



Northern Beaches Aboriginal Land Development Delivery Plan

Department of Planning and Environment

June 2022

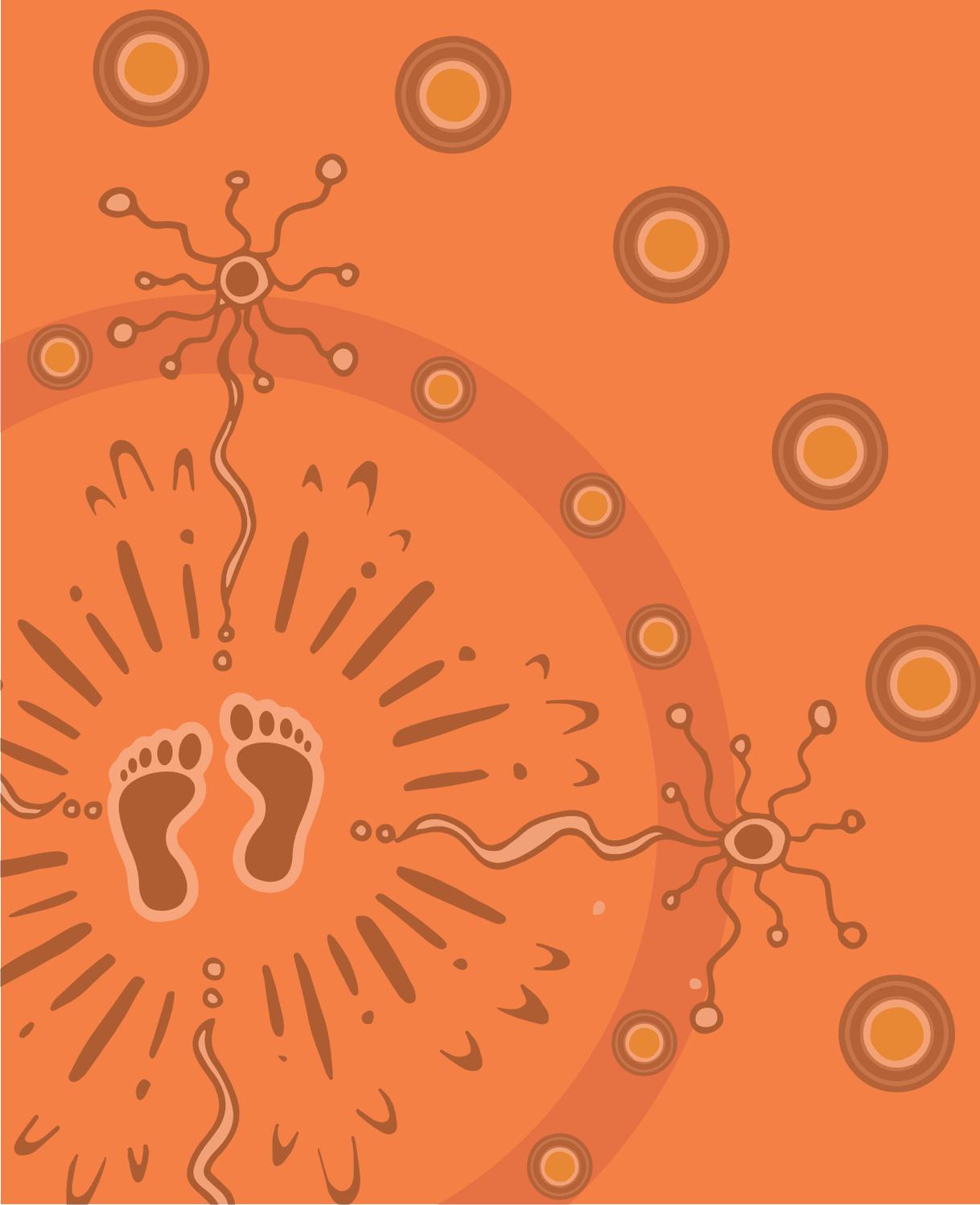
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Acknowledgement

We pay our respects to the Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander peoples across the State.

A better understanding and respect for Aboriginal and Torres Strait Islander cultures develops an enriched appreciation of Australia's cultural heritage and can lead to reconciliation. This is essential to the maturity of Australia as a nation and fundamental to the development of an Australian identity.



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June 2022

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Abbreviations

ALR	Aboriginal Land Rights
APZ	Asset Protection Zone
CBD	Central Business District
CLBP	Community Land and Business Plan
DA	Development Application
DDP	Development Delivery Plan
DP	Deposit Plan
DPE/Department	Department of Planning and Environment
EEC	Endangered Ecological Community
EIE	Explanation of Intended Effects
EP&A Act	Environmental Planning and Assessment Act
IPC	Independent Planning Commission
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
MLALC	Metropolitan Local Aboriginal Land Council
MRA	Metropolitan Rural Area
NBC	Northern Beaches Council
PPA	Planning Proposal Authority
RFS	Rural Fire Service
SEPP	State Environmental Planning Policy
VPA	Voluntary Planning Agreement

Executive Summary

The Metropolitan Local Aboriginal Land Council's (MLALC) objectives for future development of their land are guided by the Aboriginal Land Rights (ALR) Act 1983. The ALR Act is underpinned by the principle of self-determination and aims to balance the environmental constraints of development with the economic participation and cultural use of the land by Aboriginal people.

The MLALC requested the preparation of a Development Delivery Plan (DDP) for certain parcels of land with the Northern Beaches LGA and the inclusion of these sites in the State Environmental Planning Policy (Aboriginal Land) 2019, now consolidated into Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Chapter 3 of the Planning Systems SEPP aligns the NSW Environmental Planning and Assessment Act, 1979 (EP&A Act) with the intent of the ALR Act.

This chapter of the Planning Systems SEPP requires a DDP to be prepared and considered by planning authorities in future planning processes, including planning proposals and development applications (DAs) for sites included in this SEPP.

The Northern Beaches DDP has been prepared in consultation with the MLALC. It is underpinned by a strategic assessment which considered the land-use potential of all MLALC land holdings in the Northern Beaches LGA.

The strategic intent of the DDP is to deliver on priorities within the North District Plan and facilitate delivery of future land uses and public benefits, including conservation of sensitive cultural and environmental sites and provision of community and educational facilities to showcase Aboriginal heritage within the Northern Beaches LGA.

The six sites included in the DDP provide the following opportunities:

Economic self determination

- The DDP is consistent with the North District Plan through engagement with Aboriginal communities founded on self-determination and mutual respect to foster opportunities for economic participation, culturally appropriate social infrastructure and contemporary cultural expression.

New housing supply and diversity

- The sites have the potential to deliver new housing using environmental and cultural conservation practices. This land can also improve housing diversity and increase housing supply in the Northern Beaches LGA.

Biodiversity conservation

- The sites enable the management and protection of natural bushland and riparian corridors whilst preserving open space and Aboriginal cultural artefacts

Input to the review of Metropolitan Rural Area (MRA)

- Some sites are included in Northern Beaches Council's "future MRA investigation area". The DDP will help inform Council's review of this area, taking into consideration their significance to Aboriginal people.

The DDP is the first step in considering the future use of MLALC land in the Northern Beaches. There will be further opportunities for community participation in planning process for these sites should a planning proposal or DA be submitted.

The DDP may be amended to include further MLALC land in the future.

Supporting economic, social and cultural outcomes to benefit Aboriginal people

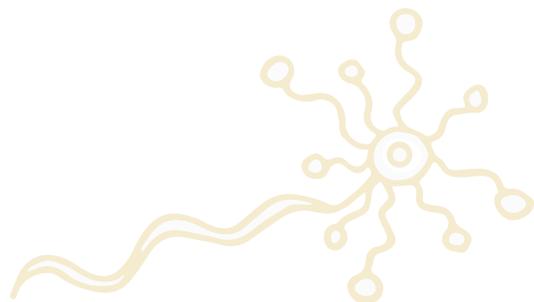
The Department of Planning and Environment recognises that the planning system can and should do more to support Local Aboriginal Land Councils (LALCs) to achieve their aspirations so they are well positioned to use their land to achieve strong, economic, social and cultural outcomes to benefit Aboriginal people across NSW.

A Development Delivery Plan (DDP) is a plan made under the Planning Systems SEPP and approved by the Minister for Planning, to set out the objectives for identified land owned by a Local Aboriginal Land Council (LALC).

DDPs provide the link between the requirements of the ALR Act and the EP&A Act to produce planning and development decisions.

A DDP formally recognises the development pipeline for a LALC and must be considered by planning authorities in key planning assessment processes, including planning proposals and development applications.

The requirements for the form and content of a DDP are outlined in Chapter 3 Aboriginal Land of the Planning Systems SEPP.



*Figure 1: Uncle Allen at an engraving at Lizard Rock Morgan Road, Belrose
Source: MLALC*

About the Development Delivery Plan

Under Chapter 3, 3.7(1) of the Planning Systems SEPP a DDP must:

- Apply to all land owned by the same LALC;
- Set out the general objectives of the LALC for the land;
- Set out the basis on which the development is proposed, having regard to applicable economic, social and environmental factors; and
- Set out strategies, actions and a program for achieving the objectives of the land.

Chapter 3, 3.7(2) of the Planning Systems SEPP provides that a DDP may also set out:

- The bulk, scale and size of development proposed for land to which the plan applies;
- Measures to support Aboriginal cultural heritage that may be affected by development proposed for the land;
- Measures to support strategic biodiversity conservation relating to the land; and
- Proposals for provision for public utility infrastructure and roads.

The DDP is given effect under *Ministerial Direction 1.2 Development of Aboriginal Land Council land* (formerly 5.11) and is to be considered when planning proposals are prepared by a planning proposal authority (PPA).

It is the responsibility of the Department to ensure planning and development processes are undertaken in partnership with and for the benefit of Aboriginal communities to promote greater self-determination and representation.

The DDP is to identify:

- The general objectives of the MLALC for land located in the Northern Beaches LGA;
- The planning framework and policy considerations for plan-making for these sites;
- The objectives, priorities, actions and directions from state and local strategic plans related to these sites;
- The strategic justification supporting these sites as the preferred sites in the Northern Beaches LGA to underpin MLALC economic independence;
- The applicable environmental, economic and social considerations to be addressed in future planning proposals;
- The design principles guiding future land use changes at these sites; and
- An alternative planning pathway for these sites.

The DDP is an essential component of the future planning of land owned by the MLALC within the Northern Beaches LGA.

Prepared by the Department in collaboration with MLALC, the DDP establishes the vision and objectives for the MLALC and Aboriginal People to utilise their land to gain economic independence whilst maintaining the cultural significance of these sites.

It is important to note that the DDP is a high-level strategic document that addresses Chapter 3 of the Planning Systems SEPP. The DDP looks at the strategic merit of sites to help understand if there is any potential to develop the whole or a portion of the site. The detailed planning, technical studies and assessment of the strategic and site-specific merits of the proposal are undertaken at the planning proposal stage.

