

Social Impact Assessment



On behalf of Metropolitan Local Aboriginal Land Council

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Acknowledgment of Country

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

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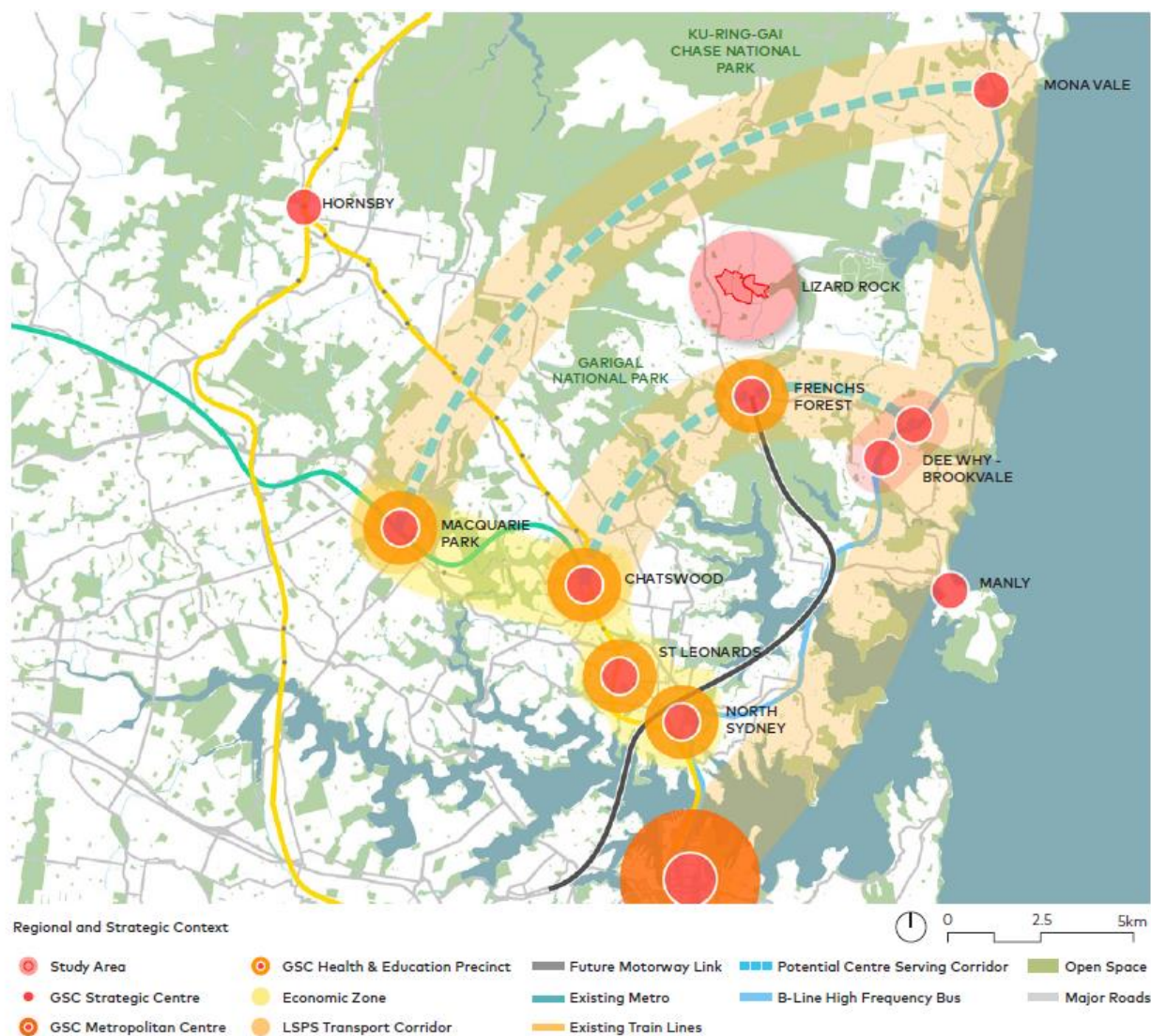
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EXECUTIVE SUMMARY

GYDE Consulting (Gyde) was engaged by Metropolitan Local Aboriginal Land Council (MLALC) to undertake a Social Impact Assessment (SIA) to accompany a planning proposal to rezone its land at Morgan Road, Belrose.

This SIA has been undertaken in response to the Department of Environment and Planning's matters for consideration under *A Guide to Preparing Planning Proposals Requirements* to consider the social consequences of the planning proposal.

