>243</b>	<b>472</b>	<b>3,571</b>	<b>4,210</b>	<b>7,781</b>
Accommodation and Food Services	85	84	169	1,920	1,836	3,756
Transport, Postal and Warehousing	105	23	128	1,642	626	2,268
Information Media and Telecommunications	86	51	137	1,454	1,046	2,500
Financial and Insurance Services	<b>178</b>	<b>133</b>	<b>311</b>	2,491	2,100	4,591

	Belrose			Warringah LGA		
Rental, Hiring and Real Estate Services	40	42	82	718	724	1,442
Professional, Scientific & Technical Services	<b>235</b>	<b>189</b>	<b>424</b>	<b>4,240</b>	<b>3,428</b>	<b>7,668</b>
Administrative and Support Services	67	62	129	1,270	1,410	2,680
Public Administration and Safety	101	53	154	1,940	1,217	3,157
Education and Training	<b>85</b>	<b>238</b>	<b>323</b>	1,412	3,504	4,916
Health Care and Social Assistance	<b>62</b>	<b>297</b>	<b>359</b>	<b>1,264</b>	<b>5,274</b>	<b>6,538</b>
Arts and Recreation Services	29	36	65	536	490	1,026
Other Services	102	69	171	1,453	1,358	2,811
Inadequately described / not Stated	37	47	84	961	776	1,737
	<b>2,066</b>	<b>1,832</b>	<b>3,898</b>	<b>36,622</b>	<b>32,688</b>	<b>69,310</b>

Source: ABS Census 2006

\*The table above excludes unemployed persons

Nearly 40% of (predominantly female) residents living in Belrose were employed in the (generally) lower paying service industries of retail; healthcare and social assistance; arts and recreation services; education and training; accommodation and food services; and administrative and support services.

Fewer than 20% of (mostly males) residents were employed in blue collar industries, which include manufacturing; construction; and transport, postal and warehousing. The remaining 20% of residents were employed in the relatively higher paying industries of professional; scientific and technical services; financial and insurance services; and information media and telecommunications.

## 4.9 Participation Rate of Residents

As at 2006 Belrose had an overall workforce participation rate of 58%. This is based on a combined labour force of 3,899 people and a working population of 6,735 people aged 15 years and over. This was a lower participation rate for the Warringah LGA (64%). Table 10 shows that, participation rates in Belrose declined between 2001 and 2006 (-4%). In contrast participations rates within Warringah LGA increased by 0.3% over the same period.

**Table 9 - Labour Force Participation in Belrose and Warringah LGA (2006)**

	2006 ABS Census		Change since 2001 ABS Census	
	Belrose	Warringah LGA	Belrose	Warringah LGA
Total Workforce Population (aged 15 years and over)	6,735	108,289	572	4,377
Total labour force (includes employed and unemployed persons)	3,899	69,304	110	2,491
Participation Rate	57.9%	64.0%	-3.6%	0.3%

Source: ABS Census 2001-2006

With regard to differences in participation between gender and ages in 2006, women were less likely to be participating in the workforce than men in Belrose, while those age groups with lower workforce participation rates were 15-19 and 65+ years of age.

The lower workforce participation rate may in part be explained by two factors. Firstly, in 2006 Belrose had a higher proportion of children aged 0-14 years (20% of the population) and couples with children (53% of families) when compared to the Warringah LGA (49%) which may suggest family members of working age may choose to stay at home to look after their children rather than participate in the workforce. This is evident with 45% of females within Belrose not participating within the workforce compared to 35% for the Warringah LGA. Secondly, Belrose had a significantly older population with 29% of residents aged over 60 years compared to 20% for the wider LGA.

## 4.10 Unemployment and Underemployment of Residents

Both Belrose Warringah LGA have experienced declining unemployment rates and improved underemployment indicators over the period 2001 to 2006. The unemployment rate in Belrose (2.5%) in 2006 was lower than that recorded for Greater Sydney (5.3%).

**Table 10 - Changes in Labour Force Status (2001-2006)**

	2006 ABS Census		2001 ABS Census	
	Belrose	Warringah LGA	Belrose	Warringah LGA
% Workforce in full time employment	58.6%	63.1%	60.5%	63.3%
% Workforce in part time employment	33.4%	28.7%	34.2%	30.7%
% Unemployment Rate	2.5%	2.6%	3.0%	3.5%
% Youth unemployment (15-24 years)	0.9%	0.8%	1.0%	1.1%

Source: ABS Census 2001-2006

According to 2001 ABS Census data, the unemployment rate of residents living in Belrose (3.0%) was lower than the rate recorded for Warringah LGA (3.5%). By 2006 improvements in the local economy, labour force and wider macro-economic trends saw the unemployment rate decline, within both Belrose and the wider LGA reducing their unemployment rates to 0.5% and 0.9% respectively. As mentioned above these rates have remained well below the 5.3% unemployment rate recorded for Greater Sydney.

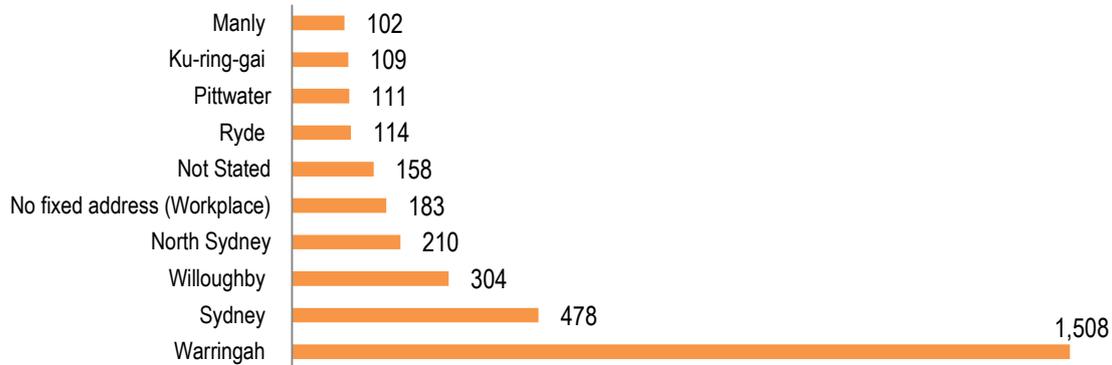
## 4.11 Where Residents Work

Using the BTS Journey to Work Data for 2006 at the Travel Zone<sup>2</sup> Level (TZ) it is possible to estimate the proportion of residents within Belrose who work in the LGA and the proportion that must travel elsewhere for employment. The BTS estimates that 692 residents of Belrose worked locally (i.e. worked within Belrose

<sup>2</sup> Travel Zones (TZs) are the spatial base of the Transport Data Centre's (TDC) data collection, transport modelling and analysis. TZs allow for detailed spatial analysis as they are smaller than Statistical Local Areas (SLA), but generally larger than an ABS Collection District (CD) or Mesh Block (MB).

suburb<sup>3</sup>) while 3,069 residents travelled to other parts of the LGA or other LGAs for work<sup>4</sup>. The top ten destinations for employment for Belrose residents are shown in Figure 19 below.

**Figure 18 - Where Belrose Residents Work (2006)**



Source: Bureau of Transport Statistics

It shows that as at 2006, 40% of the Belrose resident workforce was employed locally within Warringah LGA. The remaining resident workforce primarily travelled to Sydney LGA (13% of working residents), Willoughby LGA (8%), North Sydney LGA (6%) and Ryde (3%).

## 4.12 Index of Advantage and Disadvantage

Notwithstanding the analysis provided above, it is important to note that a review of weekly household incomes alone may not accurately shed light on the affluence of a resident population. By way of example, a review of weekly incomes alone fails to consider an area with an ageing population and thereby an area with a high level of retirees who have left the workforce yet still have a substantial asset base. Accordingly we have applied the Socio Economic Index for Areas (SEIFA) as an alternative means of assessing the socio economic character of Belrose.

The SEIFA<sup>5</sup> is produced by the Australian Bureau of Statistics and compares geographic areas (LGAs and derived suburbs) with respect to advantage and disadvantage. The SEIFA, Index of Socio Economic Disadvantage and Advantage (the 'Index') is derived from the attributes of an area's residents such as income, educational attainment, rate of unemployment and labour force skill. Accordingly, the SEIFA shows where the

<sup>3</sup> The Travel Zones (TZs) that Belrose resides within do not exactly represent the suburb boundary. The TZ used were 2887, 2888, 2890, 2898 and 2900. Because the TZ and ABS suburb boundary do not match the TZ that only a proportion of the suburb reside within, an estimate of the percentage of persons / households that reside within the suburb have been determined these TZ and proportions are; TZ 2888 with 95% of persons / households of Belrose residing within it, TZ 2898 with 10% of persons / households of Belrose residing within it and TZ2900 with 40% of persons / households of Belrose residing within it

<sup>4</sup> The BTS Journey to Work figures differ from ABS 2006 Census data because the Census undercounts the population and gives less accurate counts of labour force participation than the official estimates derived from the monthly ABS Labour Force Survey, on which the BTS bases its estimates.

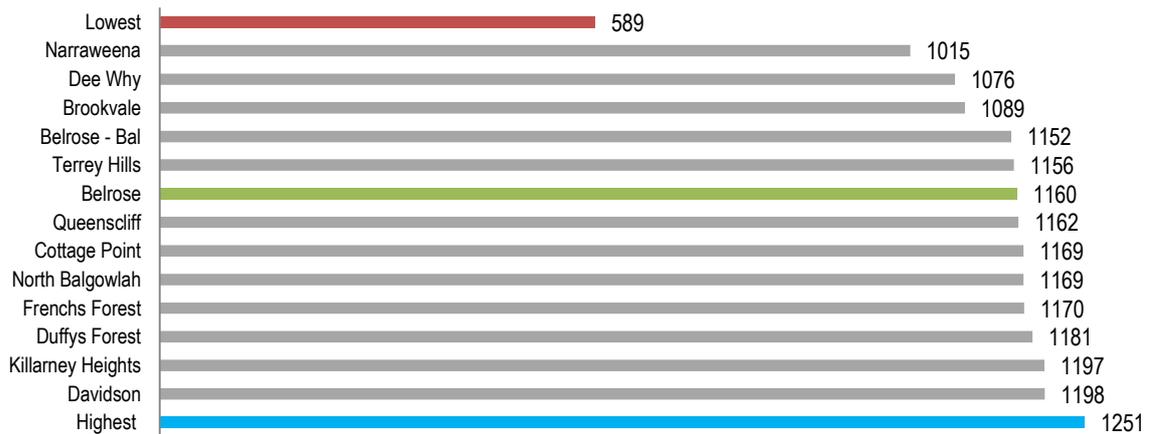
<sup>5</sup> The SEIFA data based on the 2011 ABS Census will be available from 28 March 2013.

affluent (as opposed to just high income earning) live; where disadvantaged (as opposed to the unemployed) live; and where the highly skilled and educated (as opposed to the tertiary educated people) live.

The findings can be used to facilitate research into the relationship between socio economic status and various health and educational outcomes to determine areas that require funding and services and to identify new business opportunities. The Index refers to the area in which a person lives, not to the socioeconomic situation of the particular individual. For the Index, every geographic area in Australia is given an SEIFA score which shows how disadvantaged that area is compared with other areas in Australia. *Higher scores* on the Index occur when the particular geographic area has higher family incomes and a more skilled labour force. A higher score means that an area is more advantaged and accordingly a lower score indicates that an area is more disadvantaged.

The below figure shows the SEIFA Index of Relative Socio-economic Advantage and Disadvantage (2006) for the top 10 rated suburbs within Warringah LGA, the lowest 3 rated suburbs within the LGA and the lowest and highest scoring suburbs across Australia. On this basis, the SEIFA Index of Relative Socio-economic Advantage and Disadvantage (2006) found that Belrose was ranked 8<sup>th</sup> in the top 10 suburbs with a SEIFA score of 1160. This score places Belrose within the 98<sup>th</sup> percentile ranking of suburbs within Australia (i.e. top 2% most advantaged suburb in Australia).

**Figure 19 - SEIFA Index of Advantage / Disadvantage – Sample of Suburbs (2006)**



Source: ABS Census 2006

## 4.13 Summary of Findings

Since 2006 the suburb of Belrose has experienced a decline in its resident population (-120) and dwelling stock (-83 dwellings). Note that the boundaries of the Belrose suburb were reduced between the 2006 and 2011 ABS Census periods. As such, the data is not directly comparable. Nonetheless it provides a useful indicator of the broad demographic changes which have occurred over the 2006 to 2011 period.

Demographic analysis revealed residents of Belrose generally live in larger households and are increasingly educated, white collar and affluent in comparison to the average for Greater Sydney. Workforce participation rates amongst this relatively advantaged community are high and levels of unemployment low.

Whilst residents of Belrose tend to be on average older, the predominant age group in 2011 was 0-14 years which constitutes 21% of the local population. Belrose has also become more family orientated, with the proportion of family households increasing by 2% since 2006.

With regard to built form, Belrose has a large proportion of detached dwellings which contain more people and bedrooms than the average for Greater Sydney. Home ownership levels in Belrose (87%) are also significantly higher than the average for Greater Sydney (65%).

In summary the Belrose is a well-established family orientated suburb, dominated by detached dwellings and inhabited by comparatively advantaged, educated and affluent residents.

## 5. SENSITIVE RECEIVERS AND COMMUNITY INFRASTRUCTURE

This Chapter identifies the potential sensitive receivers within Belrose. The sensitive receivers include educational facilities, health and medical facilities, child care centres, community centres, libraries, places of worship, active open space, passive open space and indoor sport and aquatic centres. The impact of the proposed development on the sensitive receivers and social infrastructure is assessed in Chapter 6 of this SIA.

We have confined our audit of facilities to the above mentioned suburbs for the following reasons:

- The geographic expanse of the area; and
- The area represents a reasonable walking / travel distance for access to services and facilities.

In order to undertake the audit a range of sources have been used, these include: the Warringah Council Website, Cordell Connect, My Schools Website, NSW Department of Education and Training and consultation with schools and child care providers.

### 5.1 Existing Community Facilities

#### Educational Facilities

The audit revealed that there are five primary schools and one secondary school in close proximity to the Subject Site. Information on school enrolment numbers for each of the schools is detailed below.

**Table 11 - Primary and Secondary Schools**

Schools	Location	Enrolment Nos.
<b>Primary Schools</b>		
Wakehurst Primary School	Gln St, Belrose, NSW	329
Belrose Public School	Ralston Ave, Belrose, NSW	331
The John Colet School	Wyatt Ave, Belrose, NSW	192
Yanginanook School	Bundaleer Street Belrose NSW	22
Kamaroi Rudolf Steiner School	220 Forest Way Belrose NSW	211
<b>Secondary Schools</b>		
Covenant Christian School	Forest Way, Belrose, NSW	783

Source: Hill PDA survey

#### Health and Medical Facilities

The audit revealed that there are no medical facilities within the suburb of Belrose. However, there are four medical centres which fall outside the suburb (refer to Table 13). Major health facilities that fall outside the Study Area include the Delmar Private Hospital.

**Table 12 - Health and Medical Facilities**

Health and Medical Facilities	Location
Davidson Family Medical Practice	Shp3/ 2-6 Yindela St, Davidson, NSW
Forestway Family Medical Centre	22 Forestway St, Frenchs Forest, NSW
Warringah Road Family Medical Centre	449 Warringah Rd, Frenchs Forest, NSW
Frenchs Forest Medical Centre	24 Frenchs Forest Rd, Frenchs Forest, NSW

Source: Hill PDA survey

**Child Care Centres**

The demographic analysis discussed in Chapter 4 identified the proportion of families living in Belrose is increasing. It is therefore likely that the demand of child care is also increasing. The growing demand for child care facilities is a nationwide trend with an estimated 30% increase in the number of children in day care across Australia since 1999. Our audit found there to be five child care centres located in the suburb of Belrose.

**Table 13 - Child Care Centres**

Child Care	Location
Belrose Kindergarten	3 Ralston Ave, Belrose, NSW
KU Children's Services	Cnr Bambara Rd & Forest Way, Belrose, NSW
The Forest Uniting Care Pre-school	2A Morgan Rd, Belrose NSW 2085
Glen Kindergarten	1 Ashworth Ave, Belrose NSW 2085
Kids@Kindy Early Learning Centre	50A Glen St, Belrose NSW 2085

Source: Hill PDA survey

**Aged Care**

The audit revealed there to be four aged care facilities within the suburb of Belrose.

**Table 14 - Aged Care**

Aged Care	Location
Glenaeon Retirement Village	Glenaeon Ave, Belrose, NSW
Wesley Gardens Aged Care	1 Morgan, Belrose, NSW
Belrose Country Club Nursing Home	2 Dawes Rd, Belrose, NSW
Anglican Retirement Villages Community Services	Suite 27, 14 Narabang Way, Belrose, NSW

Source: Hill PDA survey

**Community Centres**

There is one community centre in the suburb of Belrose; Belrose Community Centre. The centre is used by various community groups. The centre is hired to Bambara Rd Kindergarten Mon-Fri 7:30am to 4:15pm during school term and hired to community outside these times.

**Library**

Belrose contains one library, the Warringah Library Service – Belrose Library. The library is located at Glenrose Pl, Belrose NSW.

## **Places of Worship**

There are two places of worship within Belrose, these are St Stephens Anglican Church and Belrose Uniting Church.

## **5.2 Existing Open Space and Recreational Facilities**

Our audit identified a number of open space and recreational facilities in close proximity to the proposed development. These are detailed below.

**Table 15 - Open Space and Recreational Facilities**

<b>Open Space and Recreational Facilities</b>	<b>Location</b>
Lionel Watts Sports Hall	Lionel Watts Oval, Blackbutts Rd, Belrose NSW 2085
Manly Warringah Pittwater Sporting Union	5 Turella Close, Belrose NSW 2085
Belrose Tennis Club Inc	Clubhouse behind Glenrose shops, Glen St, Belrose NSW 2085
Wyatt Park Tennis Centre	14 Seeana Pl, Belrose NSW 2085
Belrose Bowling Club	146 Forest Way, Belrose NSW 2085
Energize Health Club	Cnr Blackbutts Rd and Glen St, Belrose NSW 2085
Bambara Oval	Forestway, Belrose NSW 2085
Hews Parade Playing Fields	Hews Pde, Belrose NSW 2085
Waldon Road Reserve	Waldon Rd, Belrose NSW 2085
Wyatt Reserve	Contentin Rd, Belrose NSW 2085

Source: Hill PDA survey

In summary the current and future residents living in Belrose have access to a wide variety of educational, medical, civic and recreational facilities.

The impact of the proposed development on the sensitive receivers and social infrastructure identified in this Chapter are discussed further in Chapter 6 of this SIA.

## 6. ASSESSMENT OF IMPACTS

The proposed development is likely to result in a range of impacts to the Study Area and its existing and prospective communities. The following Chapter discusses the range of likely impacts relating to:

1. Housing supply;
2. Access and connectivity;
3. Local amenity;
4. Community health and safety;
5. Property impacts;
6. Community severance and cohesion;
7. Community services; and
8. Community values.

### 6.1 Housing Supply

#### **Impact on Housing Supply**

As discussed in Hill PDA's Housing Demand Study, industry sources report that Sydney is experiencing its lowest rate of housing growth in 50 years<sup>6</sup> with the gap between housing demand and supply worsening. According to Deloitte Access Economics, NSW has slumped from contributing more than one third of new housing in Australia to less than a fifth in a single decade, with little indication that this trend will change in the short term. To exemplify this point, between 2007 and 2008 only 15,000 additional dwellings were built in the Sydney Statistical Division in comparison to 32,000 between 1999 and 2000<sup>7</sup>.

Housing completions in NSW peaked in 1999-2000 and have since fallen by 47%<sup>8</sup>. Over the same period, private completions across Australia increased by 26% implying that NSW is not keeping pace with other States in terms of housing developments. This adversely impacts upon the economic competitiveness of NSW.