About the MLALC

The MLALC is a significant organisation within the Aboriginal community, working towards caring for Country and improving the lives of Aboriginal people in their region. The MLALC covers 24 Local Government Areas in NSW including the following 16 in Greater Sydney:

- Inner West Council
- Canterbury Bankstown Council
- Bayside Council
- Burwood Council
- Canada Bay Council
- Hornsby Shire Council
- Hunters Hill Council
- Ku-ring-gai Council
- Lane Cove Council
- Northern Beaches Council
- Mosman Council
- Parramatta Council
- City of Ryde Council
- Strathfield Council
- City of Sydney Council
- Willoughby Council

The MLALC operates in accordance with the ALR Act by utilising its land and assets to provide for the sustainability of its business and the needs of the Aboriginal community. The MLALC's primary objective is to *“improve, protect and foster the best interests of all Aboriginal persons within the Council's area and other persons who are members of the Council.”*

The functions of the MLALC include:

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

MLALC Community Land and Business Plan

Under the ALR Act, LALCs are required to prepare community land and business plans in consultation with the members and persons who have a cultural association with land in the land council's area.

The MLALC Community Land and Business Plan (CLBP) (**Appendix 1**) sets a long-term vision relating to community benefits and participation, land and people, health, cultural, financial benefits, education, employment, justice outcomes and partnerships and collaboration with key government and non-government organisations. MLALC CLBP goals align with those of the 2018-2022 NSW Aboriginal Land Council Strategic Plan and its overall purpose:

“to provide strong leadership, support and advocate for Aboriginal Land Rights and the Aboriginal people of NSW”

The MLALC CLBP Goals are:

- **MLALC Goal 1** – Secure short to medium term financing for implementing the objectives and strategies in this CLBP
- **MLALC Goal 2** – Facilitate the healing and enhance the social wellbeing and participation of our community
- **MLALC Goal 3** – Promote, protect, and celebrate Aboriginal values, our culture and our heritage
- **MLALC Goal 4** – Ensure the prosperity of our community through the effective management of our land and other assets
- **MLALC Goal 5** – Develop new businesses and group our existing businesses while prudently managing investments.



Aboriginal Land Planning Framework

Aboriginal Land Rights Act (ALR) 1983

The ALR Act was passed by the NSW Parliament to establish a network of Aboriginal Land Councils to acquire and manage land as an economic base for Aboriginal communities, as compensation for historic dispossession and in recognition of their ongoing disadvantage. The ALR Act recognises that land is of spiritual, social, cultural and economic importance to Aboriginal people .

In 2016, the NSW Parliament's Standing Committee on State Development Inquiry into Economic Development in Aboriginal Communities recommended that the planning system needed to better accommodate aspirations of the ALR Act.

The NSW Aboriginal Land Council and a network of 120 LALCs were established to acquire and manage land as an economic base for Aboriginal people, laying the basis for a self-reliant and more secure economic future.

State Environmental Planning Policy (Planning Systems) 2021

The SEPP (Aboriginal Land) 2019 commenced in February 2019. On 1 March 2022, this SEPP was consolidated into Chapter 3 of the new SEPP (Planning Systems) 2021 (Planning Systems SEPP).

The Planning Systems SEPP:

- Enables the making of DDPs for land owned by LALCs and identifies the process for approving and amending DDPs;
- Maps LALC landholdings that the Planning Systems SEPP applies to;
- Requires a consent authority to consider a DDP when assessing a planning proposal or development application made by a LALC for land mapped in the Planning Systems SEPP; and
- Makes certain development on land mapped under the Planning Systems SEPP and owned by a LALC regionally significant so that planning decisions can be made by the relevant planning panel rather than the local Council.

LALC development proposals continue to be subject to the same environmental assessment criteria and legislative requirements as any other proposal at the planning proposal and DA stages.



Figure 2: View over Lizard Rock
Source: MLALC

Aboriginal Land SEPP Guideline

On 19 November 2020 the Department of Planning and Environment released the Aboriginal Land SEPP Guideline (**Figure 3**) outlining how LALCs can navigate and engage with the planning system to enhance Aboriginal economic participation in NSW. The guideline is available on the Department's website at: www.planning.nsw.gov.au/Policy-and-Legislation/Aboriginal-land-use-planning/Aboriginal-Land-Planning-Framework

The Guideline also sets out the process and key information requirements for LALCs who are seeking to have the Aboriginal Land Planning Framework (Framework) apply to their landholdings and other key information including:

- An overview of the NSW Planning system and key planning pathways;
- Information to help LALCs consider whether the Framework is the most appropriate pathway to achieve their development aspirations;
- An overview of biodiversity considerations and opportunities; and
- The relationship between the planning system and key Aboriginal Land Rights processes.



Figure 3: Aboriginal SEPP Guideline
Source: the Department

Development Delivery Plans

The process of inclusion in the Planning Systems SEPP begins with the preparation and provision of information that explains a LALC's aspirations for the nominated land.

The requirements to prepare a Development Delivery Plan (DDP) include:

- **Confirmation of Land Ownership** (Lot and DP information) For land to be included in the Planning Systems SEPP and as part of a DDP it must be held in freehold title by the LALC.
- **Community, Land and Business Plan** – A current CLBP as discussed previously.
- **Land Audit or Planning Analysis Report** - This report provides an overview of the land use planning framework applying to a LALC's land holdings, including details of the key planning and environmental constraints for the development of land holdings.
- **Overview of Planning Opportunities** - to provide an additional layer of detail outlining preferred future outcomes.



Figure 4: DDP process
Source: the Department

Role of Planning Panels

Sydney and Regional Planning Panels were introduced to NSW in 2009 to strengthen decision making on regionally significant development applications and other planning matters.

There are five Sydney Planning Panels and four Regional Planning Panels across NSW. Each panel is an independent body that is not subject to the direction of the Minister of Planning and Homes.

Primarily, the role of the Panels comprises determining significant and certain development applications, modifications applications and rezoning reviews. The Panels would also act as the Planning Proposal Authority (PPA) when directed and can provide advice on planning and development matters as requested.

The relevant Panel is the Sydney North Planning Panel which covers the North District comprising:

- Hornsby Shire Council
- Hunters Hill Council
- Ku-ring-gai Council
- Lane Cove Council
- Mosman Council
- North Sydney City Council
- Northern Beaches Council
- Ryde Council
- Willoughby City Council

Planning Circulars

Planning Circular PS22-001 - Independent review of planning proposals for identified Aboriginal land, outlines the administrative review processes available for plan-making decisions under Part 3 of the EP&A Act for land subject to a DDP and identified in the Planning Systems SEPP.

LALCs can submit a planning proposal for independent review by the relevant Sydney or Regional Planning Panel before it is assessed by the Department of Planning and Environment for a Gateway determination.

A Planning Panel must consider a relevant DDP as part of any review and decision about whether a proposal should proceed.

Strategic Context

Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) acknowledges that the Sydney area is rich in Aboriginal culture and this history and connection to country and community makes a continuing, valuable and contribution to the District's heritage and identity.

The Region Plan recognises the importance of Aboriginal people's knowledge and relationship with the landscape of Greater Sydney. It also acknowledges the LALCs are major landowners in most local government areas and engagement with Aboriginal communities should be founded on self-determination, economic participation and mutual respect. This includes facilitating the ability for LALCs to more readily derive economic, community and cultural use of Aboriginal land acquired under the ALR Act.

The Region Plan sets directions for liveability, productivity and sustainability with specific objectives and actions that align with the objectives of the MLALC and the future of these sites

It is acknowledged that the sites owned by the MLALC in the Northern Beaches LGA have not been identified for land release due to constraints such as bushfire and environmental constraints and that most are situated within the MRA.

Across Sydney, significant parcels of the urban-rural fringe are owned by LALCs. The Region Plan recognises future planning of these areas will need to be flexible in order to balance rural values with greater economic participation, and community and cultural uses by Aboriginal people.

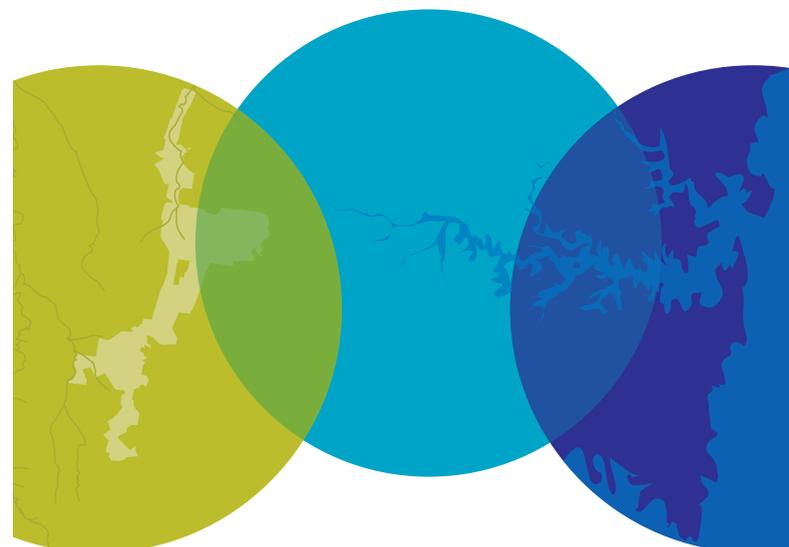
These issues will be worked through as part of any future planning proposal or DAs on any of the sites.



GREATER SYDNEY REGION PLAN

A Metropolis of Three Cities

– connecting people



March 2018
Updated

Figure 5: Greater Sydney Region Plan
Source: the Department

North District Plan

The North District Plan recognises the need of flexibility in future planning for MLALC owned land, particularly those lands located in the MRA. The North District Plan includes Action 14 to strengthen the economic self-determination of Aboriginal communities through landholdings acquired under the ALR Act.

This can facilitate a balanced approach to rural values and provide greater economic participation and community and cultural uses by Aboriginal people aligning with the ALR Act.

The following priorities and actions are relevant to the objectives of the MLALC and the future of these sites:

- **Planning Priority N4** - Fostering healthy, creative, culturally rich and socially connected communities.
- **Planning Priority N5** - Providing housing supply, choice and affordability, with access to jobs, services and public transport
- **Planning Priority N17** – Protecting and enhancing scenic and cultural landscapes
- **Planning Priority N18** – Better managing rural areas

The DDP responds to these objectives as well as the broader objectives of the North District Plan, including the need to encourage Aboriginal people to gain economic benefit from their land that would support economic participation, foster mutual respect and enhance cultural and social outcomes.

OUR GREATER SYDNEY 2056

North District Plan

– connecting communities



March 2018

Figure 6: North District Plan
Source: the Department

Northern Beaches Local Strategic Planning Statement

The Northern Beaches Council Local Strategic Planning Statement (LSPS) acknowledges decisions regarding land owned by MLALC will be guided by the principles established in the ALR Act and that Council will work with the MLALC, surrounding landowners and the community to balance environmental and rural needs with economic participation and cultural use of this land by Aboriginal people.

Council will work with the Greater Cities Commission (GCC) and the Department of Planning and Environment to assess the areas suitable for inclusion in the MRA when the Region Plan is reviewed.

The LSPS contains themes and directions:

- Theme - Sustainability - Directions: landscape, sustainability, resilience;
- Theme - Infrastructure and collaboration - Direction - resilience;
- Theme - Liveability - Direction - housing, great places; and
- Theme - Productivity - Direction - connectivity.

The DDP responds to the following priorities in the LSPS:

- Strong engagement and cooperation with Aboriginal communities in planning and decision making;
- Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and social housing schemes, feasible and appropriate land use opportunities, and identification and protection of places with high cultural heritage values.