The subject site at Morgan Road Belrose ("Lizard Rock") is situated within Sydney's Northern Beaches LGA, approximately 20 kilometres north of the Sydney Central Business District (CBD) and 6 kilometres north-east of the Chatswood CBD. The regional and strategic context of the Site is identified below.



Source: Cox Architecture

The Site comprises 22 separate allotments with a total area of approximately 71 hectares. The Site is defined by Morgan Road, which provides primary access and divides the Site into eastern and western precincts. An aerial view of the site is provided below.



Source: Nearmap

The Morgan Road site has over 20,000 years of Aboriginal cultural significance with identified Aboriginal heritage items located on the site, including 'Lizard Rock'.

The land is currently deferred land under Warringah Local Environmental Plan 2011 and the planning proposal seeks to permit future low density residential development. Specifically, the planning proposal seeks to establish residential developments in addition to new areas of open space, active transport links, a community cultural facility, and other local neighbourhood services, whilst retaining and protecting significant areas for environmental conservation and Aboriginal heritage and improving water quality. The planning proposal is accompanied by a Structure Plan prepared by COX Architecture which shows the proposed layout of the site, including roads, residential areas known as 'super lots' (new large residential blocks), parks/reserves, and conservation areas.

Social Impact Assessment - Key Findings

This assessment identified a net gain of positive social impacts (major and moderate), but also highlighted several negative impacts (major, moderate, minor and minimal) that would result from the proposal. Mitigation measures have been identified as part of this assessment to minimise the potential of the negative social impacts.

MLALC is a significant owner of land in the Northern Beaches, owning nine sites including the subject site. Of the nine sites owned by the MLALC, only the 71ha Morgan Road site is currently endorsed by MLALC members and the NSW ALC to be actively investigated for land dealing.

There are major positive impacts for the Aboriginal and Northern Beaches communities.

Self-determination for Aboriginal People, a core business activity for MLCA, is an ongoing process to ensure that Indigenous communities can meet their social, cultural and economic needs.

The development potential at Morgan Road will provide an income stream to fund the goals identified in the MLALC Community Land and Business Plan,

The sale of the land will enable MLALC to finance social wellbeing and participation objectives and strategies, promote, protect and celebrate Aboriginal values, culture and heritage, and generally ensure the prosperity of the community.

The protection of the site's First Nations heritage and the creation of a new cultural centre will help establish a strong identity for the locality, and support community aspirations for First Nations social sustainability and Indigenous cultural tourism identified in Northern Beaches Council plans.

The assessment found that the proposal will result on positive social impacts that improve the liveability of the area by providing more housing diversity, and infrastructure that promotes healthy lifestyles, opportunities for social interaction, and the creation of employment areas. Positive social impacts will result from:

- the enhancement, conservation and protection of significant areas of environmentally sensitive land, and riparian and habitat corridors
- active transport options
- the creation of seven (7) new green open spaces and contiguous green networks designed around the existing waterways, creeks, riparian corridors, and conservation areas that respond to Country
- opportunities to include recreation amenities in the new green spaces to meet community needs in the Frenches Forest catchment
- new shops/cafes, offices and Aboriginal culture centre will employ about 125 to 146 full-time direct local and Indigenous workers, generating an IVA of close to \$25 to \$30 million per annum to the local economy
- construction employee spend would be about \$0.5 million to \$0.6 million each year over the 6-year period and, when operational, persons employed at the subject site would spend between \$1.3 million and \$1.5 million each year in the local area
- bushfire management and protection measures are adopted in accordance with 'Planning for Bush Fire Protection, 2019'. These measures will provide bushfire protection to new residents and significantly improve the level of protection to existing adjoining dwellings and facilities
- water quality measures that provide improvements across the catchment.

The social impact assessment also identified negative impacts that are likely/possible to arise from the proposal.

The proposal is almost certain to have a major negative impact on the biodiversity of the site, and will exceed the Biodiversity Offset Scheme Entry Threshold, and therefore will require an off set. The primary purpose of offsetting is to facilitate development in an environmentally sustainable manner and to ensure development does not have unacceptable impacts on native ecosystems and species.

The ambience of the location is implicitly linked to its bushland quality, and a change to the overall nature of the Site and the loss of biodiversity may have a negative impact on the character of the broader locality.

The project proposes that one third of the Site is developed which will result in a loss of biodiversity. Biodiversity will be boosted on the remaining two thirds of the Site, which will include a conservation zone and other portions destined for rehabilitation.

Negative impacts will also be mitigated by environmental conservation measures, including the management and protection of the natural bushlands and creeks, and the preservation of a significant amount of natural space and culturally significant Aboriginal artefacts.