Previous work undertaken by Council (draft Warringah Housing Strategy 2011) recognises that a lack of housing supply within the Warringah LGA has negatively contributed towards housing affordability issues. Data compiled by Housing NSW indicates that the Warringah LGA has a "high" need for housing that is more affordable and states that:

*"...it is virtually impossible for lower income households to purchase housing in Warringah and while it has been this way for some years, affordability is tighter now than it was a number of years ago."*<sup>9</sup>

<sup>6</sup> Source: Rents to soar as housing crisis worsens, Daily Telegraph March 25, 2009

<sup>7</sup> Source: Metropolitan Strategy Review, Sydney Towards 2036, NSW Government

<sup>8</sup> Source: NSW Treasury

<sup>9</sup> Source: Information on Warringah Housing Market, Housing NSW

Vacancy rates for housing are very low, another feature of tight supply. The table below indicates the number of dwelling completions over the 2000 to 2010 period in the Warringah LGA.

**Table 16 - Residential Dwelling Completions (2000 to 2010)**

	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	Total (00-10)
Warringah	535	696	994	722	588	695	431	357	226	239	5,483

Source: Metropolitan Development Program 2010/11 Report North East, NSW Department of Planning and Infrastructure (August 2011)

A total of 5,483 dwellings were completed in the Warringah LGA between 2000/01 and 2009/10. Dwelling completions have declined consistently over this period with the 08/09 and 09/10 periods recorded the lowest number of completions overall. Combined, total completions for the 08/09 and 09/10 period (465 dwellings) equate to less than half (47%) of the total dwellings completed in the peak of 02/03 (994 dwellings). Furthermore, the number of dwellings completed over the five years post-2005 (1,948) equate to just 55% of the dwellings completed over the five years pre-2005 (3,535).

In summary, housing completions in the Warringah LGA are declining despite a need to increase supply in order to assist in easing affordability in the housing market and to meet aspirational housing targets.

The downturn in housing supply can have a number of short and long term impacts on the economy:

- Impact on house prices and inflation – A mismatch between housing supply and demand has led to sustained house price growth in NSW. Sydney has persistently had the highest house prices in the country, with the median house price in Sydney for the December 2011 quarter being \$527,000 compared to \$485,000 in Melbourne for the same period<sup>10</sup>. Median house prices in Warringah LGA were above average for Sydney at \$900,000<sup>11</sup> in the March 2012 quarter, and have risen some 50% over the last ten years compared to growth of 42% in Sydney for the same period. Median house prices in the 2049 postcode within which Belrose is located are similar, at \$900,000 in the March quarter 2012 based on Housing NSW data<sup>12</sup>.
- Labour supply and population growth – Restrained housing supply and higher house prices have been shown to reduce overseas migration and increase interstate out-migration. This in turn impacts upon population growth rates. Research has found that periods of relatively high house prices in NSW have been associated with a decline in the share of total Australian migration<sup>13</sup>. Lower population growth directly and indirectly impacts upon the economic growth of NSW<sup>14</sup>. Indeed the Metropolitan Plan for Sydney 2036 states that “housing is strongly linked to economic performance and the ability to provide employers with a strong labour force”; and
- Impact on the construction industry – A reduction in housing supply has resulted in a direct impact on the construction industry. The decline in building investment has contributed to the under-performance of the

<sup>10</sup> Source: House Price Indexes: Eight Capital Cities, ABS (June 2012)

<sup>11</sup> Source: Rents and Sales Report Issue 100, Housing NSW (August 2012)

<sup>12</sup> Source: Rents and Sales Report Issue 100, Housing NSW (August 2012)

<sup>13</sup> Source: NSW Treasury, See 2011-12 Budget Paper 6, page 2-6

<sup>14</sup> Source: NSW Treasury

NSW economy relative to other States<sup>15</sup>. For example, a 2010 study prepared by BIS Shrapnel and the Urban Taskforce found that the construction of an additional 8,000 dwellings per annum would have directly increased gross state product by an estimated 0.5-0.6 per cent per annum<sup>16</sup>.

With regard to the above referenced challenges, the proposed development would:

- Support the economy within Warringah LGA and the Sydney Metropolitan Area and contribute towards housing market affordability by increasing housing supply;
- Contribute towards meeting the housing targets for Warringah LGA, the North East Subregion and the broader Sydney Metropolitan Area;
- Underpin the growing economy of the LGA by ensuring that labour supply and population growth is not constrained by a lack of housing to accommodate workers locally; and
- Support the construction industry by providing employment during the construction process.

The Economic Impact Assessment provides further information on the economic impacts of housing.

### **Housing in the Right Location**

Locating new housing in appropriate areas can generate benefits for the associated communities. Studies indicate that providing jobs and services close to home has a positive influence on mental health by reducing the stress associated with traffic congestion<sup>17</sup>. Reduced traffic congestion and the need to travel in turn reduces travel times, which provides an economic benefit in that the time which would otherwise be spent commuting can be put to alternative productive use. It also lowers travel costs for households, workers and businesses and the associated externalities (cost, travel time, congestion, noise, pollution etc.).

Analysis of 2006 Journey to Work data provided in Chapter 4 of this SIA indicates that the majority of residents in Belrose work within the Warringah LGA (1,058). The provision of additional housing on the Subject Site would offer the ability for more workers in Belrose and Warringah LGA to live in the area.

## **6.2 Access and Connectivity**

### **During Construction**

The construction process has the potential to disturb local pedestrian and traffic flows, as well as the ease of access to surrounding uses. Access to the Subject Site for construction traffic would be through predominantly residential and business areas. As such those living in Belrose could potentially be impacted by a temporary and minor increase in traffic congestion at various times during construction.

<sup>15</sup> Source: NSW Treasury

<sup>16</sup> Source: BIS Shrapnel/Urban Taskforce, Going Nowhere: How the planning system and development levies are ruining NSW, 2010

<sup>17</sup> Source: Woodcock, J, Edwards P, Tonne C et al. Public health Benefits of Strategies to Reduce Greenhouse Gas Emissions: Urban Land Transport. Lancet 2009

These issues could be addressed in more detail and properly mitigated in a Construction Management Plan. For example, one means to mitigate impacts generated by construction related traffic could be to establish alternate access routes that work together to disperse traffic, consequently minimising congestion in any one location.

Resident's access to the Garigal National Park may be restricted during construction of the proposed residential development. This issue is addressed and properly mitigated in an Access Management Plan.

By employing appropriate mitigation measures it is anticipated that traffic and accessibility impacts would be relatively contained both temporally and geographically.

### **During Operation and Occupation**

On completion residents of the proposed development would have excellent pedestrian access to a range of services in Belrose. Within walking distance of the proposed development are parks, shops and schools.

Assessment of Traffic Implications Study indicates that public transport services in the vicinity of the Subject Site are provided by bus routes (operated by Forest Coach Lines). Routes 270, L70 and 284 run along Forest Way. The bus routes 270, 283 and 282 run along the Wyatt Avenue, Contentin Road, Ralston Avenue and Pringle Avenue route. Therefore, this would provide residents with access to public transport.

Access through the Subject Site to the Garigal National Park is currently unauthorised as the land is privately owned by MLALC. The proposal will provide formalised access to the national park via formalised paths and roads. The construction of roads and paths throughout the Subject Site will also make access easier for children and those with limited mobility.

## **6.3 Local amenity**

### **During Construction**

During the construction process the proposed redevelopment has the potential to adversely affect the amenity of sensitive receivers within the local area. Sensitive receivers generally relate to residents but may also include child care centres, community, recreational facilities and businesses (as set out in Chapter 5).

Owing to potential noise, dust and traffic disturbances, those most likely to be impacted during the construction of the project would be to residential and commercial uses surrounding the Subject Site.

A range of mechanisms can be applied to minimise impacts to residential amenity. Such mechanisms are employed by most building contractors and implemented through a Construction Management Plan. Such plans tend to focus on issues such as demolition and construction staging, noise, air and water quality, construction traffic management, pedestrian safety and site management. They include simple but effective measures such as screening, noise mitigation at source and varying work hours. It is considered that in addition to the screening provided by the construction site, the existing vegetation would also provide screening.

**During Operation**

The proposal will alter the current bushland character of the Subject Site. However, it is proposed that the development and its landscape be sympathetic to its bushland setting. Furthermore it is anticipated the Subject Site will offer a high amenity environment for residents and community alike.

## 6.4 Community Safety

Addressing issues of health and safety are of fundamental importance. To exemplify this point, a recent survey undertaken by the ABS recorded that 26% of persons aged 18 years and older reported feeling unsafe walking in their neighbourhood or taking public transport alone at night<sup>18</sup>. It is important to note that the Subject Site currently attracts some anti-social behaviour such as drinking and dumping of rubbish and stolen cars.

**During Construction**

The Subject Site is currently utilised as an area for informal (and unauthorised) recreation and as a means to access the Garigal National Park. The Subject Site is currently bushland and therefore access to the National Park is unauthorised and not clearly defined. It could be perceived that this results an unsafe environment for those who utilise the Subject Site to access the National Park.

During construction, the perception of safety and security of the Subject Site will be a community concern. The lack of activity on the Subject Site (particularly during evening periods) and the presence of construction material can result in reduced passive surveillance and an increased number of dark or hidden areas.

The project can mitigate these matters through the implementation of a bespoke Construction Environment Management Plan and measures such as on site security, appropriately located lighting and the securing of work related machinery and tools.

**During Operation**

Upon completion the level of activity generated at the Subject Site during both the day and evening periods would be greatly enhanced. Combined with appropriate design and lighting measures, this activity would facilitate a high level of safety and security. Furthermore, it is recommended that way-finding signage is implemented to improve and formalise access and safety to the Garigal National Park.

As referenced above, the detailed design of features on the Subject Site would have a positive influence on the occasional anti-social behaviour currently associated with the site. Accordingly it is recommended that the design mechanisms (such as the Safer by Design protocols developed by the NSW Police) be integrated into the detailed design and layout of the development.

On completion it is anticipated the Subject Site will offer a safe environment for residents and visitors alike.

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<sup>18</sup> Australian Bureau of Statistics, 'Who's afraid? Feelings of personal safety', 2010

## 6.5 Property Impacts

In regard to impacts on the surrounding property, the proposed development does not require the acquisition of any additional properties. This is due to the fact that it will occur on undeveloped land and will not result in the displacement of any existing residents or fragmentation of properties. The Economic Impact Assessment and Housing Demand Analysis provide further detail on the impacts to property.

## 6.6 Community Cohesion

Community cohesion is a broad term that may be used to describe a strong sense of community. A socially cohesive environment is one that can be accessed by a broad spectrum of the community thereby facilitating social interaction, engagement and equity. Without community cohesion, areas facing hardships such as low levels of employment, increased debt or declining living conditions (linked to increasing living costs) can result in social hardships, declining health levels and the fear of crime.

The Subject Site in its current state (undeveloped) does not have lighting or sidewalks to enable pedestrian access. This type of environment can encourage anti-social behaviour. It is considered that the proposed residential development would include a number of formal open space areas which will facilitate a far greater level of social interaction on Subject Site.

It is important to note the proposed development would impact the way existing residents use and access the Garigal National Park. Access to the Garigal National Park through the Subject Site is currently unauthorised and not clearly defined. The proposed development would enable a formalised and identified pathway to the National Park.

## 6.7 Community Services

### **During Construction**

As there are no hospitals, schools, recreational facilities or aged care facilities in the immediate vicinity of the Subject Site (i.e. within 400m) it is not anticipated the proposed development would detrimentally impact any community facilities by way of noise, dust, overshadowing, privacy, safety or access.

### **During Operation**

The future residents of the proposed development would generate demand for a range of local services. To ascertain these needs this Section draws on the NSW Department of Planning and Infrastructure's *Draft Development Contributions Guidelines* (2009). It should be noted that the thresholds provided in this document are not intended to be a finite definition of need. They do however provide a useful guide when analysing the community and recreational facilities that will be required by the future population of the proposed development.

This needs assessment is also based on the assumption that the proposed development is anticipated to yield approximately 169 dwellings, resulting in a population of around 524 residents at completion. The housing and dwelling estimate is based on the concept plan available at the time of this report.

A further assumption is that the demographic profile of future residents living in the proposed development would be similar to the profile for the broader suburb of Belrose as recorded by the 2011 ABS Census.

Based on the NSW Department of Planning and Infrastructure’s *Draft Development Contributions Guidelines* (2009) the proposed development (with 169 dwellings and a resident population of 524 people) would generate additional demand for some community and recreational facilities. Table 17 identifies the demand for social infrastructure generated by the proposed development.

**Table 17 - Demand for Social Infrastructure Generated by Proposed Development**

Infrastrucutre Type	Indicative Population Threshold	Additional Demand Created by Residents of Proposed Development	
			%
<b>Community Facilities</b>			
Performing arts, cultural centre	1 : 50-120,000 people	0.01	1%
Branch library	1: 10,000 people	0.05	5%
Central Library	1 : 20-35,000 people	0.03	3%
Small Community Centre	1 : 3,500-6,000 people	0.15	15%
Large Community Centre	1 : 15-20,000 people	0.03	3%
Small meeting hall	1 : 10,000 people	0.05	5%
Large meeting hall	1 : 20-30,000 people	0.03	3%
Youth centres	1 : 10-30,000 people	0.05	5%
Long day child care centres	1 : 320 children aged 0-5 years	0.08	8%
Pre-schools	1 : 4-6,000 people	0.13	13%
Occasional child care centres	1 : 12-15,000 people	0.04	4%
Outside of school hours care	1 : 10-30,000 people	0.05	5%
<b>Recreational Facilities</b>			
<b>Ovals, sports grounds</b>			
AFL	1 : 50,000 people	0.01	1%
Baseball/Softball	1 : 25,300 people	0.02	2%
Cricket	1 : 2,500 people	0.21	21%
Hockey	1 : 5,000 people	0.10	10%
Netball	1 : 3,000 people	0.17	17%
Rugby League	1 : 3,000 people	0.17	17%
Rugby Union	1 : 25,000 people	0.02	2%
Soccer	1 : 5,000 people	0.10	10%
<b>Outdoor sports courts</b>			
Basketball	1 : 1,800 people	0.29	29%
Tennis	1 : 1,800 people	0.29	29%
<b>Indoor sports courts and recreation centres</b>			
Athletics tracks	1 : 25,000+ people	0.02	2%
Playgrounds	1 : 500 dwellings or a distance of 400m	1.05	105%
Skate parks	1 : 6,000 people	0.09	9%
Multi-purpose leisure / aquatic centre	1 : 60,000+ people	0.01	1%
Swimming pools	1 : 17,500 people	0.03	3%

Out of all the categories listed in Table 17, playgrounds would generate the most demand. According to the Guidelines the future population of the proposed development would require 1.05 or 105% of a playground<sup>19</sup>. It is likely this additional demand could be accommodated by existing facilities in the local area as residents of the Subject Site would have access to a number of parks and playgrounds within walking distance including Bambara Oval, Hews Parade Playing Fields, Waldon Road Reserve, Wyatt Reserve as well as Garigal National Park. Open space will also be provided on the Subject Site.

Chapter 5 Sensitive Receivers and Community Infrastructure revealed there to be significantly more primary schools (5) in the suburb in comparison to high schools (1). It is estimated that the proposed development would result in a population of 524 people. It is estimated that out of the 524 population, 57 will be in the 5-12 age bracket and will require a place in one of the local primary schools. It is also estimated that a further 42 future residents of the proposed development will be aged 13 to 18 years and be attending high school.

Key findings from consultation with the schools suggest that there is capacity to accommodate more students. Therefore, the increase of those in the 5-18 age bracket (as a result of the development) would assist in filling places in the local schools and in turn increase their viability.

In summary Belrose contains sufficient social infrastructure to accommodate the additional demand that would be generated by the residents of the proposed development. However, further discussion between the Applicant and Council on the most appropriate means to address the additional demand for community infrastructure generated by the proposed development is recommended.

## 6.8 Community Values

It is likely parts of the local community have a strong attachment to the Subject Site as it is frequently informally used by people walking, running, riding horse and mountain biking, despite it being private property. The Ralston Avenue Site also provides (unauthorised) access to the Garigal National Park.

It is acknowledged the proposed rezoning and proposed residential development would result in the alterations to the existing landscape of the Subject Site. However, it is anticipated that the proposed development will:

- Be in keeping the bushland land character of the area;
- Formalise access to the Garigal National Park; and
- Provide a high amenity public domain that is open to the community and sympathetic to its bushland setting.

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<sup>19</sup> Refer to NSW Department of Planning and Infrastructure's Draft Development Contributions Guidelines (2009) for definition of playground

## 7. ASSESSING AND RATING IMPACTS

This Chapter describes the methodology used to rate the significance of the social impacts identified. When assessing impacts, the impacts have been described as either:

1. Positive or negative;
2. Significant, moderate, slight or neutral; and
3. During construction and/or upon operation.

Table 19 below provides a definition of these terms which have been adapted from the rating levels recommended by the Strategic Merit Test which forms part of the National Guidelines for Transport System Management in Australia (2nd Edition). The definitions have however been amended so that they are suitable for a Social Impact Assessment of this nature.

**Table 18 - Assessment Rating Levels**

Rating Level	Description
<b>Significant Negative</b>	Impacts with serious, long term and possibly irreversible effects leading to serious damage, degradation or deterioration of the environment. Requires a major re-scope of concept, design, location, justification, or requires major commitment to extensive management strategies to mitigate the effect.
<b>Moderate Negative</b>	Impacts may be short, medium or long term in duration and most likely to respond to management actions.
<b>Slight Negative</b>	Impacts have minimal effect, could be short term, can be mitigated and would not cause substantial detrimental effects. May be confined to a small area.
<b>Neutral</b>	No discernible or predictable positive or negative impact.
<b>Slight Positive</b>	Impacts have minimal effect, could be short term. May be confined to a small area.
<b>Moderate Positive</b>	Impacts may be short, medium or long term in duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement.
<b>Significant Positive</b>	Impacts resulting in substantial and long term improvements or enhancements to the existing environment.

Source: Adapted from the Strategic Merit Test, National Guidelines for Transport System Management in Australia (2nd Edition)

It is widely recognised practice for Social Impact Assessments to not only identify the impacts of a proposed development, but to provide recommendations as to appropriate methods of minimising or mitigating negative impacts. The U.S Inter-organizational Committee on Guidelines and Principles for Social Impact Assessment defines mitigation as a means of,

*“avoiding the impact by not taking or modifying an action; minimising, rectifying or reducing the impacts through the design or operation of the project or policy or compensating for the impact by providing substitute facilities, resources or opportunities (1994:15).”*

In light of this practice, we rate the social impacts identified both with and without appropriate management and mitigation measures.

## 8. ANALYSIS OF SOCIAL IMPACTS

The following Chapter provides a summary of the likely social impacts of the development application as discussed in Chapter 6 during both the construction phase and upon completion and occupation of the development. The methodology applied to rating impact is consistent with the approach established in Chapter 7.