Other components of the LSPS can be addressed in future planning proposals or DAs.

Northern Beaches Local Housing Strategy

The Local Housing Strategy (LHS) was endorsed with conditions by the Department of Planning and Environment on 16 December 2021.

The LHS guides planning for a diversity of housing within the Northern Beaches LGA for the next 20 years and focusing on the designation of strategic, local and village centres.

The DDP responds to this priority as well as the broader objectives of the LHS by taking a collaborative approach to delivery of safe, diverse and affordable housing within the Northern Beaches LGA with access to existing centres, public open space and social and cultural facilities.

The DDP encourages a sustainable approach to planning by requiring identifying key planning constraints and opportunities for each site, desired social outcomes and services and infrastructure needed to support potential future land uses.

It is acknowledged that given the nature of the MLALC land holdings, the sites included in the DDP are generally outside of centres but may be connected to existing developed areas.

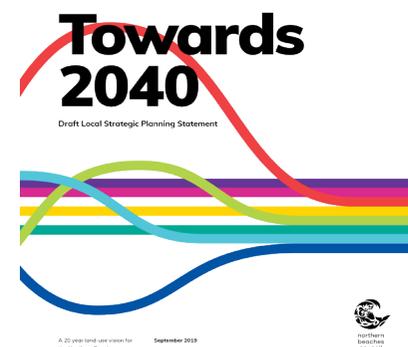


Figure 7: Local Strategic Planning Statement
Source: Northern Beaches Council

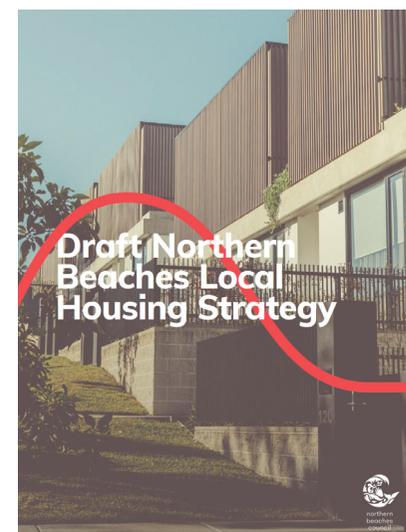


Figure 8: Local Housing Strategy
Source: Northern Beaches Council

Strategic Assessment of MLALC Lands

The MLALC owns significant amount of land totalling approximately 912ha across 25 LGAs including 621ha in the Northern Beaches LGA. All MLALC land holdings are identified in the Community Land Business Plan 2016-2021 (**Appendix 1**).

An independent strategic assessment of MLALC land holdings in the Northern Beaches LGA was prepared in 2020 (**Appendix 2**) and subsequently peer reviewed by Barr Property and Planning.

This assessment underpins the DDP and provides high level strategic analysis and prioritisation of MLALC land holdings in the Northern Beaches LGA.

The six sites in the Northern Beaches LGA now included in the Planning Systems SEPP total approximately 227.3ha.

Only the 71ha Lizard Rock site is currently endorsed by MLALC members and the NSW ALC to be actively investigated for land dealing.

The intention is that future development potential at Lizard Rock will provide an income stream to fund the goals identified in the Community Land Business Plan.

Figure 10 shows all MLALC land holdings in the Northern Beaches LGA, sites considered in the strategic assessment but not included in the Planning Systems SEPP and sites now included in the Planning Systems SEPP.

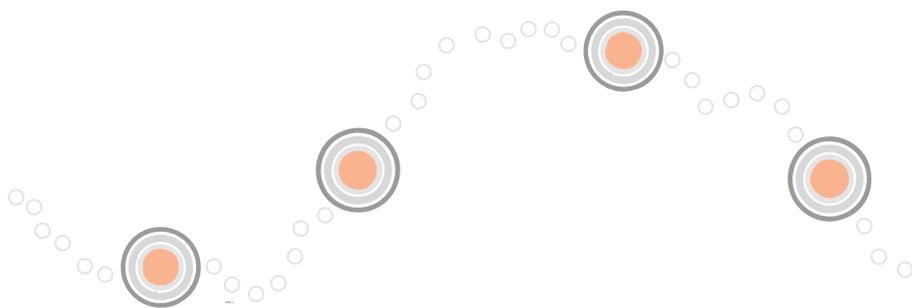


Figure 9: Rock carving Lizard Rock
Morgan Road, Belrose
Source: MLALC

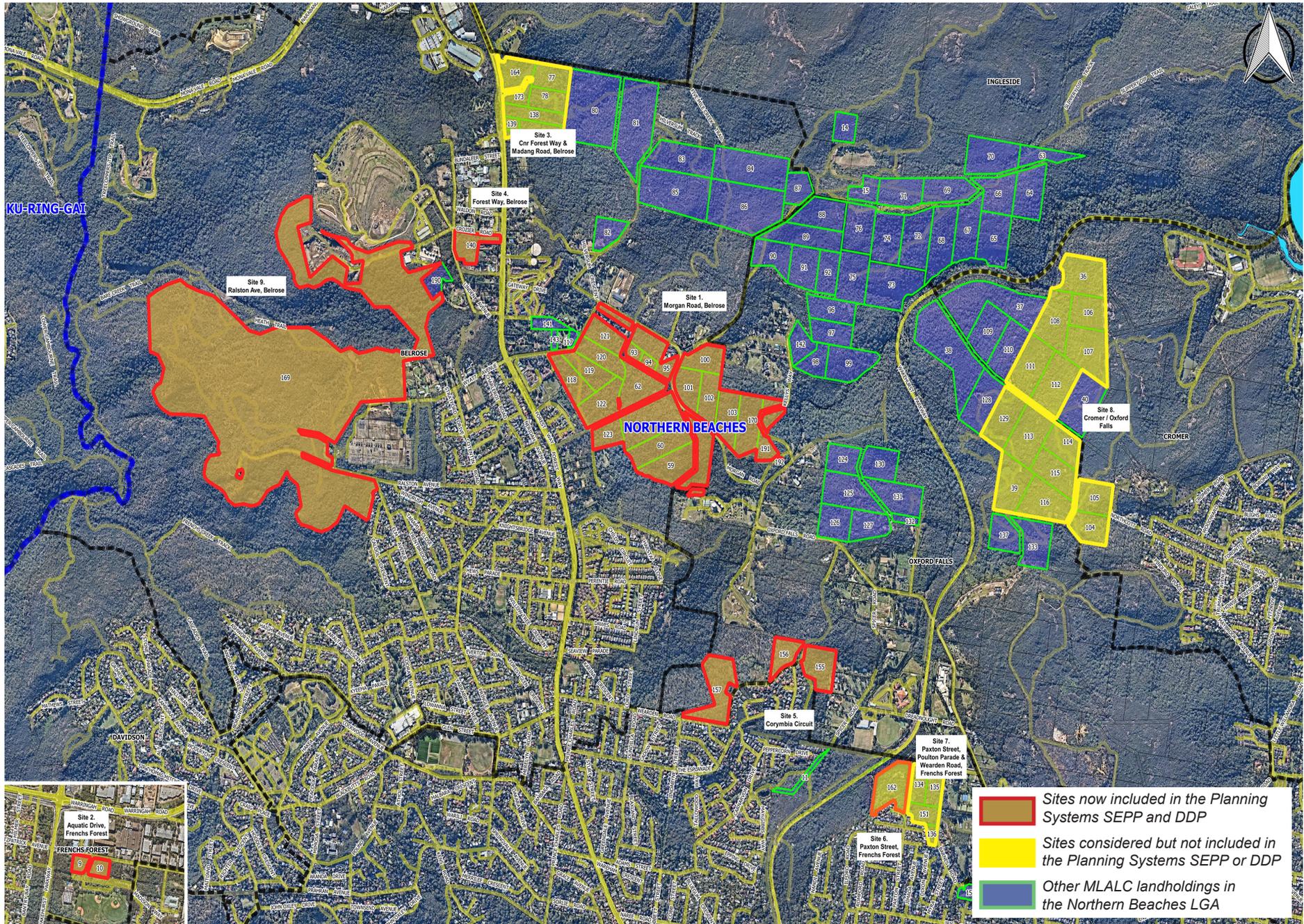


Figure 10: Key land holdings of the MLALC in the Northern Beaches
 Source: Craig & Rhodes

Northern Beaches DDP Sites

Overview of Sites

This DDP applies to six sites in the Northern Beaches (LGA). The six sites were identified through high-level constraints mapping and planning opportunities identified in the Strategic Assessment prepared by Gyde on behalf of the Department for the MLALC. The six sites are shown in **Figure 10**.

Further studies and planning investigations will be required to determine future development potential and appropriate land use outcomes within each of the six sites included in this DDP.

The Strategic Assessment indicates four of the six sites (Morgan Road, Forest Way, Ralston Avenue, Corymbia Circuit) may have potential for some level of low-density residential development, subject to further investigation and confirmation of site suitability for residential uses.

The extent of any future development would be determined following detailed site investigations, including environmental, biodiversity, bushfire and Aboriginal cultural heritage studies to confirm site opportunities and identify suitable development areas.

A planning proposal would be required to facilitate development in five of the six identified sites. One site (Paxton Road) does not require a planning proposal to change the existing planning controls and a development application could be prepared for this site in the future.

Any development proposal (planning proposal or development application) would need to meet the legislative assessment and consultation processes that apply to all development in NSW.

An overview of each of the six sites, including key opportunities and constraints, is provided in the following sections. Further information on the sites can be found in the Strategic Assessment.

The Planning Matters Report prepared by WSP outlines key matters to be addressed in future planning investigations for each site.



*Figure 11: View over Lizard Rock
Morgan Road, Belrose
Source: MLALC*

Lizard Rock, Morgan Road, Belrose

A short-term opportunity to explore low impact residential, conservation, cultural and recreation outcomes.

Site Description

The Lizard Rock site is approximately 71ha and located on Morgan Road in Belrose. The site includes multiple lots, including Lots 86, 89, 90, 91, 92, 93, 176, 177, 178, 189, 190, 191, 196, 944, 945, 946, 947, 948, 953, 2600 and 2630 all in DP752038, Lot 2 DP 1242330 and Lot 197 DP1153773.