Other negative impacts including construction related impacts, short term effects of construction noise, and traffic congestion have been assessed as having minimal or minor negative social impacts.

Recommendations have been provided as part of this assessment to mitigate the negative impacts and enhance the potential of the positive impacts. These recommendations have been documented and categorised as those to be implemented at planning proposal (PP) and development application (DA) stages.

- **Recommendation 1:** Ensure thorough engagement with surrounding residents during public exhibition (PP) (DA)
- **Recommendation 2:** Adopt the caring for Country principles as outlined in the NSW Government Architect 'Connecting with Country Framework' in Plans of Management (PP) (DA)
- **Recommendation 3:** Deliver amenities as part of the delivery of open spaces that are consistent with community needs as identified in the Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan (Draft June 2022) (DA)
- **Recommendation 4:** Prepare a Plan of Management to demonstrate how Aboriginal heritage will be preserved, maintained, and sustainably managed (DA)
- **Recommendation 5:** Prepare a public art and interpretation plan to demonstrate opportunities to acknowledge Aboriginal heritage and provide First Nations employment. Public art and interpretation should align with Northern Beaches Council initiatives for Aboriginal heritage trails (DA)
- **Recommendation 6:** Prepare a Construction Management Plan to mitigate minor negative social impacts during the construction stages (DA)
- **Recommendation 7:** Further assessment and mitigation measures to be adopted in relation Biodiversity losses and off sets required (DA)
- **Recommendation 8:** Further assessment and mitigation measures to be adopted in relation land contaminations concern required (DA)
- **Recommendation 9:** Accessibility requirements are considered in all aspects of design for future development, including roads, residential, commercial, and walking and cycling travel paths (DA)
- **Recommendation 10:** Safety by design is prioritised during planning stages to maximise liveability and deter crime (DA)
- **Recommendation 11:** Prepare a Plan of Management is to demonstrate how pedestrian routes and bicycle spaces will be maintained and sustainably managed (DA)
- **Recommendation 12:** Identify public domain improvements along Morgan Road, new bus routes within the Site and the design of pathways to comply with the relevant access standards (PP)
- **Recommendation 13:** Land use controls to regulate building height to preserve the predominant existing visual quality (PP)
- **Recommendation 14:** All bushfire mitigation measures to comply with NSW Planning for Bushfire Protection 2018, and A Bushfire Evacuation Plan (PP)
- **Recommendation 15:** Upgrade of the Forest Way / Morgan Road intersection and create a slip lane off Morgan Rd to facilitate efficient traffic flows out of the Site (DA).

INTRODUCTION

1. INTRODUCTION

This Social Impact Assessment (SIA) has been prepared for Metropolitan Local Aboriginal Land Council (MLALC) in relation to land at Morgan Road, Belrose (subject site). The Site comprises 22 separate allotments with a total area of approximately 71 hectares. The Site is comprised of undeveloped and disturbed bushland within the B2 Oxford Falls Locality, pursuant to Warringah Local Environmental Plan 2000 (WLEP 2000).

The planning proposal seeks to establish residential development, associated services and infrastructure across parts of the subject site, whilst retaining and protecting significant areas for environmental conservation and Aboriginal heritage. The planning proposal is accompanied by a Structure Plan prepared by COX which shows the proposed layout of the Site, including roads, residential areas known as 'super lots' (new large residential blocks), parks/reserves, and conservation areas.

This SIA accompanies a Planning Proposal to Northern Beaches Council (Council) which seeks to transfer planning controls for land in Oxford Falls Valley and Belrose North (Deferred Lands) from WLEP 2000 to WLEP 2011. This SIA has been prepared in relation to the planning proposal as submitted by the MLALC.

1.1. What is a Social Impact Assessment?

Broadly, social impacts are the effect on people and communities that happen resulting from an action or inaction, an activity, project, program, or policy. The major purpose of a SIA is to identify and manage potential adverse impacts, and to maximize project benefits to local communities and other groups.

2. METHODOLOGY

The following standard methodology provides a framework for Gyde's social impact assessments.

2.1. Social Impact Categories

Categories have been established to provide a standard approach to measuring social impact assessments. Figure 1 lists the Social Impact Categories that form the basis of this social impact assessment. These seven categories provide for high level groupings of potential social impacts that can be interrogated, which then forms the basis of the assessment. The level and scope of interrogation of the categories will depend on the nature of the project.