**Table 19 - Summary of Potential Social Impacts (With and Without Mitigation)**

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
Housing Supply	Will the project improve housing supply in the area?	Moderate Positive	<p>The proposal would:</p> <ul style="list-style-type: none"> <li>Contribute 169 dwellings towards achieving the housing target for the Warringah LGA, the North East Subregion and the Sydney Metropolitan Area and in doing so support economic growth.</li> <li>Assist to ensure that dwelling completions, which have been declining over the last ten years, keep pace with the high demand for housing in the LGA.</li> <li>Support the economic performance of the Warringah LGA by providing new housing to meet all aspects of the labour market.</li> </ul>	None required	
	Will the project improve housing choice and affordability?	Moderate Positive	<p>The proposal would:</p> <ul style="list-style-type: none"> <li>Assist the LGA to provide new detached dwellings. Analysis of ABS data indicates that the provision of separate dwellings over the 2001 to 2011 period (+602) has been modest compared to the number of new units (+3,192) constructed over the same period. There is a need to ensure that all sectors of the housing market are catered for by new development, particularly for families which account for a growing proportion of households in the Warringah LGA.</li> <li>Assist to ease house price inflation and affordability locally. The latest data indicates that median house prices in the Warringah LGA are 43% above average for Sydney. Although the proposed development would not</li> </ul>	None required	

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
			be affordable for lower income households, increasing supply of all types of dwellings will have a positive impact on housing price inflation.		
	Will the project provide new housing in close proximity to transport, services and employment?	<b>Moderate Positive</b>	The Subject Site is situated approximately 850m from bus stops. This would provide future residents with opportunities to live in close proximity to the employment and education hubs thus reducing the need to travel longer distances by private car to the benefit of the environment and the health and well-being of existing and future residents.	<b>None required</b>	
<b>Access and connectivity</b>	During construction, will the project:				
	<ul style="list-style-type: none"> <li>generate large volumes of traffic?</li> </ul>	<b>Moderate Negative</b>	Access to Subject Site for construction traffic would be through predominantly residential areas. As such those living in Belrose could potentially be impacted by a temporary and minor increase in traffic congestion at various times during construction. This could adversely impact those living and working in the immediate vicinity of the Subject Site. Refer to the <i>Assessment of Traffic Implications Study</i> for details of the impacts.	<b>Slight Negative</b>	During the construction phase, traffic and impacts could be managed via the identification of a variety of appropriate access routes that work together to disperse traffic, consequently minimising congestion in any one location. These short term impacts could be further minimised through the implementation of a Construction Traffic Management Plan.
	<ul style="list-style-type: none"> <li>change pedestrian or property access?</li> </ul>	<b>Moderate Negative</b>	During construction there may be (temporary) changed conditions for pedestrian and property access.	<b>Slight Negative</b>	During the construction phase, any impacts on pedestrians and property access could be managed via the identification of alternate pedestrian routes access arrangements. These short term impacts could be further minimised through the implementation of a Construction Traffic Management Plan.
	<ul style="list-style-type: none"> <li>alter public transport services or facilities?</li> </ul>	<b>Neutral</b>	It is not anticipated that construction of the proposal would result in changes to public transport services or facilities. Refer to the <i>Assessment of Traffic Implications Study</i> for further details.	<b>None required</b>	
	<ul style="list-style-type: none"> <li>alter travel patterns ?</li> </ul>	<b>Moderate Negative</b>	The construction of the proposal would alter authorised access routes to the Garigal National Park.	<b>Moderate Positive</b>	During the construction phase, any impacts to the access of the Garigal National Park could be minimised through the implementation of an Access Management Plan.

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
	<ul style="list-style-type: none"> <li>impact on traffic flow?</li> </ul>	<b>Moderate Negative</b>	Any disruption to traffic flow on account of construction traffic/equipment accessing or egressing site (or other construction needs) would be short in duration and limited in occasions.	<b>Slight Negative</b>	During the construction phase, any impacts on traffic flow could be minimised through the implementation of a Construction Traffic Management Plan.
	Upon completion will the project impact:				
	<ul style="list-style-type: none"> <li>travel patterns?</li> </ul>	<b>Moderate Positive</b>	Assessment of Traffic Implications Study indicates that public transport services in the vicinity of the Subject Site are provided by bus routes (operated by Forest Coach Lines). Routes 270, L70 and 284 run along Forest Way. The bus routes 270, 283 and 282 run along the Wyatt Avenue, Contentin Road, Ralston Avenue and Pringle Avenue route. Therefore, this would provide residents with access to public transport.	<b>None required</b>	
	<ul style="list-style-type: none"> <li>cyclist facilities or access?</li> </ul>	<b>Moderate Positive</b>	The Subject Site is currently utilised to access Garigal National Park (currently access is unauthorised). Once the proposal is constructed access to the National Park will be formalised, however, the access routes may change. Currently the site is predominately utilised by those with mountain bikes. Once the proposal has been constructed the site will be more accessible by cyclists of all types and ages.	<b>Significant Positive</b>	Cyclist accessibility to, and usability of, the site could be improved by the implementation of way finding signage situated at strategic locations.
	<ul style="list-style-type: none"> <li>pedestrian access?</li> </ul>	<b>Moderate Positive</b>	Residents of the proposed development would have excellent pedestrian access to a range of services. Within walking distance of the proposed development are parks, shops and schools. Access through the Subject Site to the entrances of the National Park will be formalised and made easier to access.	<b>Significant Positive</b>	Pedestrian accessibility around and through the site could be improved by the implementation of way finding signage situated at strategic locations
	<ul style="list-style-type: none"> <li>public transport services or facilities?</li> </ul>	<b>Moderate Positive</b>	Assessment of Traffic Implications Study indicates that public transport services in the vicinity of the Subject Site are provided by bus routes (operated by Forest Coach Lines). Routes 270, L70 and 284 run along Forest Way. The bus routes 270, 283 and 282 run along the Wyatt Avenue, Contentin Road, Ralston Avenue and Pringle Avenue route. Therefore, this would provide residents with	<b>None required</b>	

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
			access to public transport.		
	<ul style="list-style-type: none"> <li>parking?</li> </ul>	Neutral	Parking for residents, tenants and deliveries would be provided onsite in accordance with Council's DCP thus minimising the demand for on street parking.	None required	
	<ul style="list-style-type: none"> <li>property access?</li> </ul>	Neutral	The proposed development will improve access to the site by providing formal vehicle access to the site.	None required	
	<ul style="list-style-type: none"> <li>access for people with special needs?</li> </ul>	Significant Positive	The construction of roads and footpaths throughout the Subject Site will make access to it easier for those with limited mobility.	None required	
<b>Local amenity</b>	During construction, will the project change the amenity of residents, businesses or community facilities?	Moderate Negative	Owing to potential noise, dust and traffic disturbances, those most likely to be impacted during the construction of the project would be to residential uses surrounding the site and those who utilise the Subject Site to access Garigal National Park.	Slight Negative	Subject to subsequent approvals, mitigation strategies could be designed and implemented through a Construction Environmental Management Plan and through the use of conditions attached to the consent. These measures could include screening, noise mitigation at source, traffic management measures, controlled hours of work and a resident information line.  It is considered that in addition to the screening provided by the construction site, the existing vegetation would also provide screening.
	On completion, will the project change the amenity for residents, businesses, or community facilities?	Moderate Positive	The proposal will alter the current bushland character of the Subject Site. However, it is proposed that the development and its landscape be sympathetic to its bushland setting. It is anticipated the Subject Site will offer a high amenity environment for residents and community alike.	None required	
<b>Community safety</b>	During construction, is there a potential for impacts (real or perceived) on community health or safety?	Slight Negative	When construction activity is not taking place, such as evenings and weekends, the Subject Site will be quiet with limited passive surveillance and could provide an environment for opportunistic crime and an increasing feeling of an unsafe environment.	Neutral	By considering this issue within the Construction Management Plan many of these impacts can be mitigated to an acceptable level by for example maintaining secure boundaries and providing on site security as well as suitable lighting.
	On completion is there a potential for impacts (real or perceived) on	Moderate Positive	Increasing the level of activity on the Subject Site across the week and evenings in addition to the	None required	

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
	community health or safety?		provision of animated and active spaces will help to create a sense of safety and provide a secure environment. This sense of safety will be enhanced through the incorporation of Secure by Design principles at the more detailed design stage. It is anticipated the area will be perceived as safer than it currently is and therefore accessed by a wider variety of people.		
<b>Property impacts</b>	Are property acquisitions likely?	<b>Neutral</b>	The acquisition of other properties would not be necessary for the development to take place.	<b>None required</b>	
	Is there a potential for displacement of residents or businesses due to the project?	<b>Neutral</b>	The proposed development would not result in the displacement of residents or businesses.	<b>None required</b>	
	Does the project result in fragmentation of properties?	<b>Neutral</b>	The proposed development would not result in the fragmentation of properties.	<b>None required</b>	
<b>Community severance/ cohesion</b>	Will the project change the unique character of the place or community in which it is located?	<b>Slight Negative</b>	The proposed rezoning and proposed residential development at the Subject Site has the potential to change the character of the area. The Subject Site is used by the local community for informal recreation and as an unauthorised access route to the Garigal National Park. The proposed development will formalise access to Garigal National Park.	<b>Slight Positive</b>	The proposed development would improve access to the site and Garigal National Park. This could be enhanced through careful and clever detailed design mechanisms as well as clear signage.
	Will the project change the way people use and access community facilities?	<b>Neutral</b>	The proposed development would not detrimentally impact the way residents use and access existing community facilities in the area.	<b>None required</b>	
	Is there the potential for severance of communities or towns?	<b>Neutral</b>	The proposed development would not result in severance of the local community.	<b>None required</b>	
<b>Community services</b>	Will the project impact (directly or indirectly) any community services such as hospitals, schools, recreational facilities, aged care, etc?	<b>Neutral</b>	There are no hospitals, schools, recreational facilities or aged care facilities in the immediate vicinity of the Subject Site (i.e. within 300m). Accordingly it is not anticipated the proposed development would detrimentally impact any community facilities by way of noise, dust, overshadowing, privacy, safety or access. It is estimated the proposal would accommodate approximately 524 residents. These residents would generate additional demand for a range of community facilities including parks, playgrounds,	<b>None required</b>	

Issue	Consideration	Rating of Impact	Comment	Rating of Impact with Mitigation	Comment
			recreational facilities, child care services, medical services and schools.		
<b>Community values</b>	Does the project impact on any places likely to be of importance to the local community (i.e. environmental areas, local parks, local monuments, etc.)?	<b>Slight Negative</b>	The proposed rezoning and proposed residential development would change the bushland character of the area. The Subject Site is used by the local community for informal recreation and as an unauthorised access route to the Garigal National Park. The proposed development will formalise access the Garigal National Park for local residents. Furthermore it is proposed that the development and its landscape be sympathetic to its bushland setting. It is anticipated the Subject Site will offer a high amenity environment for residents and community alike.	<b>Slight Positive</b>	The proposed development would formalise the access route to Garigal National Park. However, it would open up the site for public access.
	Do sections of the community have a strong attachment to the Subject Site?	<b>Neutral</b>	Local residents have a strong attachment to the Subject Site.	<b>None required</b>	

## 9. CONCLUSION

This SIA has taken a balanced approach and identified a number of potential social impacts of the proposed development based on the research and information available. It has identified that the proposal will result in a number of significant social benefits to the local and wider community resulting from the net increase in housing supply in the LGA and the improved safety of, and access to, the Subject Site.

The SIA has also identified some of the potential adverse impacts of the proposed development such as: residential amenity and the impact on site access during construction. It has consequently sought to identify means by which some of the impacts could be minimised or avoided.

In conclusion the SIA has found that the proposed development would result in a range of social impacts. The impacts vary in their significance and on balance are considered to be overwhelmingly positive delivering a number of significant social benefits desired by local and State Government policy objectives. Furthermore, where the impacts may be negative, they are generally constrained to the construction phase or can be minimised through good design measures.

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4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by Hill PDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. Hill PDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, Hill PDA does not present them as results that will actually be achieved. Hill PDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report Hill PDA has relied upon information concerning the subject property and/or proposed development provided by the Client and Hill PDA has not independently verified this information except where noted in this report.
7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:

This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.



ABN: 32 150 762 342

PH: (02) 9524 5588

FX: (02) 9531 0882

PO Box 868 GYMEA NSW 2227  
Level-1 / 29 Kiora Rd, Miranda

EMAIL: paul@depcos.com

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## Electrical Infrastructure Report

“For”

## Proposed Residential Development Ralston Avenue, Belrose

Prepared by: Paul Dawson

Ref: DEP-579

Date: 22<sup>nd</sup> November 2012

## Introduction

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The purpose of this report is to provide details of electrical infrastructure requirements in relation to the proposed re-zoning and development of a residential subdivision at Belrose NSW. The report will provide information on:

1. Existing Electrical Infrastructure in the vicinity of the proposed re-zoning.
2. Electricity connection requirements for the site.
3. Identification of potential environmental constraints associated with the installation of electricity mains and the existing Transmission assets.

# Development

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The envisaged re-zoning application is for a residential development at Ralston Ave consisting of approximately 169 lots:

Number of Lots:	169 low density lots
Lot size (average):	550-650m <sup>2</sup>
Typical Building Type:	Low density 3-4 bedroom two story residential dwelling (eg. single house)
Energy Provision:	Gas / Electric

## 1 Existing Electrical Infrastructure

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### 1.1 Transgrid (Transmission Assets)

Transgrid's 330kV / 132kV Sydney East Substation is located adjacent to the proposed development. The substation is supplied via 330kV overhead transmission lines from the north of the substation site. The substation provides multiple 132kV feeders to the local electricity distributor (Ausgrid). Of these 132kV feeders, two exit the substation to the south as overhead transmission lines, and the remainder exit the substation underground and are installed in Ralston Ave, Elm Ave and Wyatt Ave.

Refer to Appendix A from Subdivision Requirements in the vicinity of Transmission Lines

### 1.2 Ausgrid Assets

As detailed above, Ausgrid own multiple 132kV overhead and underground feeders in the vicinity of the proposed development. Of all the 132kV feeders there is only one (1) that passes through the proposed development. This 132kV feeder exits the substation as an underground feeder to the south and runs west along Ralston Ave for approximately 800m where it then transitions to an overhead feeder (132kV UGOH -Under Ground to Overhead connection).

Ausgrid also have an existing 11kV overhead feeder in Ralston Ave supplying a 11kV/415V distribution pole transformer (PT.15881). This PT is located adjacent to the existing residential dwelling approximately 65m North of Ralston Ave and provides low voltage supply to the telecommunications tower and the residential dwelling.

## 2 Proposed Electrical Infrastructure

### General

New connections to Ausgrid's existing 11kV network are required to provide supply to the proposed development. The connections and site reticulation are to be carried in accordance to Ausgrid's Electrical Supply Standards and Network Standards, in particular NS110 "Design and Construction Standard for Underground Residential Developments.

All works associated with the connection works are deemed Contestable Works, and as such the customer is required to meet the cost for the design and construction of the works. All design and construction of Contestable Connection works are to be carried out by Accredited Service Providers (section 31 of the Electricity Supply Act (NSW) 1995).

Contestable Works include the design and construction of all of the following:

- High Voltage and Low Voltage underground reticulation whether within or external to the development and its connection to the existing network
- adequate reticulation to facilitate future connections to vacant lots or premises which are part of the development
- all related civil works including all road and footway crossing ducts required solely for the development
- substation sites and enclosures including substation equipping costs
- service mains to all end-use customers and all lots within a subdivision
- all lighting including street lighting within a development

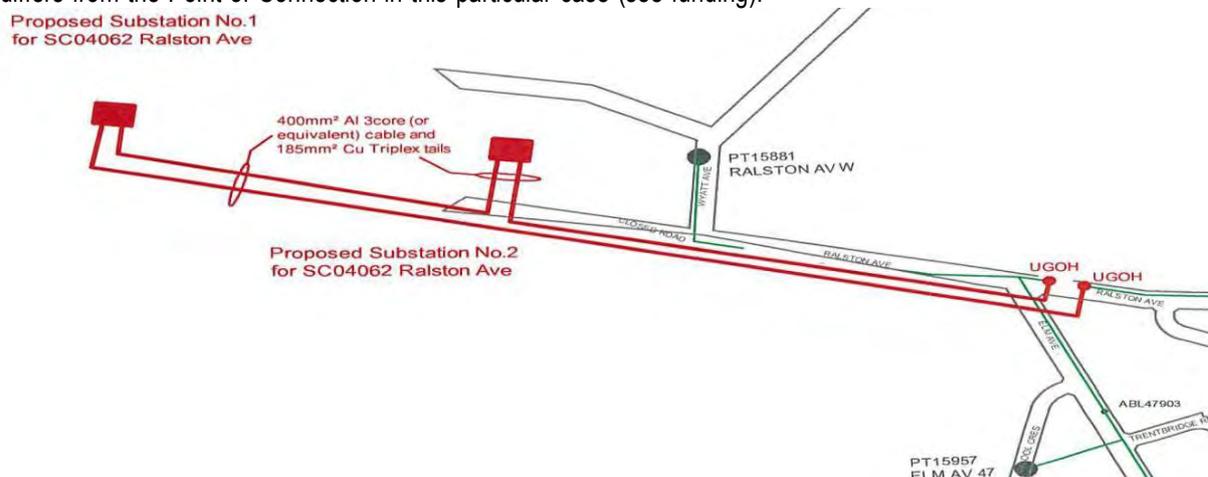
This report is based on the proposed roadways within the subdivision being dedicated Council roadways and as such an Ausgrid owned and operated HV and LV electricity network with applicable roadway allocations. If in the event the development is to be a "community title development", Ausgrid would only own and operate the HV network and all the LV network and street lighting would be privately owned and operated.

### 2.1 Connection Details (Ralston Ave)

After Diversity Maximum Demand (ADMD) for each of the proposed residential dwellings is 5kVA. This figure has been determined and provided by Ausgrid and has been used for determining the scope of new electrical infrastructure requirements for the site.

#### 11kV Mains Extension

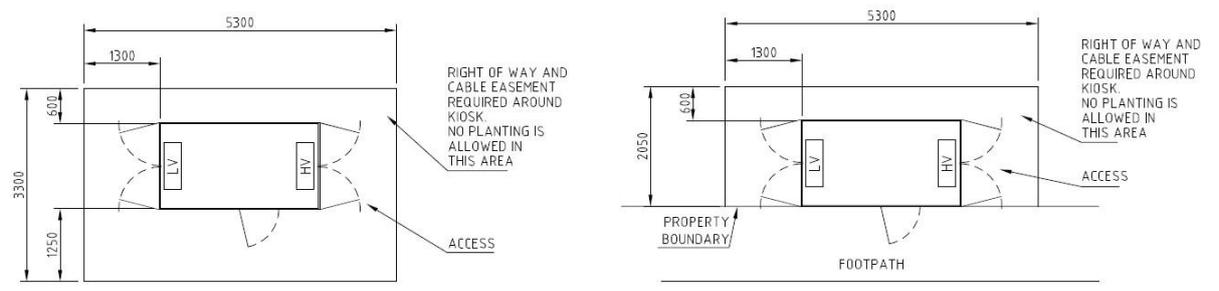
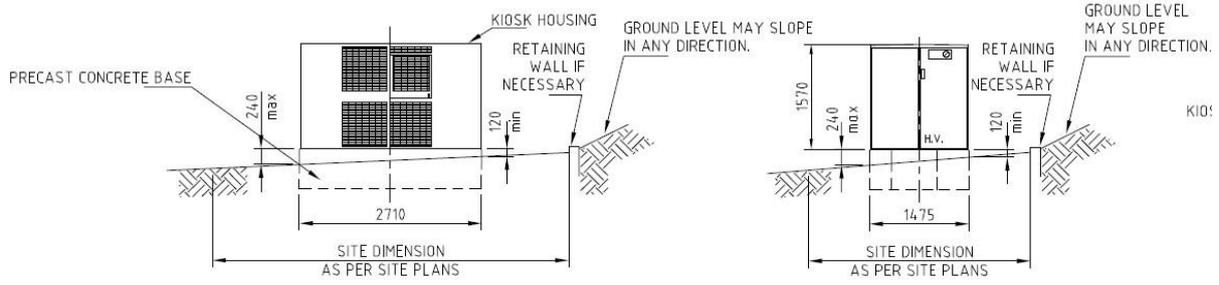
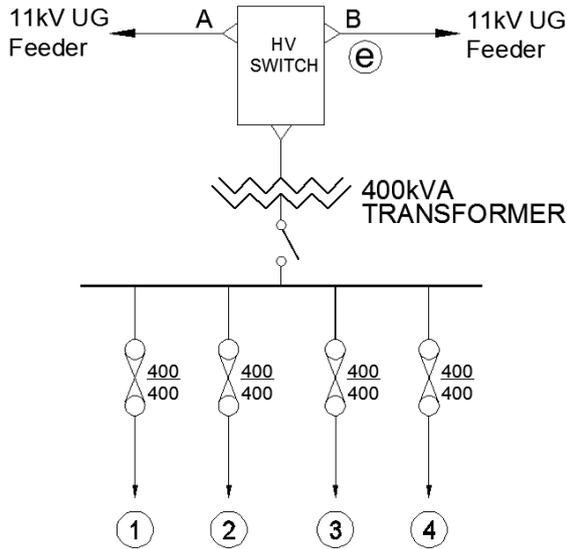
The 11kV Point of Connect for the site is at Ausgrid's existing 11kV OH mains in Ralston Ave (near Elm Ave). Two (2) UG 11kV feeders are to be looped into the proposed development site. Please note the "Linkage point differs from the Point of Connection in this particular case (see funding).