Indicative Constraints Mapping

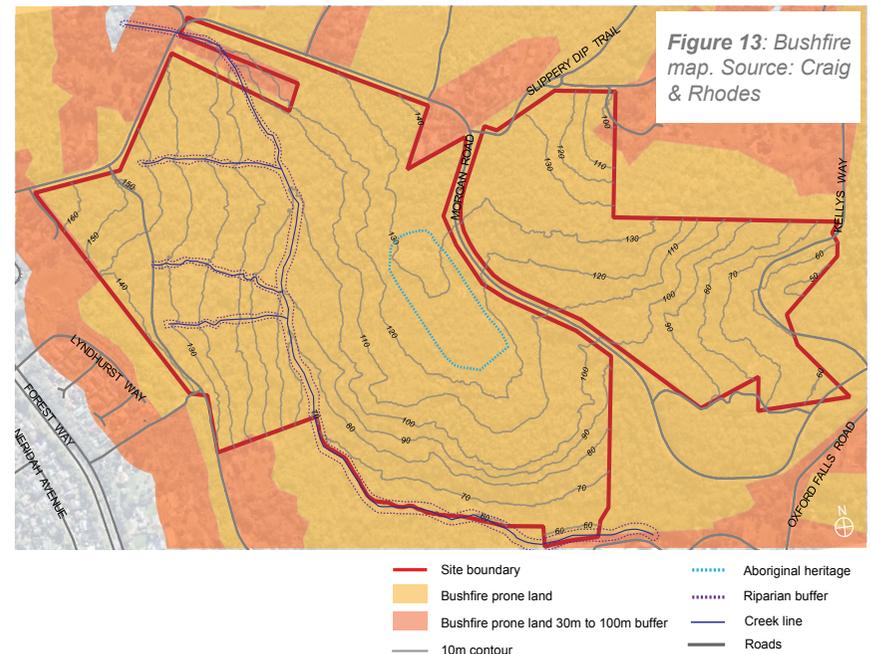
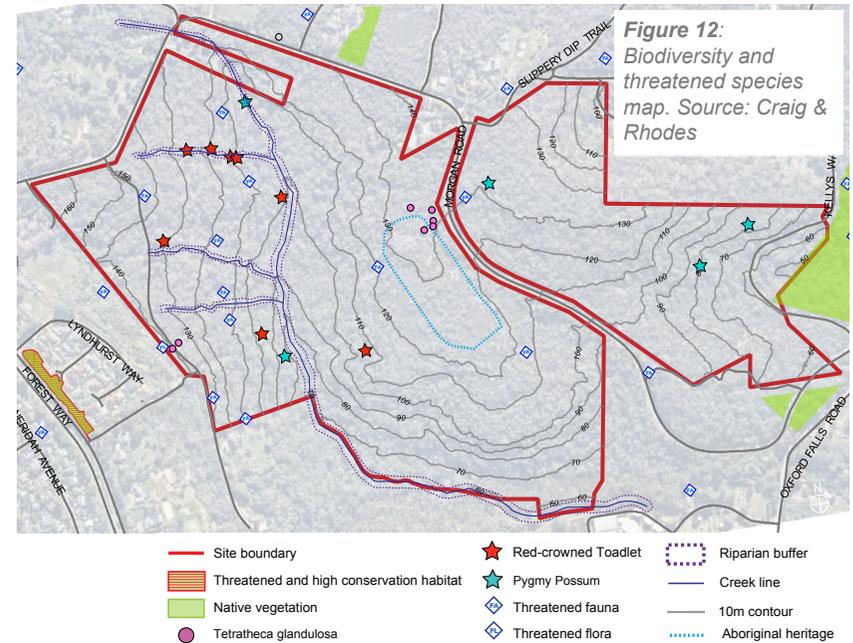
High level constraints mapping (**Figures 12 to 15**) indicates that the site contains archaeologically sensitive land and an archaeological Potential Archaeological Deposit (PAD) of high significance, pockets of high value vegetation, and various threatened species have been recorded on the site including the Glossy Black-Cookatoo, Large Bent-winged Bat, Little Bent Winged Bat, Powerful Owl, Eastern Pygmy Possum, Red-crowned Toadlet as noted in the Strategic Assessment.

Detailed surveys and comprehensive biodiversity assessment will be required to confirm the presence of threatened species and Ecological Endangered communities (EECs) on the site.

The site contains waterways and riparian corridors which are of ecological significance for threatened frog species, and biodiversity values have been mapped along Snake Creek. The site is within the catchment of Narrabeen Lagoon.

The site is mapped as bushfire prone land and parts of the site in the southern and eastern portion contain steep slopes (over 18 degrees) which is a constraint to development. The Telstra Earth Satellite facility is located to the south of the site and impacts to the facility would need to be addressed in any future development proposal.

The constraints mapping is indicative and further site investigation, including ground truthing and site surveys, is required to confirm site constraints, land capability and areas with high conservation value to be protected.



Planning Opportunities

The site may have potential for a range of uses, including low density housing, new recreation areas, conservation areas, and cultural community space, subject to further investigation. Potential land use and conservation outcomes for the site would be determined through detailed site investigations and comprehensive assessment as part of any planning proposal process.

The site is well located, with access from Forest Way and close to employment, health and educational facilities, including Austlink Business Park, Forestway Shopping Centre, Northern Beaches Hospital, and local schools.

Development within the site could provide for an opportunity for improved conservation outcomes, including arrangements for the ongoing management and protection of bushland areas, riparian corridors, and Aboriginal cultural heritage as part of any development proposal for the site. Upgrades to the Morgan Road and Forest Way intersection, and local road upgrades to Morgan Road, would provide improved access to the site.

The Strategic Assessment indicates there is no flooding, drainage, salinity, acid sulfate soils or land contamination constraints, and there may be potential for sensitively located development along the ridgelines to minimise development in areas with steep slopes and watercourses. Protecting scenic values and landscape character would be an important consideration in any development proposal.

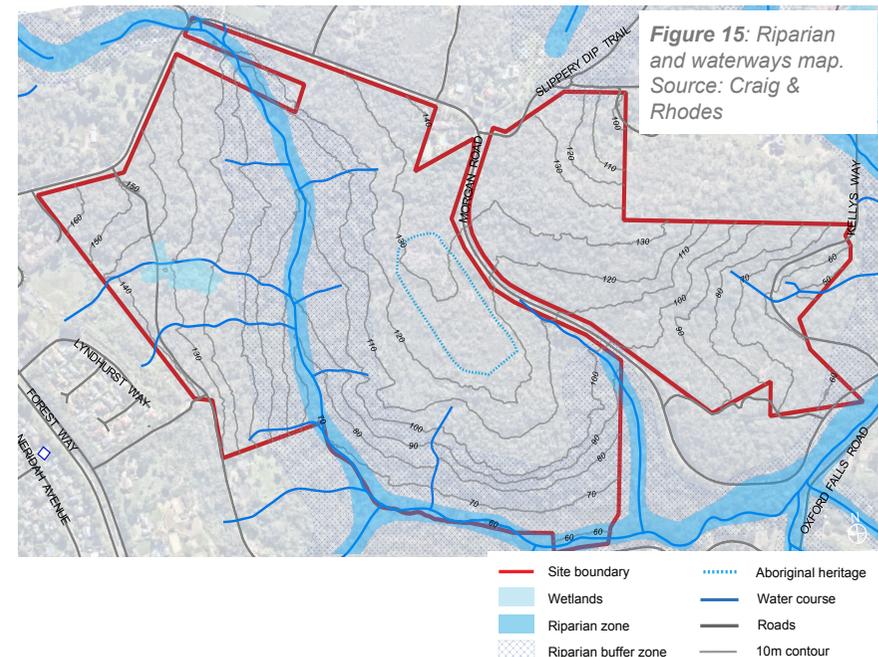
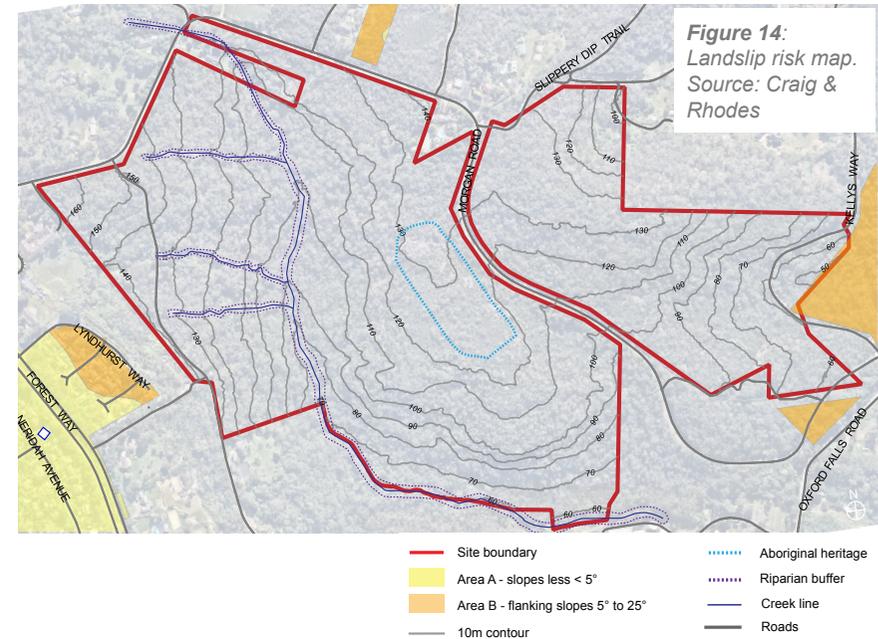
The location, extent and scale of any future development would be informed by detailed site investigations and an assessment of the site's suitability for residential uses as part of a future planning proposal.

Future site investigations and planning process

A planning proposal would be required to facilitate any future development on the site. Detailed site investigations, including environmental studies, biodiversity assessments, bushfire, Aboriginal cultural heritage and archaeological investigations would be required to determine the potential for any future development on the site.

These studies would ensure environmental and archaeological impacts, as well as bush fire risk, are appropriately considered and managed, and would identify areas of high environmental value and heritage significance that should be protected.

The Independent Planning Review prepared by WSP provides further information on the key matters to be addressed in future site investigations.



Aquatic Drive, Frenchs Forest

A medium-term opportunity to consider recreation, community, and conservation outcomes

Site Description

The Aquatic Drive site is 1.93ha and located on Aquatic Drive, Frenchs Forest. The site is located south of the Forestridge Business Park and Aurora Business Centre, and adjacent to the Warringah Aquatic Centre and Aquatic Reserve Fields. The site comprises Lots 2780 and 2781 DP46992.

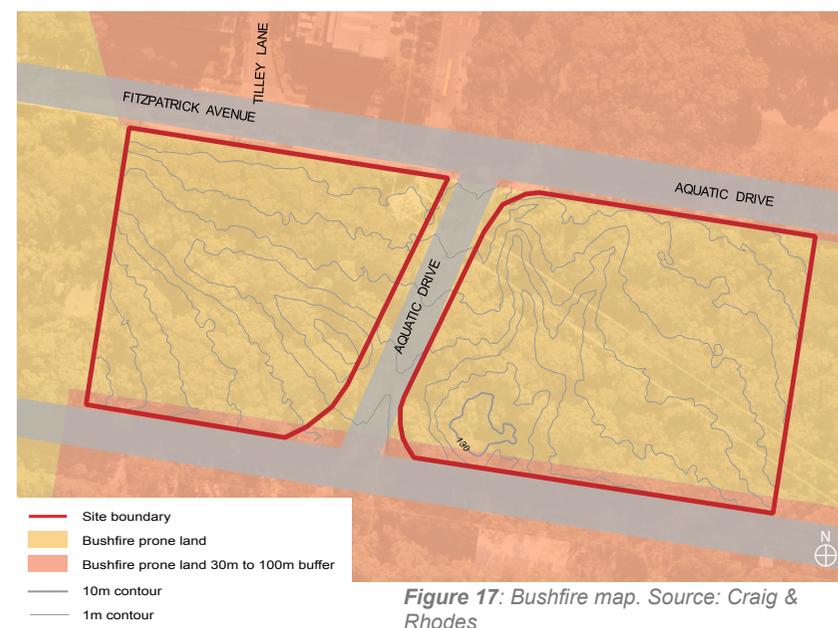
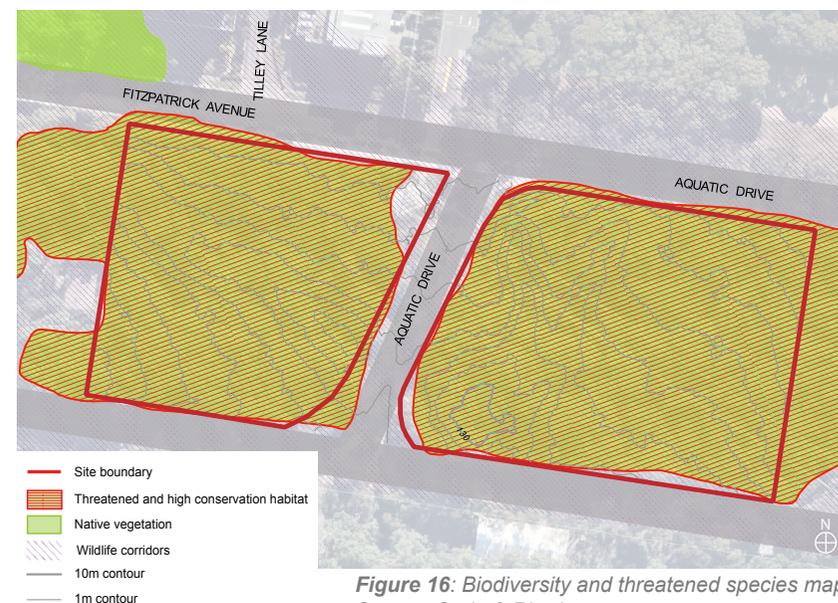
Indicative Constraints Mapping