Figure 1: Social impact categories (Source: Adapted from Vanclay, F. 2003 *International Principles for Social Impact Assessment. Impact Assessment & Project Appraisal* 21(1), 5-11. <http://dx.doi.org/10.3152/147154603781766491>)

2.2. Social Impact Assessment Matrix

Gyde uses the following matrix to systematically evaluate the likely significance of both positive and negative impacts resulting from the project, providing the foundation for determining the level, extent and magnitude of social impact.

MAGNITUDE LEVEL					
	1	2	3	4	5
LIKELIHOOD LEVEL	Minimal	Minor	Moderate	Major	Transformational
A. Almost certain	Low	Medium	High	Very high	Very high
B. Likely	Low	Medium	High	High	Very high
C. Possible	Low	Medium	Medium	High	High
D. Unlikely	Low	Low	Medium	Medium	High
E. Very unlikely	Low	Low	Low	Medium	Medium

Table 1: Social impact significance matrix (Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement).

CONTEXTUAL ANALYSIS

3. SITE AND LOCALITY ASSESSMENT

This section provides an analysis of the current and future context of the project. Understanding characteristics of the local area and the policy and planning issues that apply to the broader urban environment provide a context for the project. Better understanding the current and future context enables a better understanding of the community's social needs and potential social impacts of the project.

3.1. Site Context and Description

The subject site is at Morgan Road Belrose ("Lizard Rock") situated within Sydney's northern beaches district, approximately 20 kilometres north of the Sydney Central Business District (CBD) and 6 kilometres north-east of the Chatswood CBD.

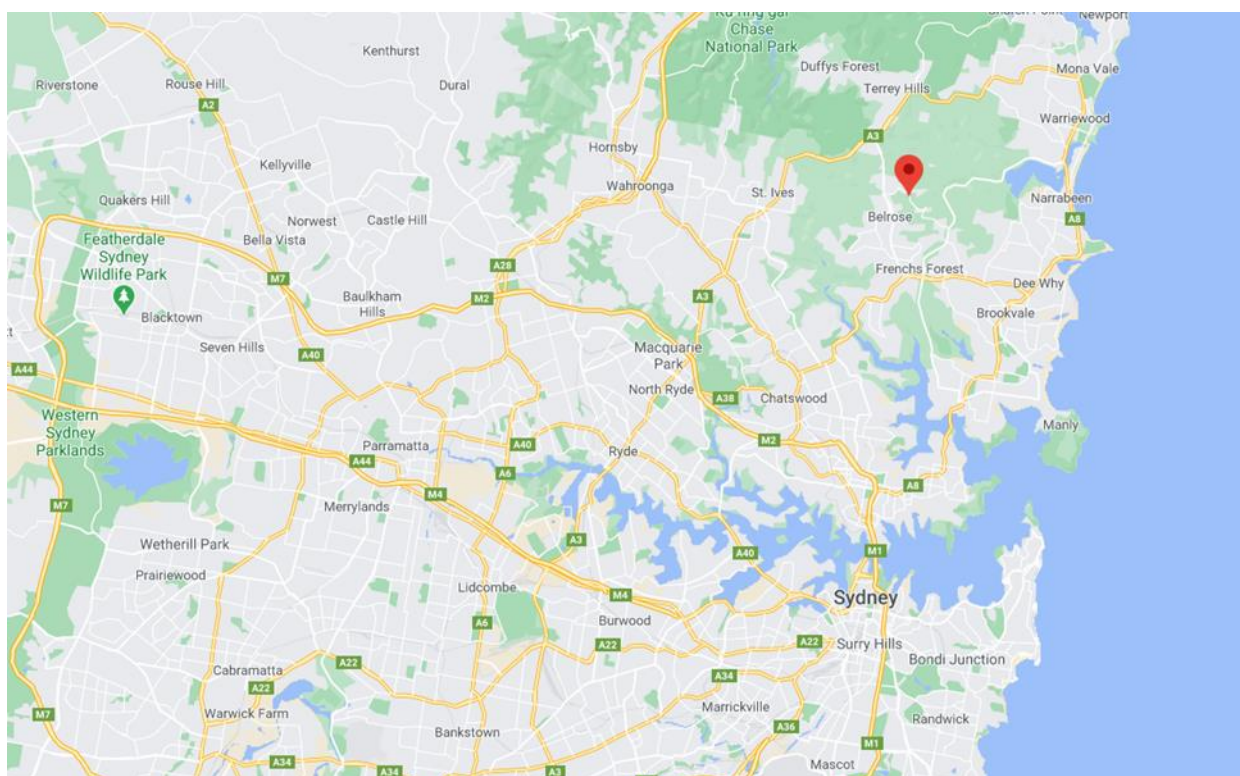


Figure 2: Regional Context Map - location of the subject site marked in red (Source: Google Maps)

The subject site is within the Northern Beaches Local Government Area (LGA), which supports a wide range of land uses ranging from low density rural residential areas to medium density town centres, and a diverse range of commercial and light industry.