**Distribution Substations**

A minimum of two (2) Kiosk Type substations are to be established within the development site. Due to the length of the site and depending on the location of the proposed substations, there may be a need to establish a third substation due to voltage drop constraints (this will require further investigations at Level-3 Design stage).

**SUBSTATION SCHEMATIC**

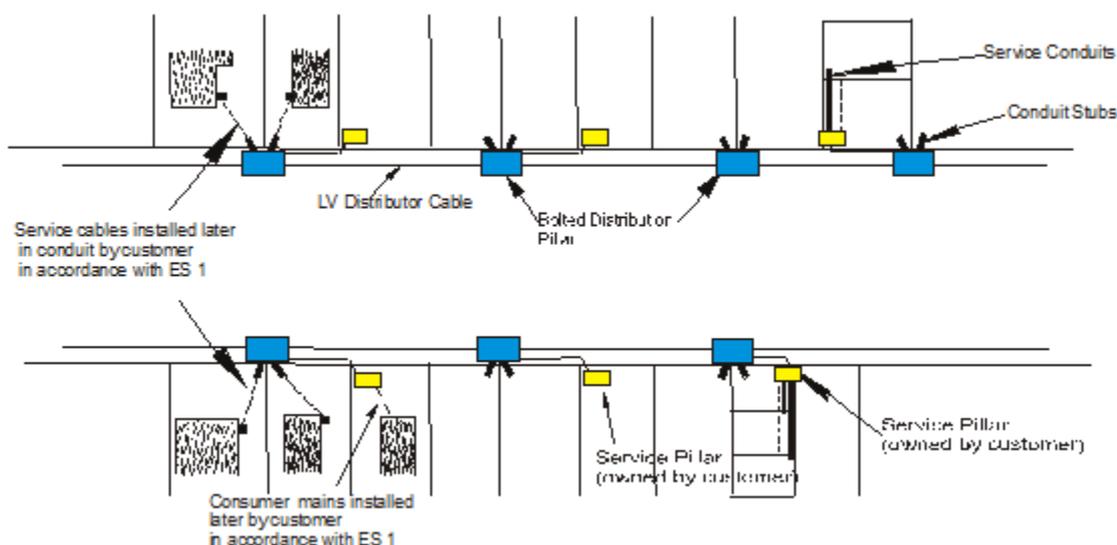


## **LV Reticulation**

The standard design concept for low voltage systems adopted by Ausgrid is the fully looped arrangement, having as its main components distribution pillars and four-core distributor cables. Cables are looped into and out of distribution pillars which provide a point of connection for the LV services.

A LV interconnect will need to be established for the proposed LV Network to the existing LV Network in Ralston Ave (near Elm Ave).

### **LV Network Example**



## **Street Lighting**

Street lights must conform to the requirements of the local Council and Ausgrid.

During the initial planning stages of the development, the Developer is responsible for determining these requirements and obtaining the approval of the local Council. Ausgrid's requirements are outlined in its relevant Network Standards.

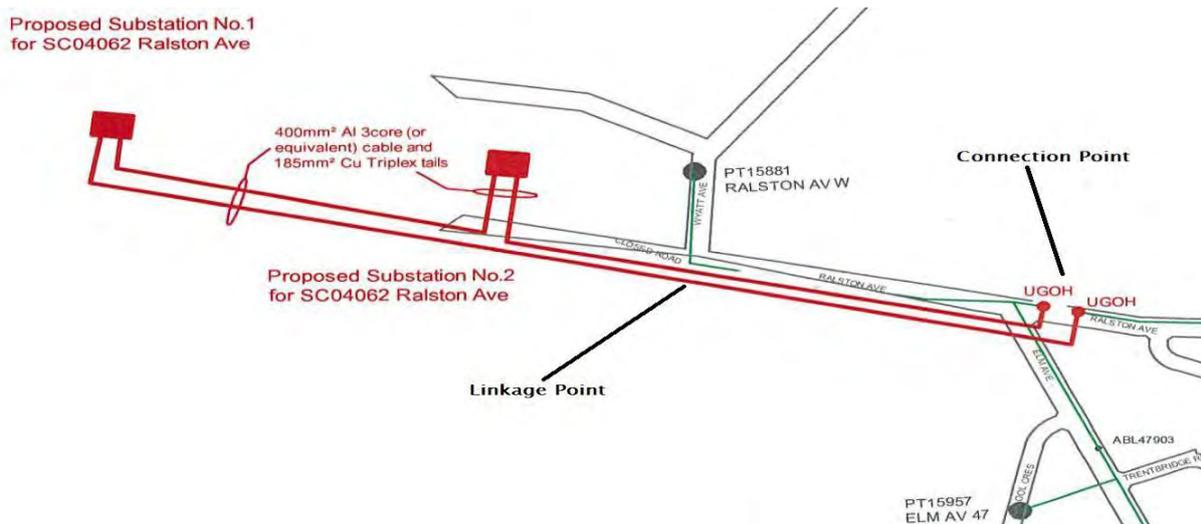
The supply and installation of the street lighting luminaires, brackets and standards and their connections to the LV mains are Contestable Works, funded by the Developer. These assets become the property of the local Council who may enter into a maintenance arrangement with Ausgrid for an appropriate tariff or charge.

## **Funding**

The Developer is required to fund any works which are dedicated to the development (all works from the "Linkage Point"). In this particular case the Linkage Point differs from the Point of Connection and such Ausgrid will fund the portion of the HV mains from the Point of Connection to the Linkage Point.

The Developer is required to fund:

- All HV mains from the Linkage Point to the proposed substation
- All LV reticulation excluding the LV interconnect to the existing LV network
- All street lighting
- All trenching and reinstatement associated with the connection works
- The non-reusable items of the substations (eg. Ausgrid fund the cost of the transformer and HV switchgear and the Customer funds the remainder)
- All design costs associated with the connection works
- Ausgrid Monopoly Fees for Design Information, Design Certification, Inspection Fees, Commissioning Fees and Access Permit Fees (eg. network switching)



## 3 Environmental Requirements

### 3.1 Ecological

The area of the work site is the subject of specialist ecological reports, which deal with flora and fauna aspects of the proposed development.

If any of the following activities are required to be carried out due to the proposed connection works, Ausgrid's Environmental Services Unit will need to be contacted.

- Clearing / pruning / affecting vegetation (excluding routine maintenance as defined by NS 179 and Ausgrid's Tree Safety Management Plan).
- Disturbing bush rock, tree hollows, wetlands, mangroves, nests, aquatic or other sensitive habitats.
- Working in, storing equipment, parking vehicles or accessing the site through undisturbed areas,

### 3.2 Aboriginal Heritage

The area of the work site is the subject of a specialist Aboriginal Heritage report, which deals with the heritage aspects of the proposed development.

If evidence of Aboriginal occupation is found, work must be stopped immediately, access restricted and the Supervisor contacted to ensure the Office of Environment & Heritage (OEH) is contacted, as per recommendations in Ausgrid Environmental Handbook 6.1 (P46).

If Sandstone rock outcrops are uncovered during the excavations, carefully inspect them for engravings or paintings before proceeding with the works. If there is any possibility an Aboriginal Object (e.g. rock engravings, axe grinding grooves, middens, flakes, rock paintings) has been encountered or if there is any doubt, works are to cease immediately and access to the site is to be restricted and Ausgrid Environmental Services must be contacted on 93946659. Refer to section 6.1 of the Environmental Handbook for more information.

### **3.3 Electric & Magnetic Fields (EMF)**

Due to the proximity of transmission assets, the effects of EMF need to be considered. The subdivision should be planned with the adoption of the recommendations of The Right Honourable Harry Gibbs's Report (inquiry into Community Needs and High Voltage Transmission Line (T/L) Development). The recommendation is a policy of "prudent avoidance" and in practical terms should be adopted when designing transmission lines. This means designing T/L's with regard for their capacity to produce magnetic fields and siting them with regard to their proximity to houses, schools work site and the like. The planning of the residential subdivisions should also follow this policy.

#### **Sydney East Substation:**

There is no general information available on substations in respect to EMF emission. Every substation is different in terms of its equipment layout and position of incoming and outgoing OH lines and UG cables. Therefore, in order to understand implication of EMF emission from the existing substation on the proposed residential development, it is necessary to undertake EMF survey. The survey must correlate the results with the loading conditions of the substation at the time of EMF measurements. The results must then be extrapolated into the future when the substation is loaded to its ultimate capacity (if not already).

We recommend an EMF survey be undertaken for the substation in question.

#### **Overhead (OH) Transmission Lines**

General information is available on EMF from OH Transmission lines, however it is recommended the EMF survey to be carried out for the substation, also include any OH transmission lines adjacent to the proposed development.

The EMF levels directly under the OH transmission lines are generally quoted to be 10-200 mG  
The EMF levels at the edge of OH transmission easements are generally quoted to be 2- 50 mG  
The EMF levels at 40m from OH Transmission lines are generally quoted to be 0.5 – 10 mG

#### **Underground (UG) Sub-Transmission Lines**

The EMF levels for UG transmission cable would general be less for the same voltage and current of OH mains due to the conductors being in closer proximity to each other. Having said this, it should be noted that being underground, the distance between the source and the dwelling/occupant is generally closer.

Again, it is recommended the EMF survey to be carried out for the substation, also include any UG transmission lines adjacent to the proposed development. Particular attention should be made at points where the underground cables are jointed as the separation distances between conductors would generally be greater and hence EMF higher than the remainder of the cable route.

**EMF Summary**

There is varied information on the limits of exposure to EMF. Latest studies seem to indicate a concern when the time-averaged magnetic field exposure exceeds 4mG. The above EMF figures indicate that the EMF drops away with increased distance from the source. Considering this, and that the nearest existing OH transmission mains are at least 100m (approx.) from the extremities of the subdivision (closest Lots), it is likely that the EMF would not exceed 4mG at these lots (in relation to the existing OH transmission lines). An EMF study is required to confirm this general information.

In regards to the proximity of the transmission substation and the UG sub-transmission cables, an EMF study is required to confirm EMF levels.

It should be noted that from observations on site, the proposed segregation distances from the existing OH transmission lines for the new subdivision far exceed the segregation from existing dwellings in area.

## Appendix - A

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The following list consists of Transgrid's current general restrictions for subdivisions. It should be noted that the list is not exhaustive and, where there is any doubt concerning a particular activity within the easement area, advice should be sought from TransGrid. It should be noted that all proposed activities within an easement area require prior written approval from TransGrid.

1. Roads, streets etc (including kerb to property boundaries) and intersections shall not be located within 30 metres of any T/L structure.
2. Details of the levels of proposed roadways where they cross the easement shall be submitted to TransGrid for written approval prior to construction to ensure that adequate clearances to the T/L conductors are maintained. It should be noted that formal approval will not be given to the subdivision if such clearances are not maintained.
3. Access to the T/L and its structure shall be available at all times for TransGrid plant and personnel. In this regard a continuous and unobstructed access way shall be retained along the easement. Any access gates will be installed in an agreed location.
4. Utility services (including street lighting), whether above or below ground, shall not be installed without prior written approval of TransGrid. All underground services installed within 30 metres of a T/L structure shall be non-metallic.
5. Proposed roadway locations shall also take into consideration any street lighting requirements to ensure that statutory clearance requirements are followed.
6. Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without the prior approval of TransGrid. Approval will not normally be granted for such work within 16 metres of any supporting structure.
7. Boundaries for all new properties in the subdivision shall not be within 30metres of any T/L structure.
8. A "Restriction-as-User" shall be placed on the titles of the lots affected by the T/L easement. Any proposed activity within an easement area will require the prior written approval of TransGrid (e.g. no fences, structures or development activity of any type or description shall be erected or permitted to remain on that part of the easement).
9. Houses, buildings or other substantial structures or parts thereof shall not be erected within the easement area.
10. Minor structures, plant or equipment, tennis courts or swimming pools, whether in or above ground, shall not be erected or installed within the easement area without prior written approval of TransGrid.
11. Obstructions of any type shall not be placed in the easement area within 16 metres of any part of a transmission line structure.
12. Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement without prior written approval of TransGrid. Where vehicle access or parking of any vehicles is within 30metres of a T/L structure adequate precautions shall be taken to protect the structure from any accidental damage.
13. Garbage, refuse or fallen timber shall not be placed within the easement area.

14. Flammable material shall not be stored within the easement area.
15. Trees and shrubs may be planted within the easement area provided that they are limited to types that will not grow to a height exceeding 4 metres.
16. Caravans, trailers and flammable material carriers shall not be parked within the easement area.
17. An 88B Instrument is placed on the title of all properties affected by the T/L easement.
18. All work within or in close proximity to the easement area shall be carried out in accordance with the WorkCover Code of Practice Act "Working Near Overhead Power Lines".
19. Brick, masonry walls or other substantial structures or parts thereof shall not be erected within the easement area.
20. All other types of fencing erected within the easement area are subject to a height limitation of 2.5 metres.
21. The erection of all fencing is not permitted within 30metres of any part of a T/L structure and is not permitted in a location which could create an unsafe situation work area for TransGrid staff.
22. Metallic fencing on the easement area is to be earthed by a licensed electrician to the satisfaction of TransGrid.
23. Any approval to locate fencing on the easement area shall be located on the clear understanding that, should TransGrid find it necessary at some future time to alter or reconstruct the T/L, any costs associated with the removal of fencing will not be met by TransGrid.
24. Dogs and livestock shall not be kept within the easement area if they are likely to create a dangerous situation for staff and thus restrict access.
25. With the change of land use the T/L structures earthing system may require upgrading. In this case the developers will pay all associated costs for the earthing system upgrade.

# North **Belrose** RESIDENTIAL

Communications and Engagement Plan

## 1 Background

The Metropolitan Local Aboriginal Land Council (Land Council) is preparing a planning proposal for the development and construction of approximately 170 residential dwellings with associated service infrastructure on a portion of their land in Belrose. The site is located in a bushland setting adjacent to an existing residential area off Ralston Avenue, within the Warringah Local Government Area.

Of the total 135 hectare site owned by the Land Council, less than 15 per cent is being proposed for development, with more than 85 per cent of the land preserved in an urban bushland state.

Zoning for the site was deferred from the Warringah Local Environment Plan (WLEP) 2011 by the Minister for Planning and Infrastructure and the site currently remains under the provisions of WLEP 2000. An application to rezone the site to enable development is being prepared via a planning proposal (LEP amendment) by a Joint Venture (JV) partnership between the Land Council and Matthews Civil Pty Ltd. It is expected that the planning proposal will be assessed by Warringah Council, prior to its submission to the NSW Government for gazettal.

This Communications and Engagement plan considers the planning proposal in its overarching strategic context and provides a framework for engaging stakeholders. The aim of the strategy is to provide a coordinated approach to communication and consultation and to help develop constructive working relationships with key stakeholders.

The tools and activities identified in this strategy have been designed to assist in the delivery of relevant, timely and consistent information to a range of stakeholders including local residents, neighbours, Warringah Council, relevant State and Federal MPs, local environment groups and the broader community.

This plan outlines the communication and consultation activities required to ensure effective engagement with key stakeholders, throughout the application process.

**NOTE:** The rollout of communication and consultation activities will be subject to external factors including formal consultation with government agencies (both local and state); the overall timing to complete the necessary documentation and the timing for formal exhibition. It is therefore critical that consultation and communications activities are reviewed on a regular basis to ensure consistency with the timing of the planning proposal and the subsequent approvals pathway.



**This Communications Strategy is current as at 6 March 2013**

## 2 Project rationale

The overarching rationale behind this project is to provide an opportunity for the Land Council to achieve the aims outlined in the preamble of the NSW Land Rights Act 2003:

***Land in the State of New South Wales was traditionally owned and occupied by Aborigines. Land is of spiritual, social, cultural and economic importance to Aborigines. It is fitting to acknowledge the importance which land has for Aborigines and the need of Aborigines for land. It is accepted that as a result of past Government decisions the amount of land set aside for Aborigines has been progressively reduced without compensation.***

## 3 Project vision

To undertake a benchmark land development project, working in a collaborative partnership to achieve a high quality development, incorporating excellence in design, open space treatments, landscaping and construction.

## 4 Communication Objectives

The objectives of this strategy are to:

- Develop constructive relationships with key stakeholders, including government agencies and local community groups;
- Ensure accurate, consistent and timely communication and consultation activities to support the lodgement of the planning proposal and contribute to the successful delivery of the project;
- Develop a process to capture community attitudes and identify issues or concerns that may arise; and
- Demonstrate a commitment by the JV partners to an environmentally and socially sensitive development that respects the existing character of the local area.

## 5 Strategic approach and positioning

Community perceptions will have a major impact on the successful delivery of the project. In achieving a positive outcome for this project it is important to take a proactive approach to keeping Warringah Council, local environment groups and the community informed.

Early communication should concentrate on three key areas:

1. The concept of development, including residential, on the site is not new and has been considered in the past. Some areas of the site contain existing road/service infrastructure, such as a sealed roadway with concrete kerbing and guttering.
2. That the project is consistent with the underlying philosophy of the NSW Aboriginal Land Rights Act 1983, namely that the "Land is of spiritual, social, cultural and economic importance to Aborigines" (with emphasis on its economic importance).
3. The land is not simply being sold to a developer: the planning proposal is being developed as a joint venture partnership between the Land Council and Matthews Civil Pty Ltd. This is the first time that the Land Council has undertaken a project such as this, as a development partner.

The JV partners will need to liaise with all stakeholders, listening to their views and considering their comments while progressing the project.

It will be important that the JV partners engage with local environmental and community groups early in the process and explain the work that has been done to identify and protect any threatened species. Equally important will be to outline the planning and assessment process to adjacent residents and neighbours, to highlight the environmental considerations that will be incorporated in the proposed development.

## 6 Stakeholder and issues analysis

Delivery of the Belrose residential project will involve communication with diverse groups of stakeholders. This includes local residents, environment groups, councillors, state and federal members of parliament, local media and the broader community. Formal consultation with various government agencies will also be required as part of the planning and assessment process.

Key issues that need to be considered include:

- Current land zoning and approval pathway.
- Environmental considerations.
- Perceived and actual impacts on adjacent residential properties.

It is expected that additional stakeholders and issues will be identified as the project progresses. Managing issues will require ongoing monitoring and review. This will be particularly important when the concept plan is developed and additional engagement takes place.

Stakeholder identification, along with potential issues and communication management actions, will be updated over the life of the project. To ensure information remains current, stakeholder issues and communication management strategies will be regularly updated in a separate stakeholder database.

## 7 Communication and consultation

Communication and consultation will play an important role in identifying and addressing community issues or concerns that may arise throughout the project. In addition to a program of communications and engagement activities, it will be imperative to implement feedback mechanisms and provide stakeholders with a direct point of contact for enquiries. This includes a 1800 community number and project email. Key stakeholder groups and recommended tools and activities are outlined below.

### Adjacent residents

Early communication with landowners/tenants near the site is a critical component of the community engagement program. Residents/landowners in this area are the most likely to have a view on any future development.

An initial round of communication with local residents will be undertaken to assist the project team in establishing a central point of contact and demonstrating a commitment to early engagement with the community.

Follow up communication with (and/or notification distributed to) adjacent residents and the local community is also proposed following the development of the concept plan. This may be a 'Have a Say Day' or drop-in session.