High level constraints mapping (**Figures 16 to 19**) indicates that the eastern portion of the site contains Duffy's Forest EEC. There are limited records of threatened species on the site and detailed surveys would be required to confirm the presence of threatened species and extent of Duffy's Forest EEC on site.

The site does not contain any registered Aboriginal heritage items, but a registered Aboriginal culture and heritage item is located adjacent to the site. The site is likely to have Aboriginal cultural and heritage significance given its proximity to registered item and will require further cultural significance due diligence as part of any site investigations.

The site is mapped as bush fire prone land and bushfire risk would need to be appropriately mitigated as part of any future development. The western portion of site is less constrained than the eastern portion and may have development potential, subject to further investigation.

The Strategic Assessment indicates that the site is not impacted by flooding, drainage, salinity, acid sulfate soils or land contamination issues. The site does not contain any riparian corridors.



Planning Opportunities

The analysis undertaken in the Strategic Assessment indicates part of the site could be considered for development in the medium term.

The western portion of the site may have development potential, subject to further investigation. The Eastern portion of site is not considered suitable for development as it contains high value vegetation (Duffys Forest EEC) and should be retained for conservation purposes.

Potential land uses for the western portion of the site include recreation uses, including community facilities within an environmental landscape setting, and employment uses. Potential uses would be subject to further studies being undertaken to confirm site constraints and site suitability for recreation and community uses. The Strategic Assessment did not recommend residential uses for this site.

The site is located close to existing employment, health and recreation uses, and is supported by existing transport infrastructure and utilities. The site has road access to Warringah Road and Wakehurst Parkway, and no significant road upgrades would likely be required to support development on the site.

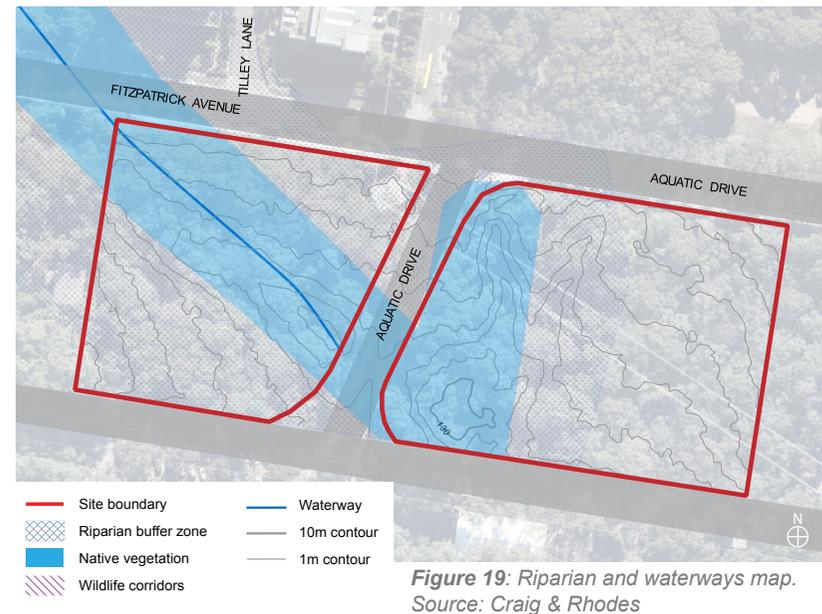
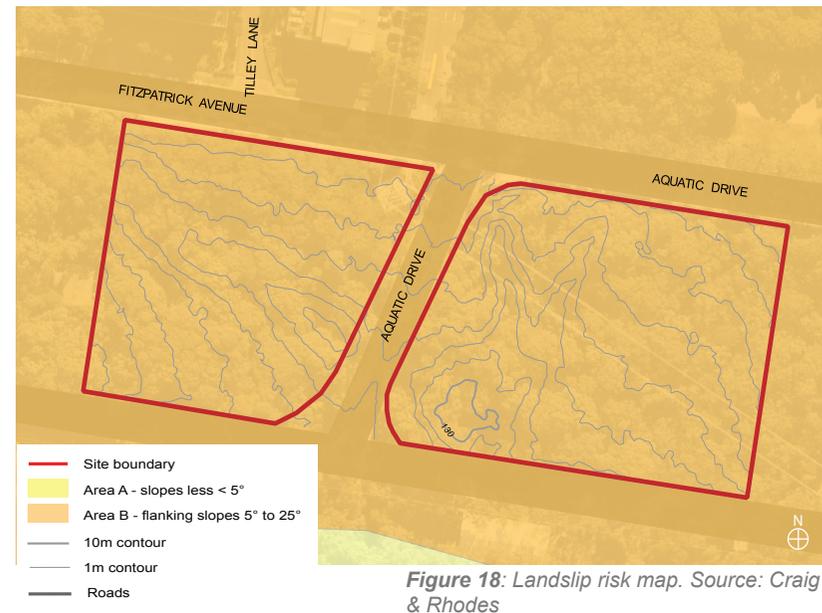
The location, extent and scale of any future development would be informed by detailed site investigations and an assessment of the western portion's suitability for development as part of a future planning proposal. Any future development would need to ensure the ongoing protection and management of high value vegetation on the eastern portion of the site.

Future site investigations and planning process

A planning proposal would be required to facilitate any future development on the site.

Detailed studies would be required to confirm site opportunities as part of future planning investigations. A cultural significance due diligence would be required due to proximity of site to a registered Aboriginal cultural heritage item.

Further investigation would also be required in relation to potential impacts to native vegetation, and bushfire risk. These studies would ensure any potential environmental, bushfire, or heritage impacts are appropriately considered and managed as part of any future development on the western portion of the site.



Forest Way, Belrose

A medium-term opportunity to consider employment, industrial and conservation uses.

Site Description

The Forest Way site is 2.7ha and has frontage to Linden Avenue, Crozier Road and Forest Way in Belrose. The site comprises Lot 2225 DP52038.

Indicative Constraints Mapping

High level constraints mapping (**Figures 20 to 22**) indicates the site does not contain high value vegetation or EECs, but site investigations and ground truthing is required to confirm the sites biodiversity values as Duffys Forest EEC is mapped in close proximity to the site. The constraints mapping indicates that the southern portion of the site may have ecological value, subject to site survey.

The constraints mapping indicates that the site is not impacted by flooding, drainage, salinity, acid sulfate soils or land contamination issues. The site is not considered to contain any riparian corridors.

The majority of the site is mapped as bushfire prone land and bushfire risk would need to be appropriately mitigated as part of any future development. The southern portion of the site contains steep slopes (over 20 degrees) which is a constraint to development.

The site has no recorded threatened flora, but an Eastern Pygmy Possum was previously recorded on the site as noted in the Strategic Assessment. Further site investigation is required to confirm the presence of any threatened species, and to review potential dens or hollows in southern portion of site.

The constraints mapping is indicative and further site investigation, including ground truthing and site survey, is required to confirm site constraints.

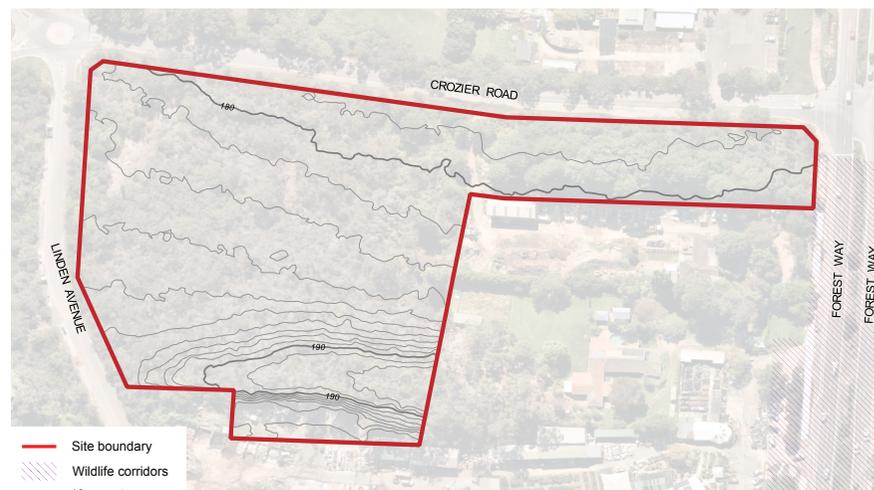


Figure 20: Biodiversity and threatened species map. Source: Craig & Rhodes

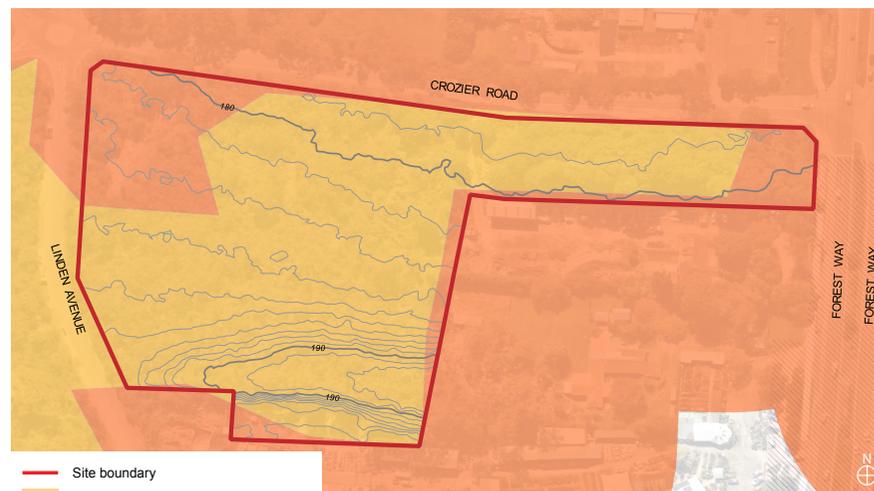


Figure 21: Bushfire map. Source: Craig & Rhodes

Planning Opportunities

The analysis undertaken in the Strategic Assessment indicates the site could be considered for development in the medium term.