### Local environmental and interest groups

An initial round of briefings is proposed with key stakeholders such as local environment groups. The aim is to demonstrate the commitment by the JV partners to environmental sustainability and to provide information on the site and the key issues that are being considered.

A second round of stakeholder briefings would then coincide with the development of a concept plan and may be rolled out along with a local community 'Have a Say Day'.

### Council

In addition to statutory consultation with council planners during preparation of the planning proposal, the JV will also engage the mayor and councillors. The purpose is to outline the strategic rationale for developing the site, ensure open lines of communication through-out the project and to reinforce the 2004 Memorandum of Understanding (MOU) between the MLALC and Warringah Council.

## **State and Federal MPs**

Relevant state and federal members of parliaments are likely to be contacted by constituents and should be kept informed of the project through regular correspondence.

## **8 Communication tools and activities**

### **1800 Community line and project email**

A 1800 number and project email address have been established to provide a central point of contact for enquiries and will be included on all collateral. The 1800 number and email address will operate during business hours and enquires received out of hours would be responded to the following business day.

### **Online communications**

A project website will provide an effective tool in posting information for access by stakeholders and the broader community. Online communications can be updated with relevant planning reports and other documents.

The website would include the 1800 number and email address for enquiries.

An additional “stay in touch” function could be established to allow community members or other stakeholders to opt in to a stakeholder database for regular project updates.

### **Project FAQ sheet and briefing note**

An FAQ sheet and briefing note will provide an overview of the planning proposal and be a tool for providing information to people with interest in the project. These can be made available at Council’s administration offices and online.

### **Letter notification**

Letter notification will be arranged for nearby residents to provide an information of the proposal, provide a direct point of contact and provide links to online materials.

### **Briefings**

Key stakeholders such as environment groups will be contacted via written correspondence and offered a briefing to provide information on the project and to assist the project team identify any potential issues.

### **Community Have a say Day**

A community Have a Say Day is proposed to provide information about the proposal enable the community to speak directly with member of the project team. Information will include display materials (Boards) along with other project materials and will be attended by key team members. (Suitable locations and format TBC).

### **Project display, information boards and potential onsite signage**

Content for project display boards would include a project overview, details of the concept plan and the planning approval process, as well as other aspects that are of community interest. Display materials would be used for community information day and briefing sessions.

### **Media**

Media will provide an opportunity to disseminate accurate information to the broader community and assist in dispelling any misconceptions about the development.

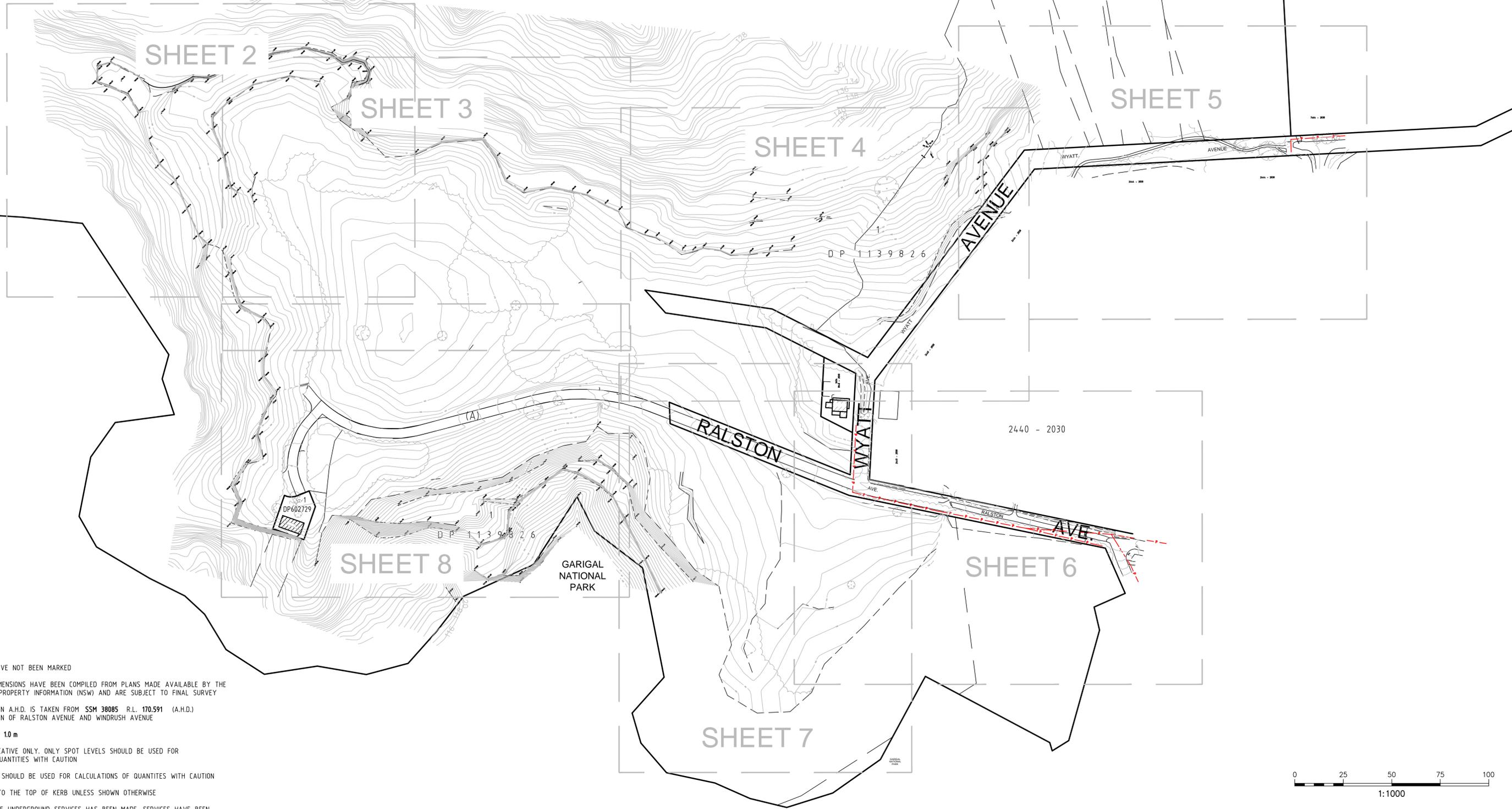
A media release will be prepared for local media to coincide with the rollout of other communication and consultation activities. Information will include key messages and relevant quotes by a spokesperson for the JV partners. Additional media and/or a site tour will be considered when appropriate.

## 9 Stakeholder Engagement

A proposed plan of engagement actions for roll out is provided below.

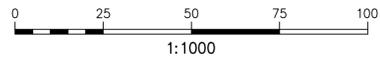
Action	Description
<b>Establish community contact mechanisms</b>	<ul style="list-style-type: none"> <li>Establish and activate 1800 community info line (1800 252 040)</li> <li>Communications with Warringah Council Officers/ DP&amp;I</li> </ul>
	<ul style="list-style-type: none"> <li>Website page: northbelrose.com.au</li> <li>Project email address: info@northbelrose.com.au</li> </ul>
<b>Draft materials</b>	<ul style="list-style-type: none"> <li>Media release</li> <li>FAQ sheet (for web)</li> <li>Stakeholder letter (Residents/local action groups)</li> <li>Briefing note / letter notification (MPs Ministers)</li> </ul>
<b>Brief Council and DP&amp;I</b>	Department of Planning and Infrastructure Warringah Council staff and councillors
<b>Brief community groups</b>	Warringah Urban Fringe Association (WUFA) Belrose Rural Community Group Trail Care / Northern Beaches Mountain Biking Group (NoBMoB) Palomino Riding School Belrose Community Action
<b>Contact with MPs</b>	Jonathan O'Dea, Member for Davidson Rob Stokes, Member for Pittwater Matt Kean, Member for Hornsby Paul Fletcher, Federal Member for Bradfield Brad Hazzard- Minister for Planning Robyn Parker- Minister for the Environment Victor Dominello - Minister for Citizenship, Communities and Aboriginal Affairs Federal MP Bronwyn Bishop - Member for Mackellar
<b>Notify stakeholder (Residents/local action groups)</b>	Local community notification - letter distribution to adjacent streets
<b>Announce to media</b>	<b>Media</b> - Manly Daily, SMH (Urban affairs).

MGA



NOTES

- 1) THE BOUNDARIES HAVE NOT BEEN MARKED
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 38085 R.L. 170.591 (A.H.D.) AT THE INTERSECTION OF RALSTON AVENUE AND WINDRUSH AVENUE
- 4) CONTOUR INTERVAL 1.0 m
- 5) CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 6) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 7) KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- 8) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- 9) 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- 10) BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH



1:1000

THIS IS THE PLAN REFERRED TO IN MY LETTER  
 DATED: 21/12/11  
 Registered Surveyor NSW

DATE OF SURVEY: DEC-2011  
 DATUM: AHD  
 SITE AREA:



Registered Surveyors NSW  
 19 Massey Street  
 Gladesville NSW 2111  
 PO BOX 400  
 Gladesville NSW 1675  
 ph:(02) 9879 6077  
 fax:(02) 9879 7143

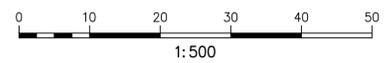
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CLIENT: MATTHEWS CIVIL PTY LTD	ORIGINAL PLAN SIZE: A1 1:2000
PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP 1139826 IN RALSTON AVENUE, BELROSE	PROJECT No: -
LGA: WARRINGAH	JOB REFERENCE: 33680DT
	SHEET OF 8 SHEETS 1

**LEGEND**

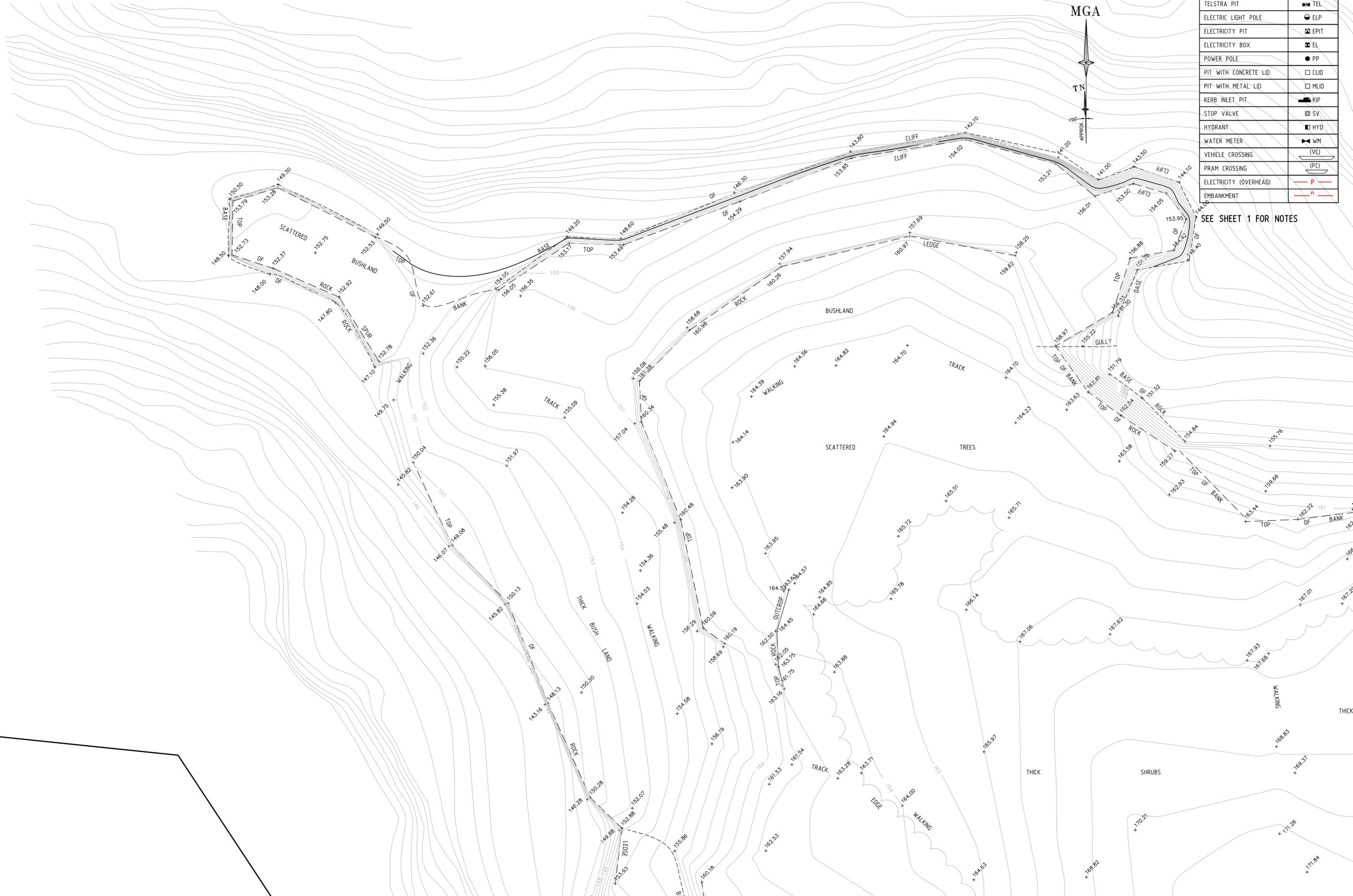
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
KERB INLET PIT	KIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	A

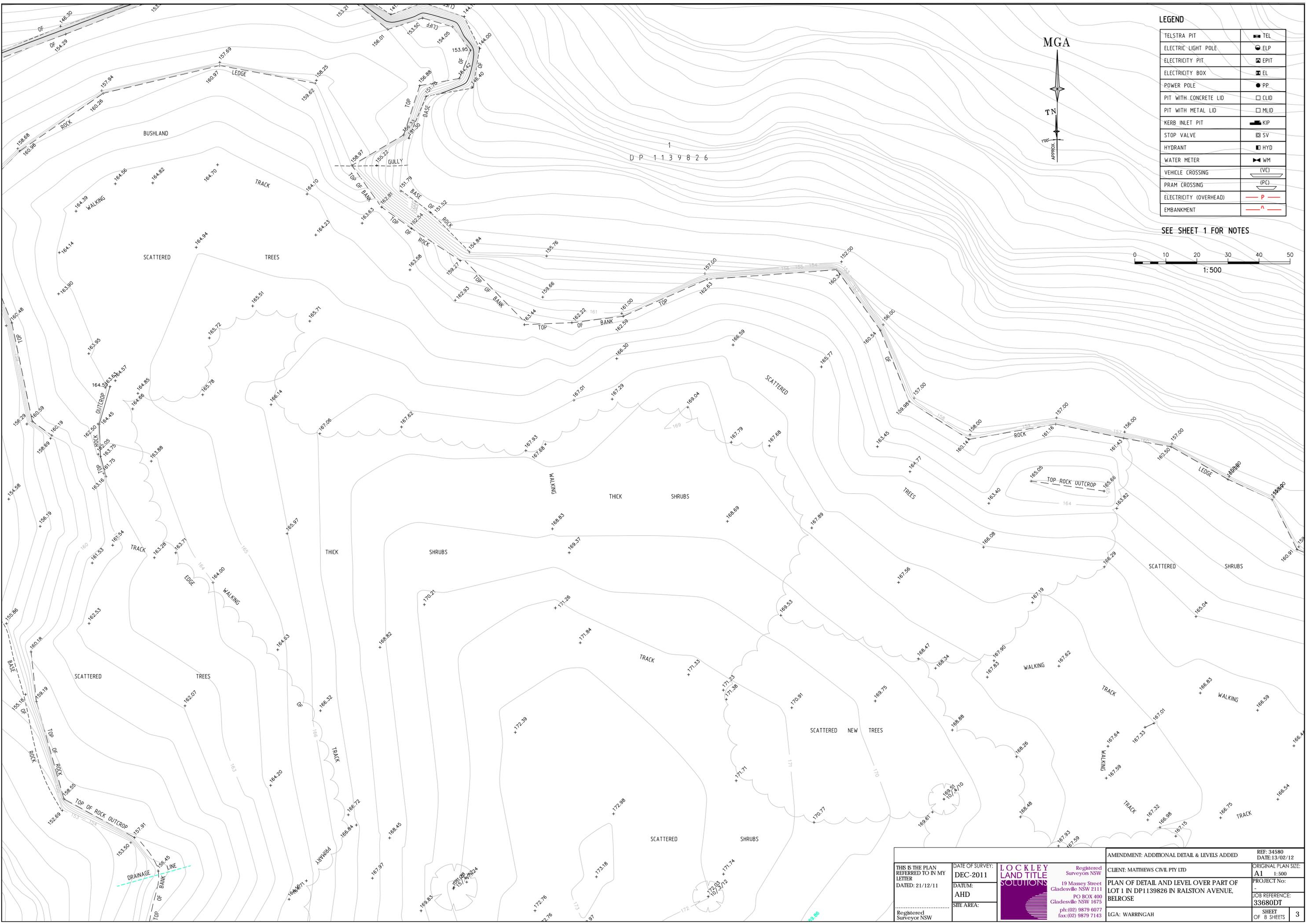
SEE SHEET 1 FOR NOTES

MGA



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 21/12/11  Registered Surveyor NSW	DATE OF SURVEY: DEC-2011	<b>LOCKLEY LAND TITLE SOLUTIONS</b> Registered Surveyors NSW 19 Massey Street Gladesville NSW 2111 PO BOX 400 Gladesville NSW 1675 ph:(02) 9879 6077 fax:(02) 9879 7143	AMENDMENT: ADDITIONAL DETAIL & LEVELS ADDED	REF: 34580 DATE: 13/02/12
	DATUM: AHD		CLIENT: MATTHEWS CIVIL PTY LTD	ORIGINAL PLAN SIZE: A1 1:500
	SITE AREA:		PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP1139826 IN RALSTON AVENUE, BELROSE  LGA: WARRINGAH	PROJECT No: * JOB REFERENCE: 33680DT SHEET OF 8 SHEETS 2

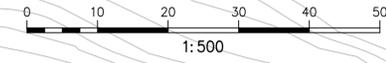




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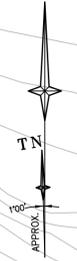
TELSTRA PIT	TEL
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ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
KERB INLET PIT	KIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	A

SEE SHEET 1 FOR NOTES



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	DATUM: <b>AHD</b>		CLIENT: MATTHEWS CIVIL PTY LTD	ORIGINAL PLAN SIZE: <b>A1</b> 1:500
	SITE AREA:		PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP1139826 IN RALSTON AVENUE, BELROSE	PROJECT No: <b>33680DT</b>
			LGA: WARRINGAH	JOB REFERENCE: <b>33680DT</b>
			SHEET OF 8 SHEETS <b>3</b>	