Part of the site may have potential to support employment and industrial activities, including employment generating uses such as waste and energy resources in the longer term. The Strategic Assessment did not recommend residential uses for this site. Based on high level constraints mapping areas in the southern part of the site may be retained for conservation purposes.

The site is located adjacent to existing industrial and employment uses, including a Waste Management Centre, Benedict Recycling, Optus Satellite Control Centre and a garden centre. The site is also located close to residential uses north of Crozier Avenue and to the south of the site.

The site is accessed from Forest Way, a Classified Road. The site is within an area with infrastructure already in place it is considered unlikely that any major improvements to the road network would be required to support future development on the site. This would be subject to assessment as part of any future planning proposal.

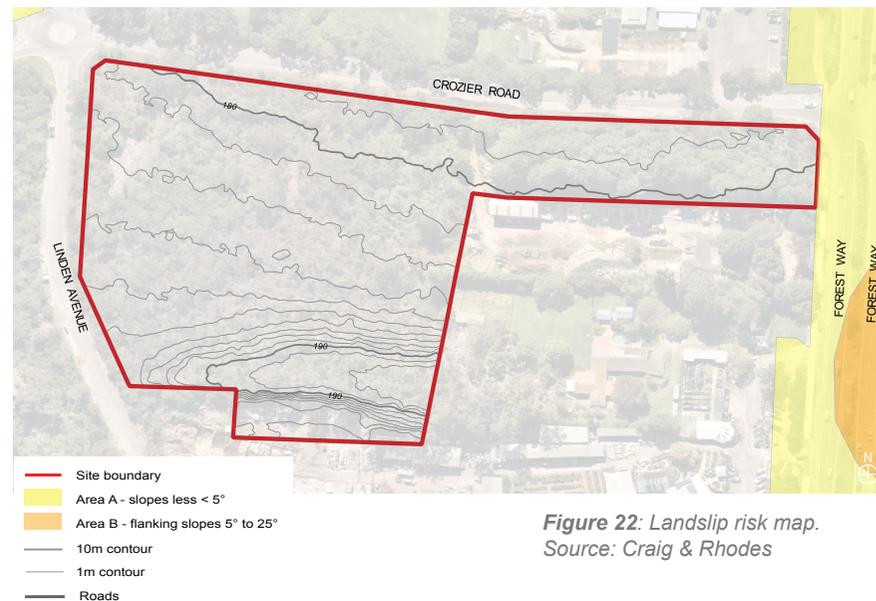
The site's development potential and potential land uses would be informed by detailed site investigations and an assessment of the sites suitability for development as part of a future planning proposal.

Future site investigations and planning process

A planning proposal would be required to facilitate any development for employment or industrial uses on the site.

Detailed investigations are required to determine site suitability for development, identify an appropriate development area and confirm ecological values in the southern part of the site.

The Strategic Assessment identified that the site may have development potential subject to a detailed ecological assessment being undertaken to confirm the site does not contain Duffys Forest EEC. The site is in proximity to mapped Duffys Forest EEC and further investigation is required to determine the sites ecological value.



Corymbia Circuit, Oxford Falls

A medium-term opportunity to extend existing low-density residential areas along Corymbia Circuit

Site Description

The Corymbia Circuit site includes three lots with a combined area of 11.8ha. The site is located on Corymbia Circuit and comprises Lots 95-97 DP869624.

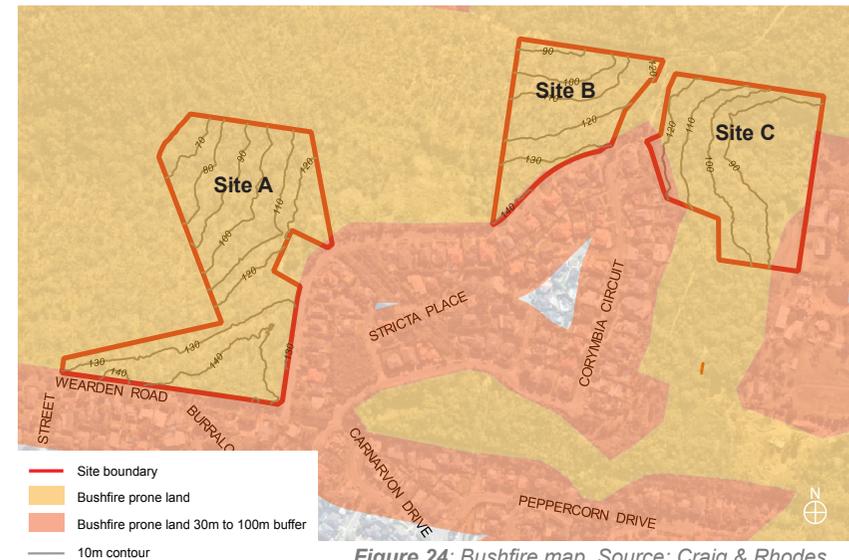
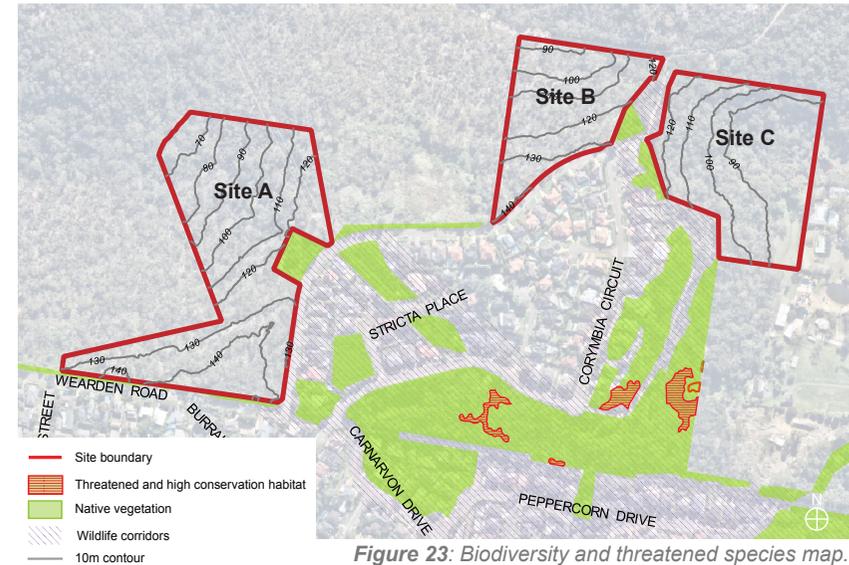
Indicative Constraints Mapping

High level constraints mapping (**Figures 23 to 26**) indicates that the sites form part of a wildlife corridor and further investigation is required to determine ecological values.

High level constraints mapping indicates that two of the lots (5A and 5B) may have potential for some development. However, the Strategic Assessment finds that Lot 5C contains steep slopes, high value vegetation and no road access which is a significant constraint to development.

The site is mapped as bushfire prone land and contains steep slopes and cliffs with gradients beyond 30% in parts of the site. The constraints mapping indicates that the site is not impacted by flooding, drainage, salinity, acid sulfate soils or land contamination issues.

Threatened species, including the Rosenberg's Goanna and Eastern Pygmy Possum as noted in the Strategic Assessment, have previously been recorded on the site and the threatened Red-crowned Toadlet has previously been recorded adjacent to site. Oxford Creek is located near northern boundary of the site and riparian buffers would need to be considered as part of any future development.



Planning Opportunities

The analysis undertaken in the Strategic Assessment indicates the site could be considered for development in the medium term.

The site is located adjacent to existing low density residential areas along Weardon Road and Corymbia Circuit.

The Strategic Assessment indicates that part of the site (portions of 5A and 5B) may have potential for low density residential uses, subject to further investigation.

Site 5A and 5B may have development potential, however, steep slopes and native vegetation require further investigation to determine site suitability. The Strategic Assessment indicates there may be potential for development on land fronting Weardon Road and Corymbia Circuit, adjoining the existing residential areas. The Strategic Assessment recommended site 5C be retained for conservation purposes given a lack of suitable access, steep topography and ecological values.

There is potential for access from Corymbia Circuit, however a perimeter road would likely be required. Locations of roads would need to be established in consultation with Crown Lands, Transport for NSW and the Rural fire Service (RFS).

Weardon Road and The Esplanade provide access to Forest Way and would form the only evacuation route in the event of a bushfire. Further investigation would be required to determine if there would be sufficient capacity on these roads to accommodate additional residents during a bushfire emergency.

The sites development potential and potential land uses would be informed by detailed site investigations and an assessment of the site's suitability for development as part of a future planning proposal. Site 5C is not considered suitable for development and should be retained for conservation purposes.

Future site investigations and planning process

A planning proposal would be required to facilitate residential development on the site. Detailed investigations are required to determine suitability for development, identify appropriate development areas and confirm the presence of threatened species and ecological values across the site.

The Strategic Assessment identified that the site may form part of a broader wildlife corridor and further assessment would be required to identify and mitigate any potential impacts. A comprehensive biodiversity assessment would be required. Other studies required to support a planning would include a bushfire risk assessment, traffic assessment and geotechnical studies.

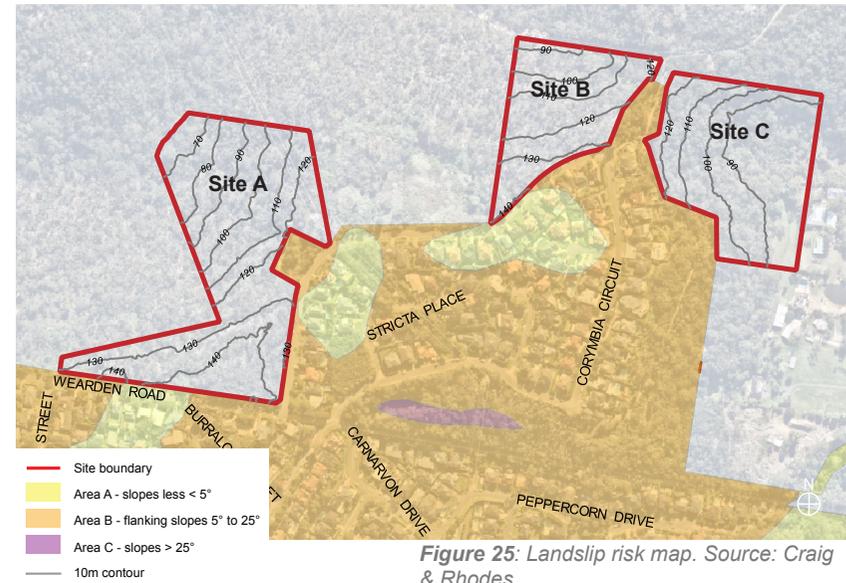


Figure 25: Landslip risk map. Source: Craig & Rhodes

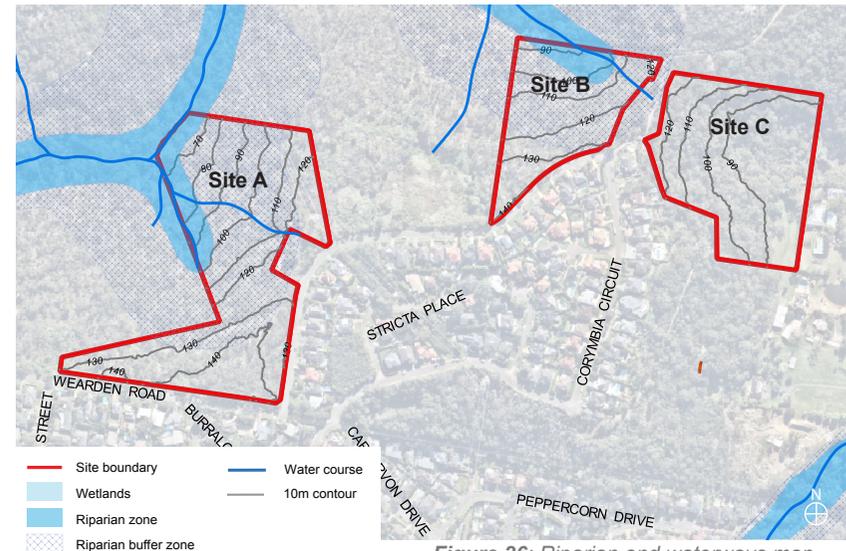


Figure 26: Riparian and waterways map. Source: Craig & Rhodes

Paxton Street, Frenchs Forest

An opportunity for small-scale infill residential development in the short term, and potential expansion of residential uses in the longer term

Site Description

The Paxton Street site is 4.4ha and located off Paxton Drive, Frenchs Forest. The site is adjacent to existing zoned low density residential areas. The site is legally known as Lot 2828 DP1002480.