MGA

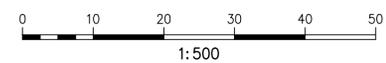
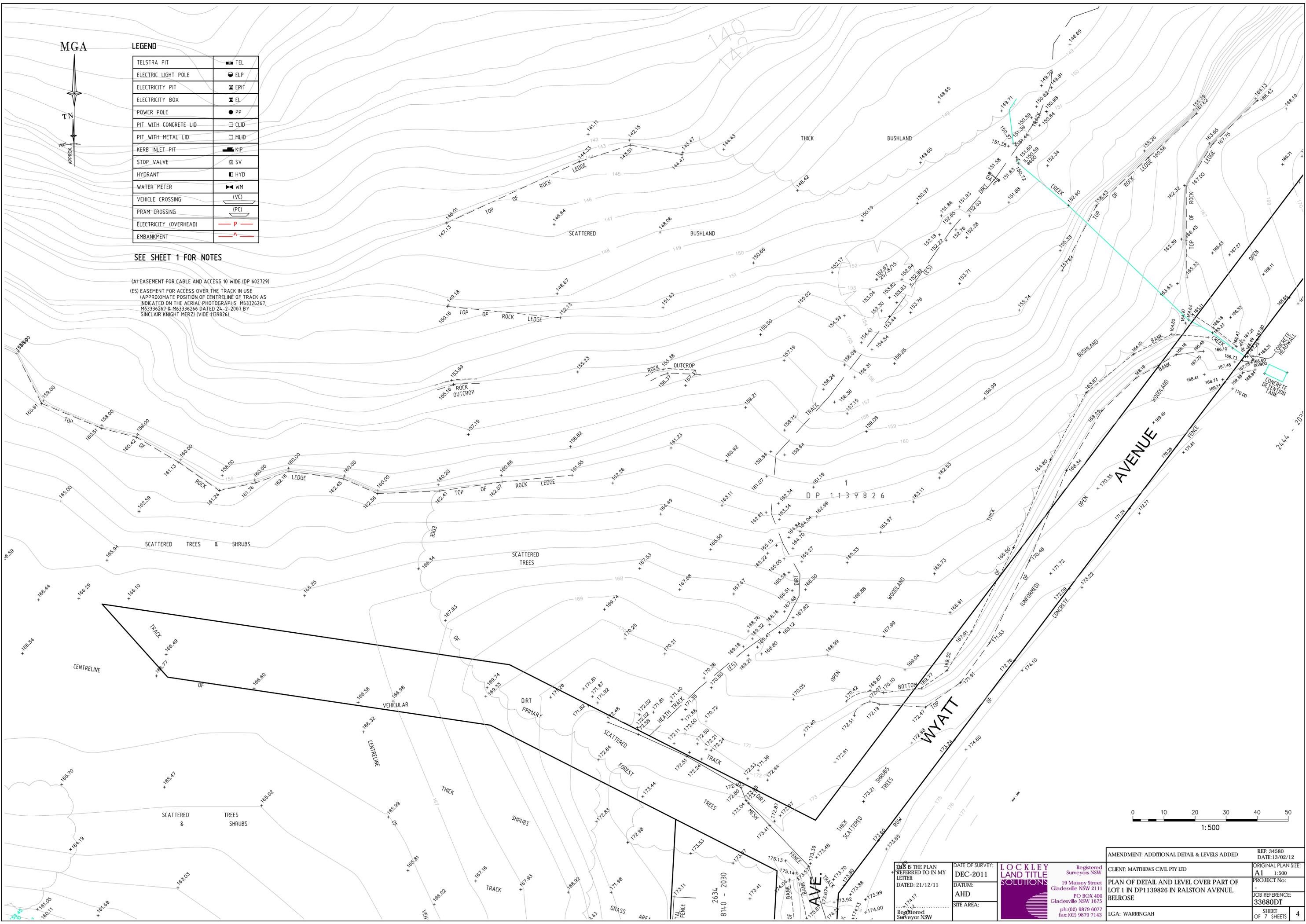


LEGEND

TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
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POWER POLE	PP
PIT WITH CONCRETE LID	CLID
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KERB INLET PIT	KIP
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HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	A

SEE SHEET 1 FOR NOTES

(A) EASEMENT FOR CABLE AND ACCESS 10 WIDE (DP 602729)  
 (ES) EASEMENT FOR ACCESS OVER THE TRACK IN USE (APPROXIMATE POSITION OF CENTRELINE OF TRACK AS INDICATED ON THE AERIAL PHOTOGRAPHS M63326267, M63336267 & M63336266 DATED 24-2-2007 BY SINCLAIR KNIGHT MERZI (VIDE 1139826)

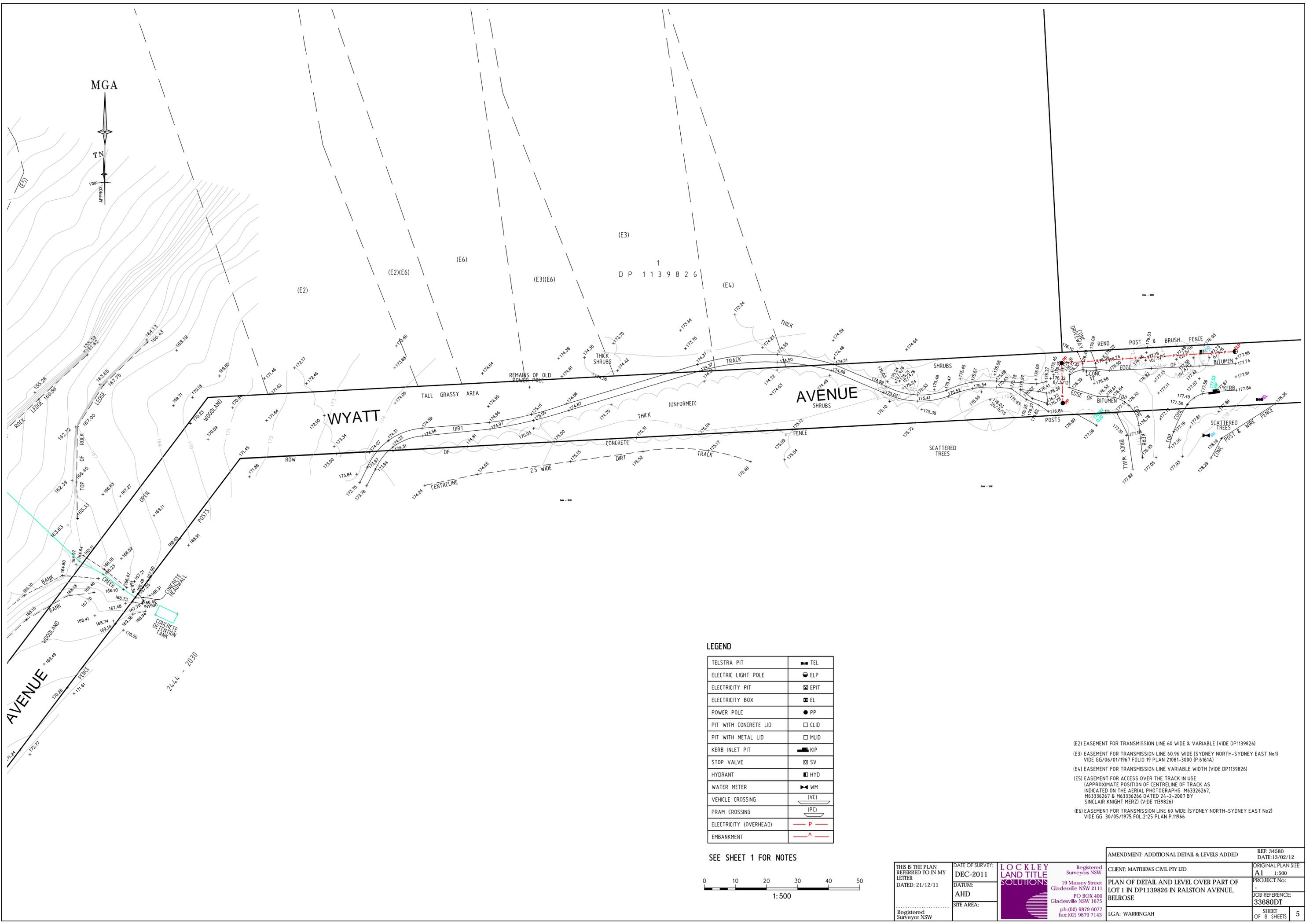


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DATE OF SURVEY: DEC-2011  
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CLIENT: MATTHEWS CIVIL PTY LTD	ORIGINAL PLAN SIZE: A1 1:500
PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP1139826 IN RALSTON AVENUE, BELROSE	PROJECT No: -
LGA: WARRINGAH	JOB REFERENCE: 33680DT
	SHEET OF 7 SHEETS

MGA



(E3)  
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(E4)

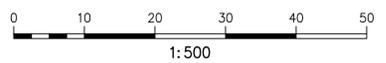
WYATT

AVENUE

LEGEND

TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY PIT	EPIT
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POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
KERB INLET PIT	KIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	^

SEE SHEET 1 FOR NOTES



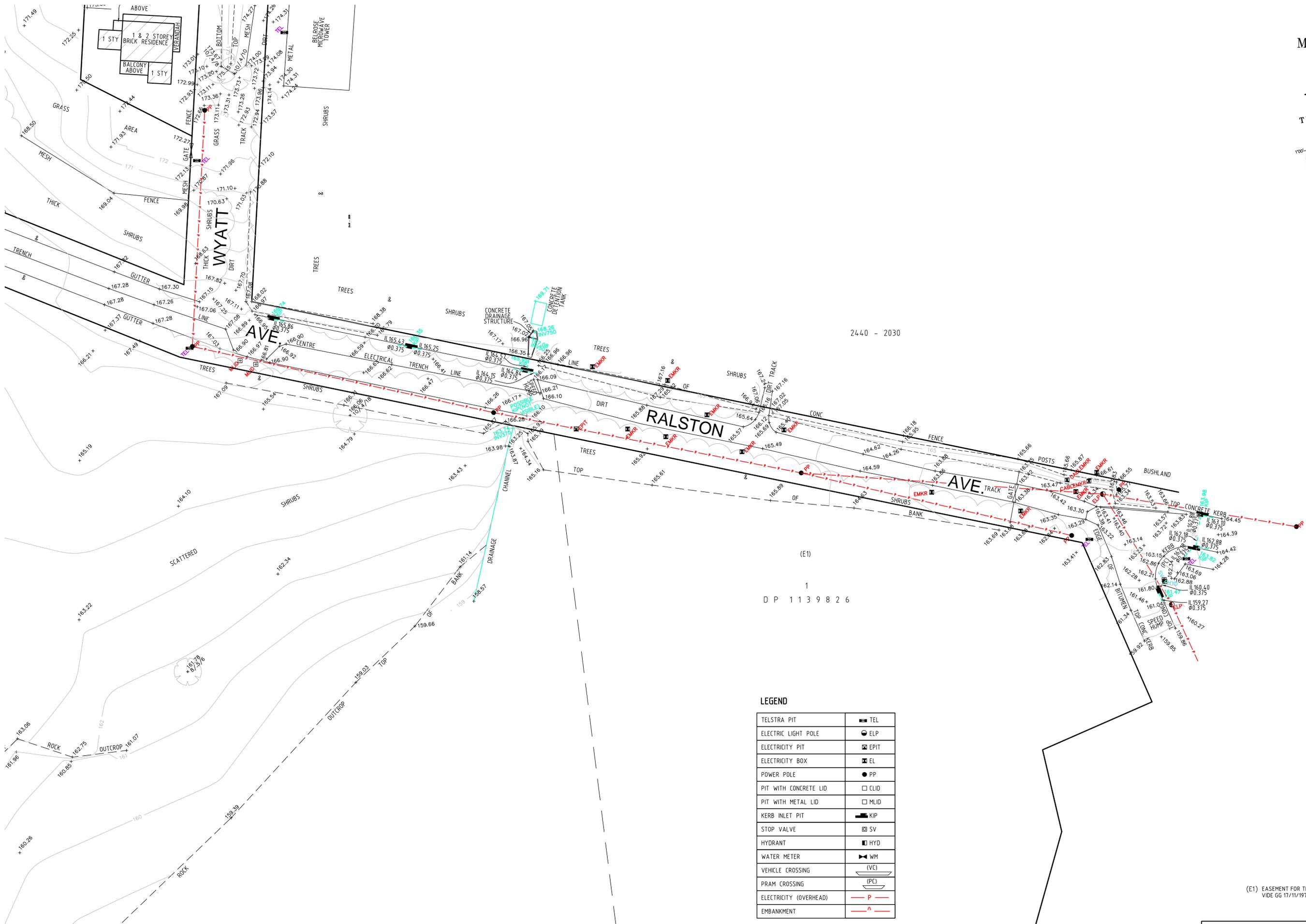
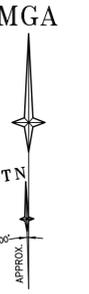
- (E2) EASEMENT FOR TRANSMISSION LINE 60 WIDE & VARIABLE (VIDE DP1139826)
- (E3) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (SYDNEY NORTH-SYDNEY EAST No11 VIDE GG/06/01/1967 FOLIO 19 PLAN 21081-3000 (P.6161A))
- (E4) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (VIDE DP1139826)
- (E5) EASEMENT FOR ACCESS OVER THE TRACK IN USE (APPROXIMATE POSITION OF CENTRELINE OF TRACK AS INDICATED ON THE AERIAL PHOTOGRAPHS M63326267, M63336267 & M63336266 DATED 24-2-2007 BY SINCLAIR KNIGHT MERZ) (VIDE 1139826)
- (E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (SYDNEY NORTH-SYDNEY EAST No2) VIDE GG 30/05/1975 FOL 2125 PLAN P.11966

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DATUM: AHD  
SITE AREA:

**LOCKLEY LAND TITLE SOLUTIONS**  
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ph:(02) 9879 6077  
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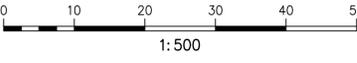
AMENDMENT: ADDITIONAL DETAIL & LEVELS ADDED	REF: 34580 DATE: 13/02/12
CLIENT: MATTHEWS CIVIL PTY LTD	ORIGINAL PLAN SIZE: A1 1:500
PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP1139826 IN WALSTON AVENUE, BELROSE	PROJECT No: -
LGA: WARRINGAH	JOB REFERENCE: 33680DT
	SHEET OF 8 SHEETS



**LEGEND**

TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
PIT WITH METAL LID	MLID
KERB INLET PIT	KIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	A

SEE SHEET 1 FOR NOTES

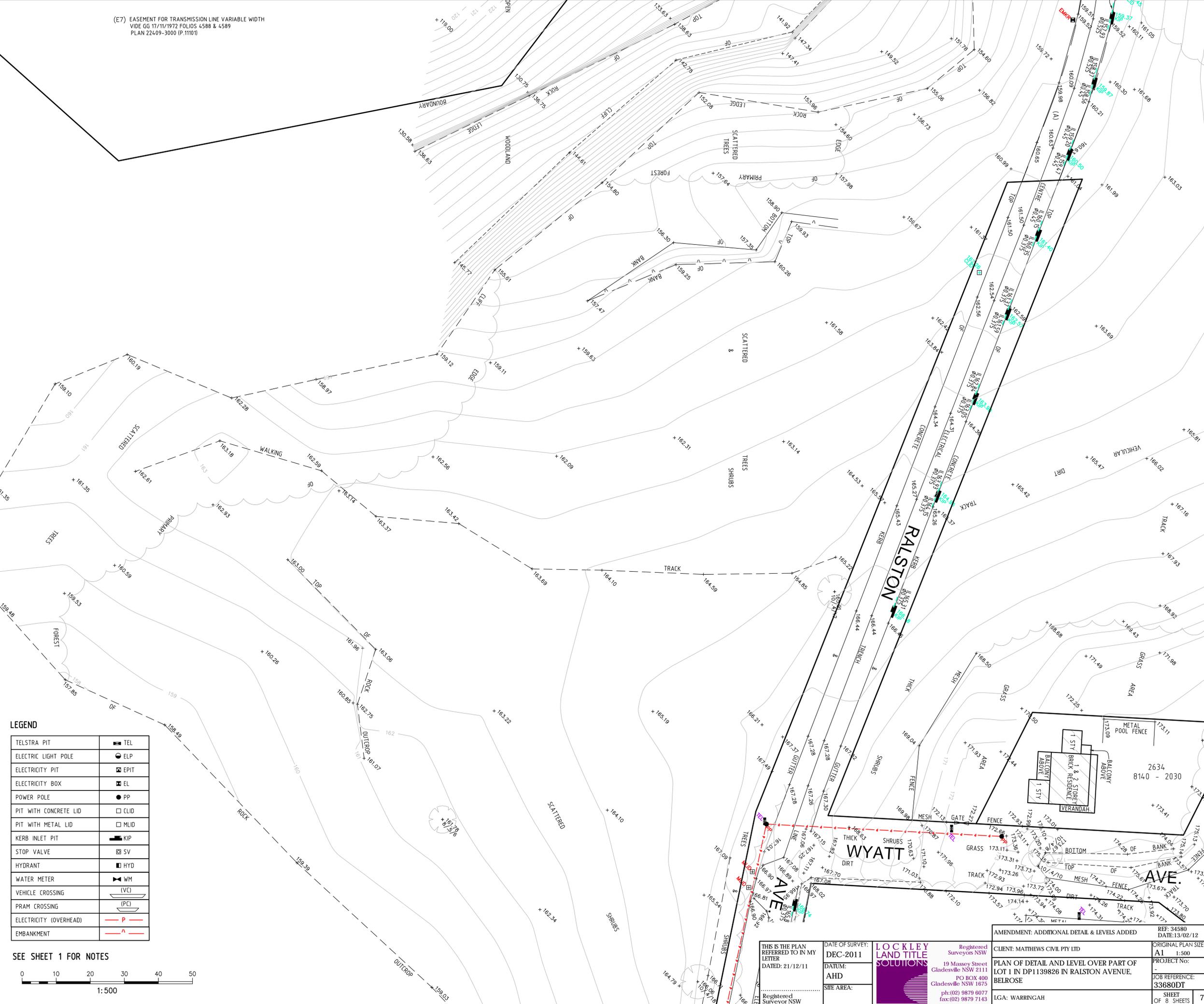


(E1) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH  
VIDE GG 17/11/1972 FOLIOS 4588 & 4589

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Registered Surveyor NSW	SITE AREA:		PLAN OF DETAIL AND LEVEL OVER PART OF LOT 1 IN DP 1139826 IN RALSTON AVENUE, BELROSE	PROJECT No: -
			LGA: WARRINGAH	JOB REFERENCE: 33680DT
				SHEET OF 8 SHEETS 6

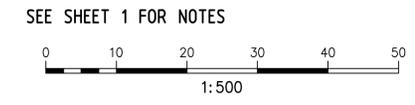


(E7)  
 GARIGAL NATIONAL PARK



**LEGEND**

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ELECTRIC LIGHT POLE	ELP
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POWER POLE	PP
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PIT WITH METAL LID	MLID
KERB INLET PIT	KIP
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PL)
ELECTRICITY (OVERHEAD)	P
EMBANKMENT	A

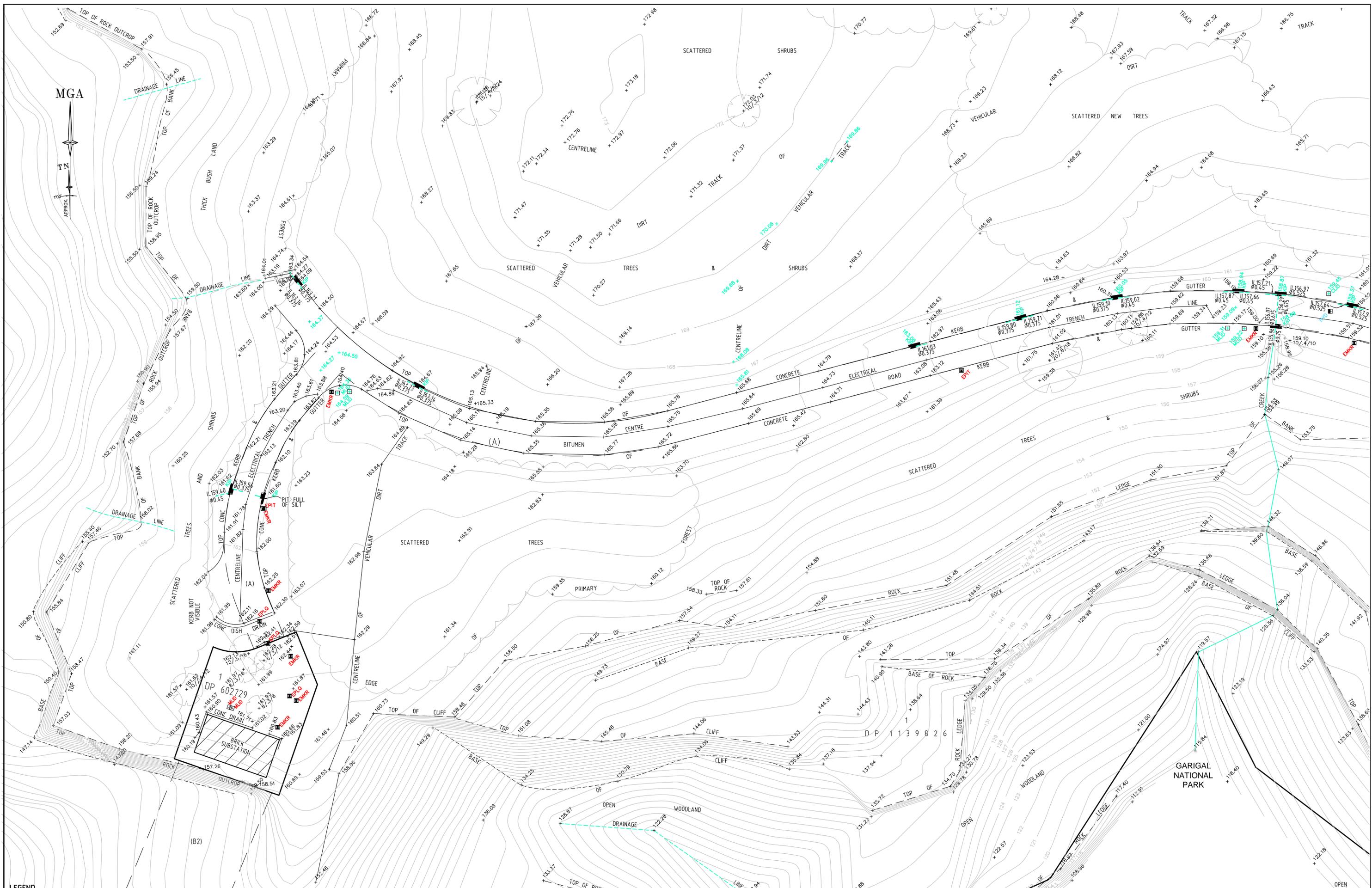
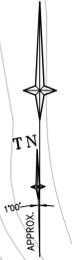


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LGA: WARRINGAH	JOB REFERENCE: 33680DT SHEET OF 8 SHEETS

MGA

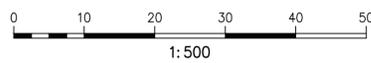


LEGEND

TELSTRA PIT	TEL	PIT WITH CONCRETE LID	CLID	WATER METER	WM
ELECTRIC LIGHT POLE	ELP	PIT WITH METAL LID	MLID	VEHICLE CROSSING	(VC)
ELECTRICITY PIT	EPIT	KERB INLET PIT	KIP	PRAM CROSSING	(PC)
ELECTRICITY BOX	EL	STOP VALVE	SV	ELECTRICITY (OVERHEAD)	P
POWER POLE	PP	HYDRANT	HYD	EMBANKMENT	A

(A) EASEMENT FOR CABLE AND ACCESS 10 WIDE (DP 602729)  
 (B2) EASEMENT FOR TRANSMISSION LINE 30 WIDE (DP1339826)

SEE SHEET 1 FOR NOTES



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LGA: WARRINGAH	JOB REFERENCE: 33680DT
	SHEET OF 8 SHEETS 8



## Notes of Pre-lodgement Meeting (Planning Proposal)

### Strategic and Development Services

<b>Application No:</b>	PLM 2013/0005
<b>Meeting Date:</b>	15 February 2013
<b>Property Address:</b>	Lot 1 in DP 1139826 Ralston Avenue, Belrose
<b>Attendees for Council:</b>	<ul style="list-style-type: none"> <li>• David Kerr – Group Manager Strategic Planning</li> <li>• Michael Haynes – Sustainable Urban Planning Manager</li> <li>• Scot Hedge – Business Development Manager (Parks, Recreation &amp; Foreshores)</li> <li>• Brendan Smith – Environment Officer (Biodiversity)</li> <li>• Jason Ruszczuk – Environment Officer (Catchment)</li> <li>• Craig Morrison – Environment Officer (Systems/Planning)</li> <li>• Ben Fallowfield – Senior Environment Officer (Strategic Outcomes)</li> <li>• Kyle Wells – Traffic Engineer</li> <li>• Paul David – Senior Development Engineer</li> <li>• Vivien Howard – Environment Officer (Biodiversity)</li> <li>• Tony Collier – Senior Development Assessment Officer</li> </ul>
<b>Attendees for applicant:</b>	<ul style="list-style-type: none"> <li>• Bob Stewart – Complete Infrastructure Services</li> <li>• Angus Bruce – Hassell</li> <li>• Matthew O'Donnell – Urbis</li> <li>• John Wynne – Urbis</li> <li>• John Travers – Travers Bushfire and Ecology</li> <li>• Michael Sheather-Reid - Travers Bushfire and Ecology</li> <li>• Dominic Sullivan – Mathews Civil</li> <li>• Stephen Matthews – Mathews Civil</li> <li>• Ricky Lyons - Metropolitan Local Aboriginal Land Council</li> <li>• Clare McHugh - Metropolitan Local Aboriginal Land Council</li> <li>• David Evans - Metropolitan Local Aboriginal Land Council</li> <li>• Kathryn Ridge - Metropolitan Local Aboriginal Land Council</li> </ul>
<b>Owners</b>	Metropolitan Local Aboriginal Land Council

### APPLICATION PROPOSAL

- The proposal is to amend the zoning of the subject land from C8 Belrose North locality under Warringah Local Environmental Plan 2000 to R2 'Low Density Residential', RE1 'Public Recreation' and E3 'Environmental Management' under Warringah Local Environmental Plan 2011.
- The property has an area of 135.3ha of which 12.7% (17.15ha) of the property is proposed to be rezoned to R2 'Low Density Residential'.

### WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

The following provides relevant information and Development Standards as applicable under WLEP 2011. A Planning Proposal to rezone land to any of the following zones must address the relevant Objectives as detailed.

<b>Objectives of the Proposed Zones</b>
<b>R2 'Low Density Residential'</b>
<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li> </ul>

Objectives of the Proposed Zones
<b>RE1 'Public Recreation'</b>
<ul style="list-style-type: none"> <li>To enable land to be used for public open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> <li>To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.</li> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>
<b>E3 'Environmental Management'</b>
<ul style="list-style-type: none"> <li>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> <li>To ensure that development, by way of its character, design, location and materials of construction, is integrated into the site and natural surroundings, complements and enhances the natural environment and has minimal visual impact.</li> <li>To protect and enhance the natural landscape by conserving remnant bushland and rock outcrops and by encouraging the spread of an indigenous tree canopy.</li> <li>To protect and enhance visual quality by promoting dense bushland buffers adjacent to major traffic thoroughfares.</li> </ul>

Principal Development Standards under WLEP 2011			
Development Standard	R2 'Low Density Residential'	RE1 'Public Recreation'	E3 'Environmental Management'
Minimum subdivision lot size:	1 dwelling/600m <sup>2</sup>	N/A	1 dwelling/20ha
Rural Subdivision:	N/A	N/A	N/A
Minimum subdivision lot size for community title schemes:	N/A	N/A	1 dwelling/20ha
Height of Buildings:	8.5m maximum*	N/A	8.5m maximum*

**Note:** Heights are taken from existing ground level under WLEP 2011

## RESPONDING COMMENTS FROM COUNCIL DEPARTMENTS

The following comments have been provided by Council representatives in attendance at the pre-licensing meeting. A response is to be provided in the Planning Proposal to address any matters raised which are required to be addressed at the pre-Gateway stage:

Department	Department Comment	Planning Comment						
<b>Natural Environment Unit (NEU)</b>	As the site contains significant environmental values the planning proposal must demonstrate that the rezoning is consistent with the relevant planning considerations including those outlined in Table 1 below.	Noted. Please address each of the points raised in the NEU response.						
	<table border="1"> <thead> <tr> <th>Plans/Strategy/ Study</th> <th>Value/ Control</th> </tr> </thead> <tbody> <tr> <td>WLEP 2000</td> <td>Locality C8 Belrose North</td> </tr> <tr> <td>WLEP 2000 Clause 56 Retaining unique environmental features on sites</td> <td>Development is to be designed to retain and complement any distinctive environmental features of its site and on adjoining and nearby land.  In particular, development is to be designed to incorporate or be sympathetic to environmental features such as rock outcrops, remnant bushland and</td> </tr> </tbody> </table>		Plans/Strategy/ Study	Value/ Control	WLEP 2000	Locality C8 Belrose North	WLEP 2000 Clause 56 Retaining unique environmental features on sites	Development is to be designed to retain and complement any distinctive environmental features of its site and on adjoining and nearby land.  In particular, development is to be designed to incorporate or be sympathetic to environmental features such as rock outcrops, remnant bushland and
	Plans/Strategy/ Study		Value/ Control					
WLEP 2000	Locality C8 Belrose North							
WLEP 2000 Clause 56 Retaining unique environmental features on sites	Development is to be designed to retain and complement any distinctive environmental features of its site and on adjoining and nearby land.  In particular, development is to be designed to incorporate or be sympathetic to environmental features such as rock outcrops, remnant bushland and							

Department	Department Comment		Planning Comment
		watercourses.	
	WLEP 2000 Clause 57 Protection of existing flora	Development is to be sited and designed to minimize the impact on remnant indigenous flora, including canopy trees and understorey vegetation, and on remnant native ground cover species.	
	WLEP 2000 Clause 60 Watercourses and aquatic habitat	Development is to be cited and designed to maintain and enhance natural water courses and aquatic habitat.	
	Warringah Biodiversity Conservation Strategy	High Conservation Significance	
	Warringah Creek Management Study	Category B catchment	
	Strategic Review of the Oxford Falls and Belrose North Localities	E3 Zoning	
	Protection of Waterway and Riparian Lands Policy	<ul style="list-style-type: none"> <li>• Protect, maintain and enhance waterway and riparian function.</li> </ul>	
	Warringah Council's Environmental Sustainability Strategy	<ul style="list-style-type: none"> <li>• Maintain and enhance locally indigenous biodiversity in Warringah</li> <li>• Maintain and enhance waterway function in Warringah</li> </ul>	
	Draft Natural Area Survey	<ul style="list-style-type: none"> <li>• Regional Core Habitat</li> </ul>	
<p>Documentation lodged with the pre-lodgement application reaffirms that the site has very high biodiversity values which would be impacted by subsequent development. As indicated above the environmental constraints methodology currently being applied as part of the Strategic Review of the Oxford Falls and Belrose North Localities would result in this site being zoned E3.</p>			
<p>Due to the significant environmental values of the site the planning proposal must:</p>			
<ol style="list-style-type: none"> <li>1. Demonstrate that the rezoning is consistent with the objectives of the E3 zoning and the desired future character of the Locality C8 Belrose North.</li> <li>2. Demonstrate that in a regional context this site is the most appropriate for this type of development.</li> <li>3. Be prepared in accordance with <i>A guide to preparing planning proposals</i> (written by the former Department of Planning) and state how; <ul style="list-style-type: none"> <li>• The proposal is strategic in nature i.e. recommended in a strategic study/report, including an environmental constraints assessment.</li> <li>• That the proposal is the most effective way of meeting the intended outcomes.</li> </ul> </li> <li>4. Demonstrate how the proposal has been designed to respond to the environmental</li> </ol>			

Department	Department Comment	Planning Comment
	<p>constraints of the site and that the current zoning configuration is the 'best fit' in respect of such constraints.</p> <ol style="list-style-type: none"> <li>5. Demonstrate how the proposal has been designed following the hierarchy of avoid, mitigate and then offset environmental impacts.</li> <li>6. Demonstrate how the proposal ensures the protection of threatened species, ecological communities, or their habitats consistent with the Threatened Species Conservation Act and is consistent with the E3 zoning.</li> <li>7. Threatened species survey effort must include; repeat seasonal surveys targeting cryptic species and be conducted during optimum climatic conditions relevant to the target species.</li> <li>8. Reporting must include assessments of significance prepared in accordance with section 5A of the EP&amp;A Act and the 2007 "Threatened Species Assessment Guidelines" issued by the former Department of Environment and Climate Change.</li> <li>9. Demonstrate how the proposal ensures the protection of natural ecological processes and functions of all waterways as well as wetlands consistent with Council's Protection of Waterway and Riparian Lands Policy and the objectives of the E3 zoning.</li> </ol>	
<p><b>Development Engineering</b></p>	<ol style="list-style-type: none"> <li>(a) The subdivision is recommended to be a community title type subdivision which can incorporate the environmental stormwater management for proposed development for both the predevelopment and post development of the subject development site.</li> <li>(b) Stormwater management for the proposed development and it's impact on the receiving water course is to be carried out for all storms up to the 1 in 100 year ARI storm and shall also include water quality management for the proposed development.</li> <li>(c) Feasibility study is to be under taken for the construction and connection of Wyatt Avenue to Ralston Avenue. A suitable traffic report for this study is to be under taken.</li> </ol>	<ol style="list-style-type: none"> <li>(a) The subdivision layout and title type is to be appropriately addressed through a subsequent Development Application. Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future land titling of the residential subdivision.</li> <li>(b) Stormwater management is to be appropriately addressed through a subsequent Development Application.</li> <li>(c) Although the Feasibility Study for the construction and connection of Wyatt Avenue to Ralston Avenue will be considered at a later Development Application stage (or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed), the Study will be required to be submitted as part of the suite of supporting documents to the Planning Proposal to</li> </ol>

Department	Department Comment	Planning Comment
		<p>substantiate the construction of the roadway to connect Wyatt Avenue and Ralston Avenue. This study will be referred to Parks, Recreation and Foreshores for their initial comment.</p>
<b>Traffic Engineering</b>	<p>It is recommended that the applicant contact Transport for NSW to request the provision of a bus route to the new subdivision.</p>	<p>The provision of a bus route to the new subdivision is a matter which will be considered at a later Development Application stage (or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed).</p> <p>Notwithstanding, the potential for public bus connectivity to the proposed residential land is to be discussed in a Traffic Report which is to be provided with the Planning Proposal.</p>
<b>Parks, Recreation and Foreshores</b>	<p>(a) It is understood that the proponent proposes a single large public open space area to be retained in a semi natural state, and two small 'manicured' pocket parks.</p> <p>(b) Any proposed public open space and it's subsequent maintenance is to be provided at no extra cost to Council as a result of the rezoning.</p> <p>(c) It is noted that the proponent has undertaken a Recreational/Open Space 'needs study' in preparing their landscape design. Parks, Recreation and Foreshores will consider this report in determining a response to any proposed public open space, particularly within the context of the environmental attributes of the site and any need to maintain environmental areas/buffer.</p>	<p>(a) Noted.</p> <p>(b) The provision and subsequent maintenance of any proposed public open spaces is to be appropriately addressed through a subsequent Development Application or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed.</p> <p>Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future provision and subsequent maintenance of any proposed public open spaces.</p> <p>(c) Although the landscape design will be considered at a later Development Application stage, the Recreational/Open Space 'needs study' will be required to be submitted as part of the suite of supporting documents to the Planning Proposal to justify the provision of the proposed public open space areas. This study will be referred to Parks, Recreation and Foreshores for their initial</p>

Department	Department Comment	Planning Comment
		comment.
<b>Waste Management</b>	<p>(a) The proposed subdivision must comply with the requirements contained within Councils' Policy No. PL 850 WASTE.</p> <p>(b) Waste Management's preferred position is for the roads to be dedicated to Council as public roads. If the roads are to be community titled private roads then Waste Management can still provide services through the use of a positive covenant and specific clauses inserted into the community management statement.</p>	<p>(a) The subdivision layout to address Council's Waste Policy is to be appropriately addressed through a subsequent Development Application.</p> <p>(b) The future status of the roads is to be appropriately addressed through a subsequent Development Application.</p> <p>Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future status of the roads.</p>

## RELEVANT STRATEGIES, POLICIES, DIRECTIONS AND STUDIES TO BE ADDRESSED

The following provides specific guidance on what will be required to be addressed in a Planning Proposal. Notwithstanding, you are advised to justify the proposal by addressing all heads of consideration under Part 2 – 'The Parts of a Planning Proposal' of the NSW Planning and Infrastructure's 'A Guide to Preparing Planning Proposals'.

### Strategic Considerations

The justification for the Planning Proposal is to incorporate and address the following strategic matters:

- Assessment of consistency with the Metropolitan Plan for Sydney 2036 and the draft North East Subregional Strategy (all inconsistencies must be adequately justified).
- The relationship of the proposal with Council's Strategic Community Plan.
- Assessment against all relevant State Environmental Planning Policies and deemed State Environmental Planning Policies as noted above.
- Assessment against all relevant Section 117 Ministerial Directions as noted below.
- Assessment against the Objectives of the proposed zones under WLEP 2011 as noted above.

#### Notes:

- Draft North East Subregional Strategy Warringah Housing Target – 10,300 additional dwellings by 2031.
- Metropolitan Plan for Sydney Housing Target for the North East Subregion – 29,000 additional dwellings by 2036.
- Council is currently in the process of preparing both a draft Housing Strategy and a draft Employment Strategy to identify how Warringah Council will achieve its targets to 2036.
- If an application for the preparation of a Planning Proposal is lodged it will need to clearly address any loss of employment or residential lands. Proceeding with a re-zoning without a Strategy underpinning the proposal is a significant risk. However, it should be noted that this will not prevent Council from proceeding with the proposal, so long as the application provides sufficient justification.

### State Environmental Planning Policies

A Planning Proposal will be required to clearly address the following State Environmental Planning Policies (SEPPs):

- State Environmental Planning Policy No 19 - Bushland in Urban Areas.
- State Environmental Planning Policy No 44 - Koala Habitat Protection.
- State Environmental Planning Policy No 55 - Remediation of Land.

- State Environmental Planning Policy (Infrastructure) 2007.

### **Section 117 Ministerial Directions**

A Planning Proposal will be required to clearly address the Objectives and heads of consideration including 'Consistency', of the following relevant Section 117 Ministerial Directions:

- Direction 2.1 - Environment Protection Zones.
- Direction 2.3 - Heritage Conservation.
- Direction 3.1 - Residential Zones.
- Direction 3.4 - Integrating Land Use and Transport.
- Direction 4.4 - Planning for Bushfire Protection.
- Direction 6.2 - Reserving Land for Public Purposes.
- Direction 6.3 - Site Specific Provisions.
- Direction 7.1 - Implementation of the Metropolitan Plan for Sydney 2036.

### **Objectives and Explanation of the Provisions**

A planning study shall be provided to clearly outline what is being proposed and what is planned to be achieved. These will form the basis for a subsequent planning proposal.

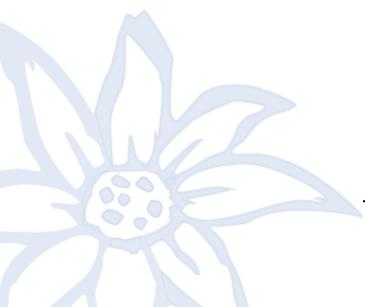
### **Studies and Supporting Documents**

Generally technical studies are not required until after the initial Gateway Determination has been made. If you decide to delay the provision of certain studies until after the Gateway Determination stage, then it is advisable that you at least address the relevant matters within your initial application. This will ensure that there are no gaps within the planning proposal when it is publicly notified and reported to Council.

Notwithstanding, as well as the Planning Proposal report, the following reports, plans and maps are important in considering the proposal:

- Aboriginal Heritage/Archaeological Impact Assessment.
- Bushfire Assessment Report.
- Traffic Report.
- Concept Master Plan.
- Flora and Fauna Study.
- Open Space and Recreation Study.
- Infrastructure Services Strategy.
- Economic Impact Assessment.
- Housing Needs Study.
- Contamination Assessment.
- Geotechnical Assessment.
- Social Impact Assessment.
- Electrical Services Strategy.
- Consultation Report.
- A statement from Ausgrid that the residential component of the proposal will comply with both the Reference Levels and the precautionary requirements of the draft ARPANSA's *Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz – 3 kHz*, 7 December 2006.
- Zoning and Building Height Maps. The Planning proposal is to include all relevant maps as required by Section 2.4 – 'Mapping' of NSW Planning and Infrastructure's 'A Guide to Preparing Planning Proposals'.