Indicative Constraints Mapping

High level constraints mapping (**Figure 27 to 30**) indicates the presence of Coastal Upland Swamp EEC in south-east corner of site and threatened species including the Eastern Pygmy Possum have been recorded on adjoining land.

Detailed surveys and comprehensive biodiversity assessment will be required to confirm the presence of threatened species and Ecological Endangered communities (EECs) on the site.

The northern portion of the site contains very steep slopes and cliffs not suitable for development. The site is mapped as bushfire prone. Based on the potential ecological constraints, steep slopes and limited access opportunities, further assessment in relation to bushfire risk and appropriate mitigation measures is required.

The Strategic Assessment indicates that the location of EECs and steep slopes may limit future development opportunities and further investigation of slope constraints would be required to determine soil stability and practicality bushfire protection measures.

The site does not contain any registered Aboriginal heritage items, riparian corridors, and there is no known flooding, drainage, salinity, acid sulfate soils or land contamination issues impacting the site.

The constraints mapping is indicative and further site investigation, including ground truthing and site survey, is required to confirm site constraints.

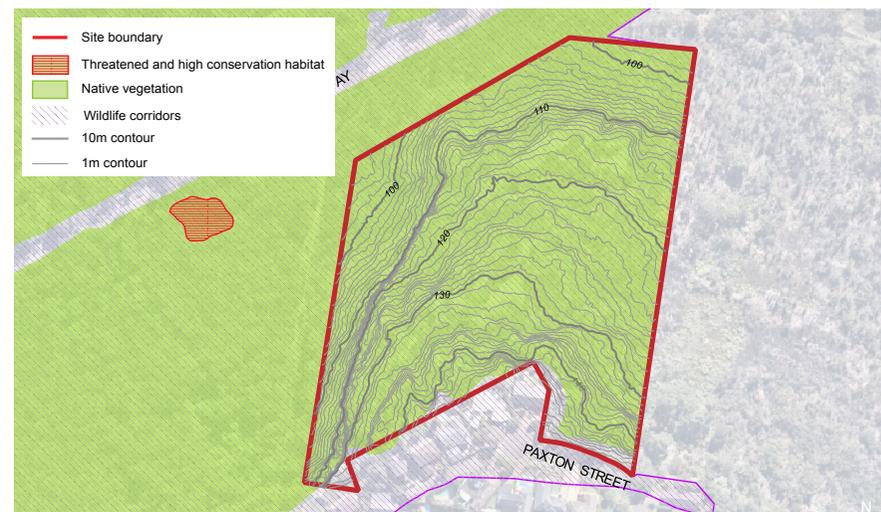


Figure 27: Biodiversity and threatened species map. Source: Craig & Rhodes



Figure 28: Bushfire map. Source: Craig & Rhodes

Planning Opportunities

The site is currently zoned R2 Low Density Residential, C3 Environmental Management and RE1 Public Recreation under the Warringah LEP 2011.

The analysis undertaken in the Strategic Assessment identifies short term potential for limited low density residential development within the existing R2 Low Density Residential zone.

The Strategic Assessment identifies potential for the expansion of low-density residential uses in the existing C3 zoned land, subject to further investigation and outcomes of Council's review of conservation zones.

The site is located close to existing social infrastructure and services, including schools, recreation uses, Forest Way Shopping Centre and Northern Beaches Hospital. The site is accessible by the existing local road network and is adjacent to existing residential development and infrastructure. The Strategic Assessment indicates that major improvements to the road network would not likely be required to support development on the site.

Future site investigations and planning process

A portion of the site is currently zoned R2 Low Density Residential and low scale residential housing is permitted with consent. A Development Application (DA) for development in the R2 zone could be considered, subject to further bushfire assessment to confirm suitability for residential development.

The Strategic Assessment identifies potential for future expansion of residential uses into the area of land currently zoned C3 Environmental Management, subject to further investigation of ecological and bushfire constraints to determine potential for residential development.

Detailed studies would be required to determine specific site opportunities as part of future planning investigations. This may include detailed studies to support a DA for low density development within the existing R2 zoned land, or comprehensive site investigations to determine the suitability for future residential uses in the areas currently zoned C3 Environmental Management. Any proposal for residential development in the E3 zone would require a planning proposal.

Detailed studies to support any future development proposal would include a detailed biodiversity impact assessment, bushfire risk assessment and geotechnical studies.

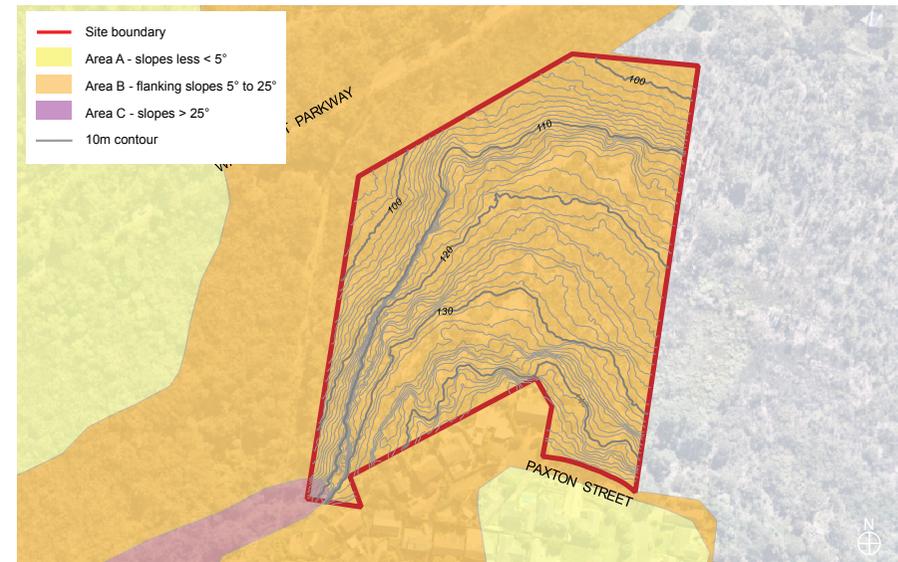


Figure 29: Landslip risk map. Source: Craig & Rhodes

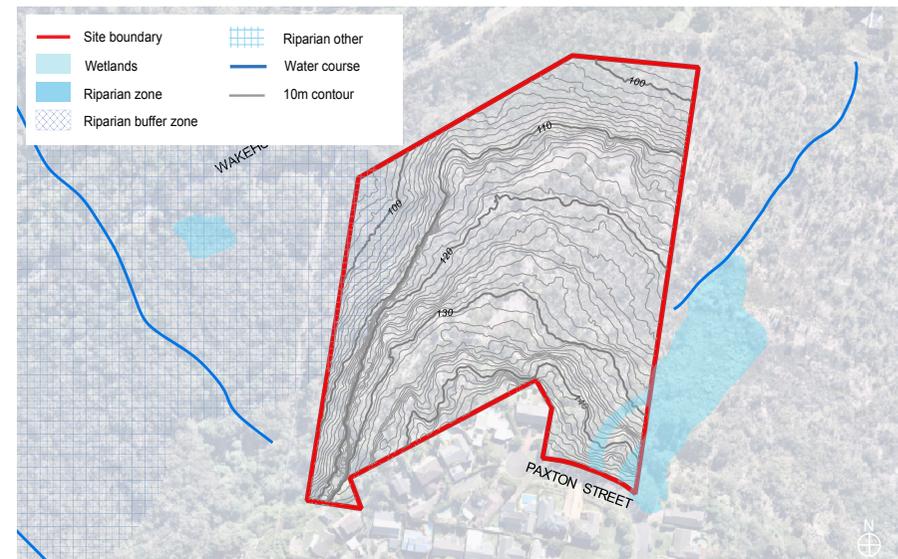


Figure 30: Riparian and waterways map. Source: Craig & Rhodes

Ralston Avenue, Belrose

An opportunity to consider small-scale residential development, conservation, employment, urban services, and recreation uses.

Site Description

The Ralston Avenue site is approximately 135ha and at the end of Ralston Avenue in Belrose. The site is legally known as Lot 1 DP1139826.

Indicative Constraints Mapping

High level constraints mapping (Figure 31 to 34) indicates that the site has a diversity of native species given its proximity to Garigal National Park. High level constraints mapping indicates the presence of two EECs – Coastal Upland Swamp and Duffys Forest. Significant areas of Coastal Upland Swamp are mapped near the southern side of Ralston Road and most of the Duffys Forest EEC has mapped biodiversity values.

Threatened flora species, including *Tetratheca glandulosa* and *Grevillea caleyi*, have previously been recorded on the site and two Rare or Threatened Australian Plants (ROTAP) species have also been recorded, including *Eucalyptus luehmanniana* and *Angophora crassifolia*.

Several threatened fauna species have been recorded as noted in the Strategic Assessment, including the Giant Burrowing Frog, Red-crowned Toadlet, Rosenberg's Goanna, Powerful Owl, Little Lorikeet, Glossy Black-Cockatoo, Eastern Pygmy Possum, Grey-headed Flying-fox, Little Bentwing-bat and Large Bentwing-bat.

Detailed surveys and comprehensive biodiversity assessment will be required to confirm the presence of threatened species and Ecological Endangered communities (EECs) on the site.

A ridgeline extends through the central part of the site and the topography slopes steeply away from the ridgeline. Riparian areas are mapped around the edge of the ridgeline. The constraints mapping indicates there is no flooding, drainage, salinity, acid sulfate soils or land contamination constraints, with the least constrained land being located along the central ridgeline.

The site is mapped as bushfire prone land and parts of the site to north and south of the ridgeline contain steep slopes (over 18 degrees) which is constraint to development. The TransGrid Electricity Substation is located to the east of the site and any potential impacts to the facility would need to be addressed in any future development proposal.

The constraints mapping is indicative and further site investigation, including ground truthing and site surveys, is required to confirm site constraints, land capability and areas with high conservation value to be protected.