If insufficient documentation is provided then this will make it difficult to progress the Planning Proposal through to the Department of Planning and Infrastructure's Gateway Determination stage.



## **ADMINISTRATIVE MATTERS**

### **Fees**

The calculation of fees is based on the value of the development subsequent to rezoning. In this regard Council requires a valuation by a suitably qualified expert to be submitted in advance of the application so that Council can advise you of the application fee prior to lodgement.

Council will generally structure the application fee in two parts being relevant to the Pre and Post Gateway stages. The following general fee scale is noted:

- If the value of Development subsequent to rezoning is < \$10 million (fee = \$12,000)
- If the value of Development subsequent to rezoning is between \$10 and 50 million (total fee = \$25,000)
- If the value of Development subsequent to rezoning is > \$50 (fee = \$25,000.00, plus \$0.60 for every \$1,000 beyond \$50 million)
- Exhibition fee for planning proposal application (\$855)

**Pre-Gateway Notification** (see the NSW Planning and Infrastructure's 'A Guide to Preparing Planning Proposals')

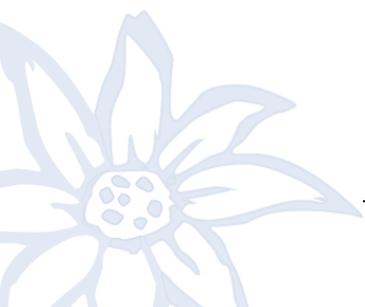
- Following formal lodgement of your application Council will consider your proposal. The application will be publicly notified and submissions will be received. This is not a statutory exhibition.
- Following notification and assessment, and if the application is supported by Council it will be forwarded to the Department of Planning and Infrastructure to be assessed by the Department of Planning and Infrastructure Gateway Determination process.
- Consultation with public authorities and the community (statutory exhibition period) will occur following the Gateway determination. The length of the exhibition period will be identified following the Gateway determination.

### **Privacy and Personal Information**

You are advised that Council is obliged to make applications for the preparation of Planning Proposals and supporting documents available for public inspection. We do this at the Customer Service Centre and by placing copies of the applications and supporting documents on the Council website.

### **Monitoring the application progress after lodgement**

Once lodged you can monitor the progress of the application through Council's E-Services website at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au).



CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p>Planning Proposal to rezone land to any of the following zones must address the relevant objectives as detailed</p> <p><b>R2 'Low Density Residential'</b></p> <ul style="list-style-type: none"> <li>▪ To provide for the housing needs of the community within a low density residential environment.</li> <li>▪ To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>▪ To ensure that low density residential environments are characterised by landscaped settings that are inharmony with the natural environment of Warringah.</li> </ul> <p><b>RE1 'Public Recreation'</b></p> <ul style="list-style-type: none"> <li>▪ To enable land to be used for public open space or recreational purposes.</li> <li>▪ To provide a range of recreational settings and activities and compatible land uses.</li> <li>▪ To protect and enhance the natural environment for recreational purposes.</li> </ul>		<p>See Section 4.2 of Planning Proposal report prepared by Urbis</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<ul style="list-style-type: none"> <li>▪ To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.</li> <li>▪ To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul> <p><b>E3 'Environmental Management'</b></p> <ul style="list-style-type: none"> <li>▪ To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>▪ To provide for a limited range of development that does not have an adverse effect on those values.</li> <li>▪ To ensure that development, by way of its character, design, location and materials of construction, is integrated into the site and natural surroundings, complements and enhances the natural environment and has minimal visual impact.</li> <li>▪ To protect and enhance the natural landscape by conserving remnant bushland and rock outcrops and by encouraging the spread of an indigenous tree canopy.</li> </ul>		

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<ul style="list-style-type: none"> <li>To protect and enhance visual quality by promoting dense bushland buffers adjacent to major traffic thoroughfares.</li> </ul>		
<p><b>As the site contains significant environmental values the planning proposal must demonstrate that the rezoning is consistent with the relevant planning considerations including those outlined as follows.</b></p>		
<p><b>WLEP 2000 - Locality C8 Belrose North</b></p>		<p>See Section 2.2.1 of Planning Proposal prepared by Urbis</p>
<p><b>WLEP 2000 Clause 56</b></p> <p><b>Retaining unique environmental features on sites</b></p> <p>Development is to be designed to retain and complement any distinctive environmental features of its site and on adjoining and nearby land.</p> <p>In particular, development is to be designed to incorporate or be sympathetic to environmental features such as rock outcrops, remnant bushland and watercourse.</p>		<p>Refer to Planning Proposal document, <b>Appendix A</b> and <b>Appendix B</b>.</p>
<p><b>WLEP 2000 Clause 57 Protection of existing flora</b></p> <p>Development is to be sited and designed to minimize the impact on remnant indigenous flora, including canopy trees and understorey vegetation, and on remnant native ground cover species.</p>		<p>The Ecological Constraints Assessment has identified areas of the landscape that contain a range of rare, threatened flora and fauna species and endangered ecological communities. The development area impacts on some of these stands of flora.</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
		<p>In terms of remnant indigenous flora the impacted area proposed for development results in 75% conservation of all key species but also sets aside a significant conservation area (the proposed E3 zone) suitable for all of the recorded threatened flora species.</p> <p>Potential significant impacts on <i>Grevillea caleyi</i> and <i>Tetratheca glandulosa</i>, but further potential habitat areas are present in the locality and offset lands. The EEC - Coastal Upland Swamp has also been fully protected.</p>
<p><b>WLEP 2000 Clause 60 Watercourses and aquatic habitat</b></p> <p>Development is to be cited and designed to maintain and enhance natural water courses and aquatic habitat.</p>		<p>A specialist's water assessment report has been prepared. The Ecological Assessment (<b>Appendix B</b>) recognises the link between the watercourses surrounding the site and the potential impact that development on the ridgeline could have for surrounding watercourses, aquatic habitat and threatened species such as the Red Crowned Toadlet and the Giant Burrowing Frog.</p> <p>The mitigation of these impacts is subject to Sensitive Urban Water Design principles and meeting the target of a no net change in water quality or quantity from the development landscape into surrounding areas to be conserved.</p>
<p><b>Warringah Biodiversity Conservation Strategy</b></p> <p>High Conservation Significance</p>		<p>The site is mapped as „moderate“ to „high Conservation Significance“ in accordance with the Warringah Biodiversity Conservation Strategy. The ecological data for the site does not contradict this mapping however the relevant value of the site to threatened flora, fauna and endangered ecological communities is considered in more detail.</p> <p>The ecological survey and specialist reports to date identify that whilst the site contains known and potential habitat for threatened flora and fauna species onsite, the site is not critical to survival of</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
		<p>the recorded threatened flora species or to threatened fauna species, their lifecycles and movement throughout the landscape.</p> <p>Further target survey has been recommended for both Red Crowned Toadlet and Giant Burrowing Frog to comprehensively determine breeding locations and any buffers that might apply to the breeding of burrowing locations.</p>
<p><b>Warringah Creek Management Study</b></p> <p>Category B catchment</p>		<p>The proposal impacts on a category B catchment area. Once again the permissibility of a development in the proposed location is subject to Sensitive Urban Water Design principles and meeting the target of a no net change in water quality or quantity from the development landscape into surrounding areas to be conserved.</p>
<p><b>Strategic Review of the Oxford Falls and Belrose North Localities</b></p> <p>E3 Zoning</p>		<p>See Section 2.2.2 of Planning Proposal report prepared by Urbis</p>
<p><b>Protection of Waterway and Riparian Lands Policy</b></p> <p>Protect, maintain and enhance waterway and riparian function.</p>		<p>The proposed development has allowed for all existing mapped watercourses and drainage lines across the site. Once again the permissibility of a development in the proposed location is subject to Sensitive Urban Water Design principles and meeting the target of a no net change in water quality or quantity from the development landscape into surrounding areas to be conserved.</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p><b>Warringah Council's Environmental Sustainability Strategy</b></p> <p>Maintain and enhance locally indigenous biodiversity in Warringah</p> <p>Maintain and enhance waterway function in Warringah</p>		<p>The proposal meets both objectives by minimising impacts on significant biodiversity and the provision of a significant conservation area containing known and potential habitat for all of the recorded threatened flora and fauna species.</p>
<p><b>Draft Natural Area Survey</b></p> <p>Regional Core Habitat</p>		<p>Mapped as "Extant Vegetation" in accordance with the Warringah Natural Area Survey. The site is mapped as „Regional Core – Connectivity" and of „moderate" to „high" conservation significance in accordance with the Draft Warringah Biodiversity Conservation Study.</p> <p>The ecological assessment (<b>Appendix B</b>) and specialist reports do not contradict these outcomes, with the exception that the development site is not considered to be critical to the survival of the recorded threatened flora or fauna species and the proposed development area does not cause a loss of connectivity given the proposed conservation area.</p>
<p>Documentation lodged with the pre-lodgement application reaffirms that the site has very high biodiversity values which would be impacted by subsequent development. As indicated above the environmental constraints methodology currently being applied as part of the Strategic Review of the Oxford Falls and Belrose North Localities would result in this site being zoned E3.</p>		<ol style="list-style-type: none"> <li>1. See Section 4.2 of Planning Proposal.</li> <li>2. See Section 5 (overall) of Planning Proposal.</li> <li>3. Overall Planning Proposal prepared by Urbis is set out in accordance with Guide to Preparing Planning proposals. See Section 5.1.2 and all consultant reports.</li> <li>4. See Hassell report (<b>Appendix A</b>).</li> <li>5. See <b>Appendix B</b>.</li> </ol>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p>Due to the significant environmental values of the site the planning proposal must:</p> <ol style="list-style-type: none"> <li>1. Demonstrate that the rezoning is consistent with the objectives of the E3 zoning and the desired future character of the Locality C8 Belrose North.</li> <li>2. Demonstrate that in a regional context this site is the most appropriate for this type of development.</li> <li>3. Be prepared in accordance with <i>A guide to preparing planning proposals</i> (written by the former Department of Planning) and state how: <ul style="list-style-type: none"> <li>▪ The proposal is strategic in nature i.e. recommended in a strategic study/report, including an environmental constraints assessment.</li> <li>▪ That the proposal is the most effective way of meeting the intended outcomes.</li> </ul> </li> <li>4. Demonstrate how the proposal has been designed to respond to the environmental constraints of the site and that the current zoning configuration is the „best fit“ in respect of such constraints.</li> <li>5. Demonstrate how the proposal has been designed following the hierarchy of avoid, mitigate and then offset environmental impacts.</li> </ol>		<ol style="list-style-type: none"> <li>6. See <b>Appendix B</b>.</li> <li>7. As contained in the ecological Assessment Report – target seasonal RCT and GBF survey to be completed.</li> <li>8. 7 part test not completed to date and subject to outcomes of target GBF and RCT Survey.</li> <li>9. Subject to Sensitive Urban Water Design and Watercourse Assessment Report.</li> </ol>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p>6. Demonstrate how the proposal ensures the protection of threatened species, ecological communities, or their habitats consistent with the Threatened Species Conservation Act and is consistent with the E3 zoning.</p> <p>7. Threatened species survey effort must include; repeat seasonal surveys targeting cryptic species and be conducted during optimum climatic conditions relevant to the target species.</p> <p>8. Reporting must include assessments of significance prepared in accordance with section 5A of the EP&amp;A Act and the 2007 “Threatened Species Assessment Guidelines” issued by the former Department of Environment and Climate Change.</p> <p>9. Demonstrate how the proposal ensures the protection of natural ecological processes and functions of all waterways as well as wetlands consistent with Council’s Protection of Waterway and Riparian Lands Policy and the objectives of the E3 zoning.</p>		
<p><b>Development Engineering</b></p> <p>(a) The subdivision is recommended to be a community title type subdivision which can incorporate the environmental stormwater management for proposed development for both the predevelopment and post development of the subject development site.</p> <p>(b) Stormwater management for the proposed development and its impact on the receiving water course is to be carried out for all storms up to the 1 in 100 year</p>	<p>(a) The subdivision layout and title type is to be appropriately addressed through a subsequent Development Application.</p> <p>Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future land titling of the residential subdivision.</p> <p>(b) Stormwater management is to be appropriately addressed through a subsequent Development Application.</p>	<p>Matthews Civil proposed subdivision arrangements are included at Section 4.5 of the Planning Proposal Report.</p> <p>The development of the site for residential zoned land will be satisfactory in relation to road and intersection capacity implications, traffic related environmental implications and traffic management and safety implications. The proposed road geometry reflects a contemporary development which responds appropriately to the terrain, access for service vehicles and buses.</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p>ARI storm and shall also include water quality management for the proposed development.</p> <p>(c) Feasibility study is to be under taken for the construction and connection of Wyatt Avenue to Ralston Avenue. A suitable traffic report for this study is to be under taken.</p>	<p>(c) Although the Feasibility Study for the construction and connection of Wyatt Avenue to Ralston Avenue will be considered at a later Development Application stage (or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed), the Study will be required to be submitted as part of the suite of supporting documents to the Planning Proposal to substantiate the construction of the roadway to connect Wyatt Avenue and Ralston Avenue. This study will be referred to Parks, Recreation and Foreshores for their initial comment.</p>	
<p><b>Traffic engineering</b></p> <p>It is recommended that the applicant contact Transport for NSW to request the provision of a bus route to the new subdivision</p>	<p>The provision of a bus route to the new subdivision is a matter which will be considered at a later Development Application stage (or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed).</p> <p>Notwithstanding, the potential for public bus connectivity to the proposed residential land is to be discussed in a Traffic Report which is to be provided with the Planning Proposal.</p>	<p>The applicant has informed Forrest Coaches of the proposed development, however ultimate approval and agreement of connectivity of the site to the existing bus routes in the area is at the discretion of Transport for NSW.</p>
<p><b>Parks, Recreation and Foreshores</b></p> <p>(a) It is understood that the proponent proposes a single large public open space area to be retained in a semi natural state, and two small 'manicured' pocket parks.</p> <p>(b) Any proposed public open space and it's subsequent maintenance is to be provided at no extra cost to Council as a</p>	<p>(a) Noted.</p> <p>(b) The provision and subsequent maintenance of any proposed public open spaces is to be appropriately addressed through a subsequent Development Application or upon request by the Department of Planning and Infrastructure at a Gateway stage, if recommended by Council to proceed.</p>	<p>(a) Noted</p> <p>(b) Noted</p> <p>(c) Refer</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p>result of the rezoning.</p> <p>(c) It is noted that the proponent has undertaken a Recreational/Open Space „needs study“ in preparing their landscape design. Parks, Recreation and Foreshores will consider this report in determining a response to any proposed public open space, particularly within the context of the environmental attributes of the site and any need to maintain environmental areas/buffer.</p>	<p>Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future provision and subsequent maintenance of any proposed public open spaces.</p> <p>(c) Although the landscape design will be considered at a later Development Application stage, the Recreational/Open Space „needs study“ will be required to be submitted as part of the suite of supporting documents to the Planning Proposal to justify the provision of the proposed public open space areas. This study will be referred to Parks, Recreation and Foreshores for their initial comment.</p>	
<p><b>Waste Management</b></p> <p>(a) The proposed subdivision must comply with the requirements contained within Councils' Policy No. PL 850 WASTE.</p> <p>(b) Waste Management's preferred position is for the roads to be dedicated to Council as public roads.</p> <p>If the roads are to be community titled private roads then Waste Management can still provide services through the use of a positive covenant and specific clauses inserted into the community management statement.</p>	<p>(a) The subdivision layout to address Council's Waste Policy is to be appropriately addressed through a subsequent Development Application.</p> <p>(b) The future status of the roads is to be appropriately addressed through a subsequent Development Application.</p> <p>Notwithstanding, a statement is to be provided in the planning proposal to indicate the intention of applicant as to the future status of the roads.</p>	<p>(a) See Section 5.4.1 of Planning Proposal report prepared by Urbis.</p> <p>(b) See Section 5.4.1 of Planning Proposal report prepared by Urbis.</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<p><b>Planning Proposal</b></p> <p>You are advised to justify the proposal by addressing all heads of consideration under Part 2 – „The Parts of a Planning Proposal“ of the NSW Planning and Infrastructure’s „A Guide to Preparing Planning Proposals“.</p>		<p>Overall proposal has been set out in accordance with guide to Preparing Planning proposals.</p>
<p><b>Strategic Considerations</b></p> <p>The justification for the Planning Proposal is to incorporate and address the following strategic matters:</p> <ul style="list-style-type: none"> <li>▪ Assessment of consistency with the Metropolitan Plan for Sydney 2036 and the draft North East Subregional Strategy (all inconsistencies must be adequately justified).</li> <li>▪ The relationship of the proposal with Council’s Strategic Community Plan.</li> <li>▪ Assessment against all relevant State Environmental Planning Policies and deemed State Environmental Planning Policies as noted above.</li> <li>▪ Assessment against all relevant Section 117 Ministerial Directions as noted below.</li> <li>▪ Assessment against the Objectives of the proposed zones under WLEP 2011 as noted above.</li> </ul>		<p>See Section 5.2 of the Planning Proposal prepared by Urbis.</p> <p>Assessment of zone objectives contained at Section 4.2 of the Planning Proposal report prepared by Urbis.</p>

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<p>If an application for the preparation of a Planning Proposal is lodged it will need to clearly address any loss of employment or residential lands. Proceeding with a re-zoning without a Strategy underpinning the proposal is a significant risk. However, it should be noted that this will not prevent Council from proceeding with the proposal, so long as the application provides sufficient justification.</p>		<p>See Section 5.1.4 of the Planning Proposal prepared by Urbis.</p>
<p><b>State Environmental Planning Policies</b></p> <p>A Planning Proposal will be required to clearly address the following State Environmental Planning Policies (SEPPs):</p> <ul style="list-style-type: none"> <li>▪ State Environmental Planning Policy No 19 - Bushland in Urban Areas.</li> <li>▪ State Environmental Planning Policy No 44 - Koala Habitat Protection.</li> <li>▪ State Environmental Planning Policy No 55 - Remediation of Land.</li> <li>▪ State Environmental Planning Policy (Infrastructure) 2007</li> </ul>		<p>See Section 5.2.3 of the Planning Proposal prepared by Urbis.</p>
<p><b>Section 117 Ministerial Directions</b></p> <p>A Planning Proposal will be required to clearly address the Objectives and heads of consideration including „Consistency“, of the following relevant Section 117 Ministerial Directions:</p>		<p>See Section 5.2.4 of the Planning Proposal prepared by Urbis.</p>

CONTROL/COUNCIL COMMENT TO ADDRESS	COUNCIL COMMENT ON HOW TO PROCEED	APPLICANTS RESPONSE
<ul style="list-style-type: none"> <li>▪ Direction 2.1 - Environment Protection Zones.</li> <li>▪ Direction 2.3 - Heritage Conservation.</li> <li>▪ Direction 3.1 - Residential Zones.</li> <li>▪ Direction 3.4 - Integrating Land Use and Transport.</li> <li>▪ Direction 4.4 - Planning for Bushfire Protection.</li> <li>▪ Direction 6.2 - Reserving Land for Public Purposes.</li> <li>▪ Direction 6.3 - Site Specific Provisions.</li> <li>▪ Direction 7.1 - Implementation of the Metropolitan Plan for Sydney 2036.</li> </ul>		
<p><b>Objectives and Explanation of the Provisions</b></p> <p>A planning study shall be provided to clearly outline what is being proposed and what is planned to be achieved. These will form the basis for a subsequent planning proposal.</p>		See Planning Proposal prepared by Urbis.
<p>A statement from Ausgrid that the residential component of the proposal will comply with both the Reference Levels and the precautionary requirements of the draft ARPANSA's <i>Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz – 3 kHz</i>, 7 December 2006.</p>		See <b>Appendix D</b> .



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Zoning and Building Height Maps. The Planning proposal is to include all relevant maps as required by Section 2.4 – „Mapping“ of NSW Planning and Infrastructure’s „A Guide to Preparing Planning Proposals“.		Refer to <b>Appendix G</b> .