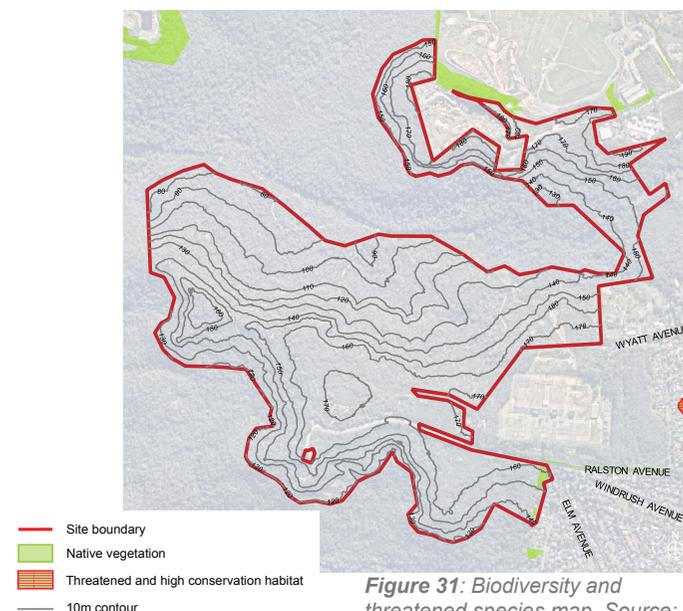


Figure 31: Biodiversity and threatened species map. Source: Craig & Rhodes

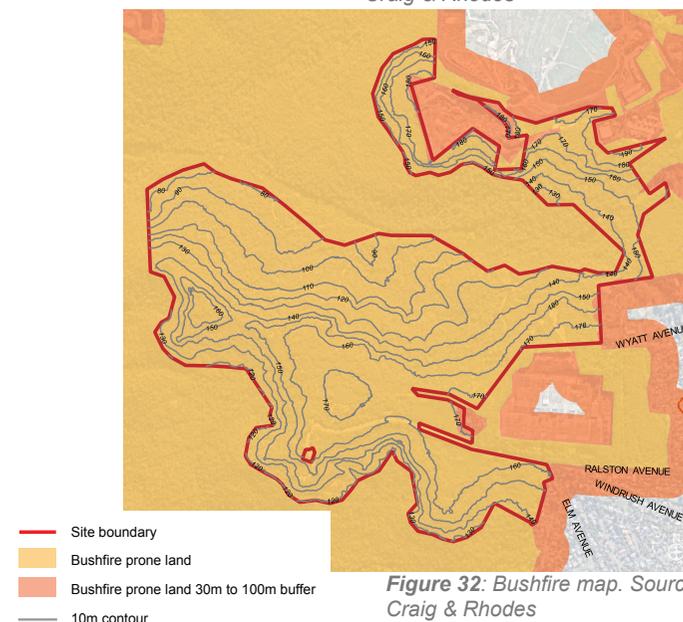


Figure 32: Bushfire map. Source: Craig & Rhodes

Planning Opportunities

The site adjoins Garigal National Park to the northwest and is adjacent to R2 Low Density Residential zoned land to the south and east of the site.

The analysis undertaken in the Strategic Assessment indicates the site has longer term development potential for conservation, employment, recreation uses and urban services. The site may have potential for limited low-scale residential development in areas adjacent to existing R2 zoned areas, subject to detailed investigation of ecological constraints and bushfire risk.

Potential land use and conservation outcomes for the site would be determined through detailed site investigations and comprehensive assessment as part of any planning proposal process.

The site is located close to local shops and schools, and access to the site is from the Forest Way and Ralston Avenue intersection. Any future development would likely require upgrades to the Forest Way and Ralston Avenue intersection, as well as upgrades to Ralston Avenue.

The location, extent and scale of any future development would be informed by detailed site investigations and an assessment of the site's suitability for development as part of a future planning proposal.

Future site investigations and planning process

A planning proposal would be required to facilitate any future development on the site.

It is noted that previous planning investigations have been undertaken for this site and the recommendations of previous studies would be a consideration in any future planning proposal for the site.

A comprehensive suite of studies would be required to support a future planning proposal, including biodiversity impact assessments, bushfire risk assessment and traffic studies to determine suitability for development on the site.

These studies would ensure environmental impacts, bushfire risk, and any potential impacts to the TransGrid substation are appropriately assessed and mitigated. Any future development would also need to ensure the ongoing protection and management of areas with high ecological values, including the protection of EECs.

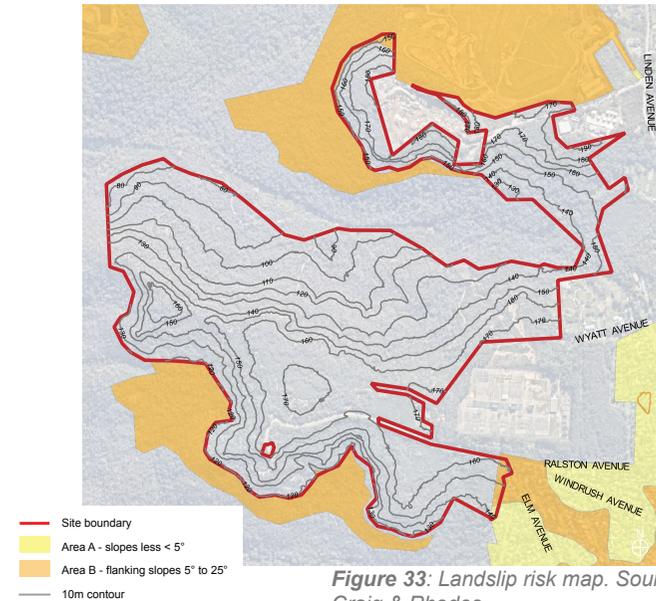


Figure 33: Landslip risk map. Source: Craig & Rhodes

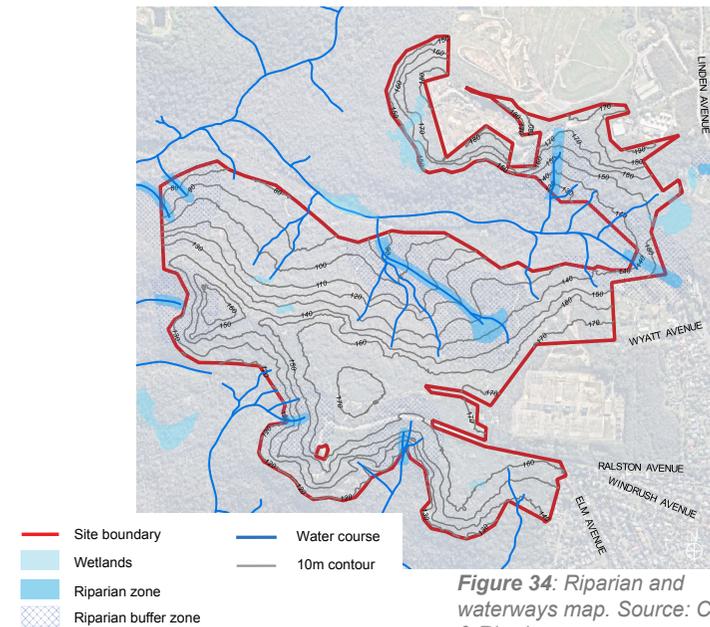
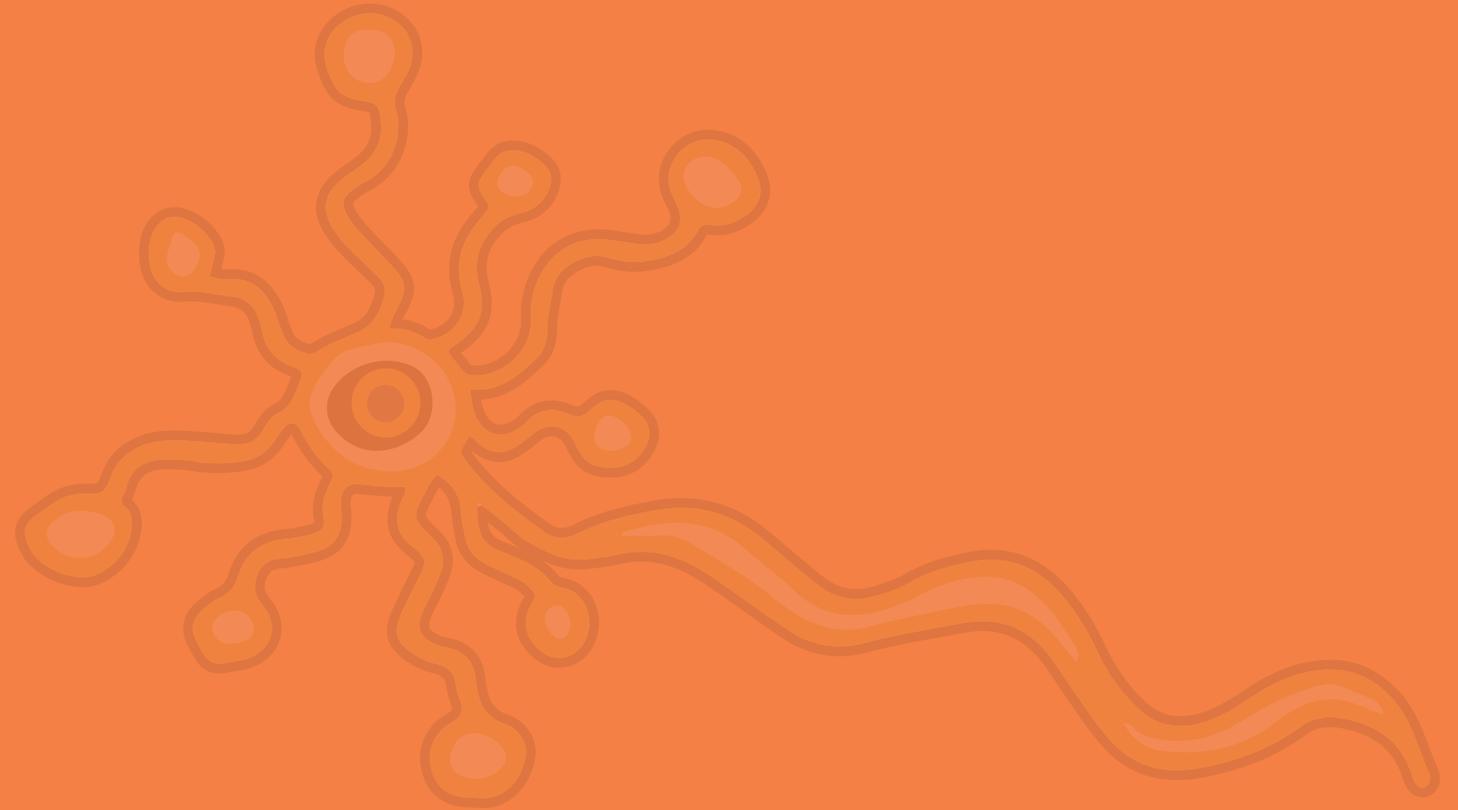


Figure 34: Riparian and waterways map. Source: Craig & Rhodes

Appendices

Appendix 1 – MLALC Community Land and Business Plan

Appendix 2 – Strategic Assessment - Findings and Recommendations



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