The subject site comprises 22 separate allotments with a total area of approximately 71 hectares. The site is defined by Morgan Road, which provides primary access and divides the Site into eastern and western precincts.

The western boundary is a mix of residential properties and an aged-care facility. The southern boundary is formed by a transmission easement and Snake Creek. The eastern boundary is defined by semi-rural residential properties and the Optus and Telstra satellite facilities and Morgan Road generally forms the northern boundary.

The Site is reflective of Sydney's natural landscape, containing significant examples of Aboriginal art amongst a large

amount of remnant bushland over a steep valley. Intermittent rocky outcrops offer district views valley towards the south and over Snake Creek, which bisects the Site centrally and to the west.

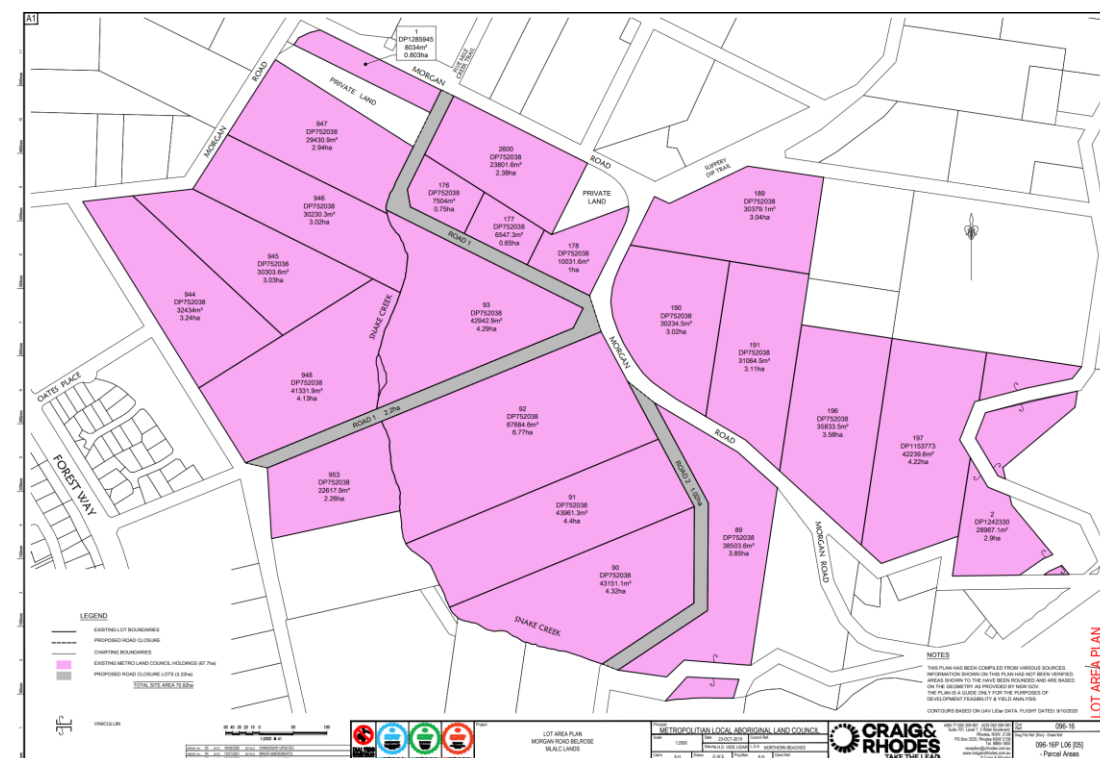


Figure 3: MLALC Morgan Road site (Source: Craig & Rhodes, August 2022)

The Morgan Road site has over 20,000 years of Aboriginal cultural significance with identified Aboriginal heritage items located on the Site, including 'Lizard Rock'. The known Aboriginal heritage items within the Site, including rock engravings on Lizard Rock, are regularly and repeatedly destroyed by vandals and a significant portion of the Site is suffering from land degradation.

3.2. Surrounding Land Uses

The subject site is located east of Forest Way in the suburb of Belrose. The subject site predominately comprises bushland and is surrounded by land within the B2 Oxford Falls Locality.

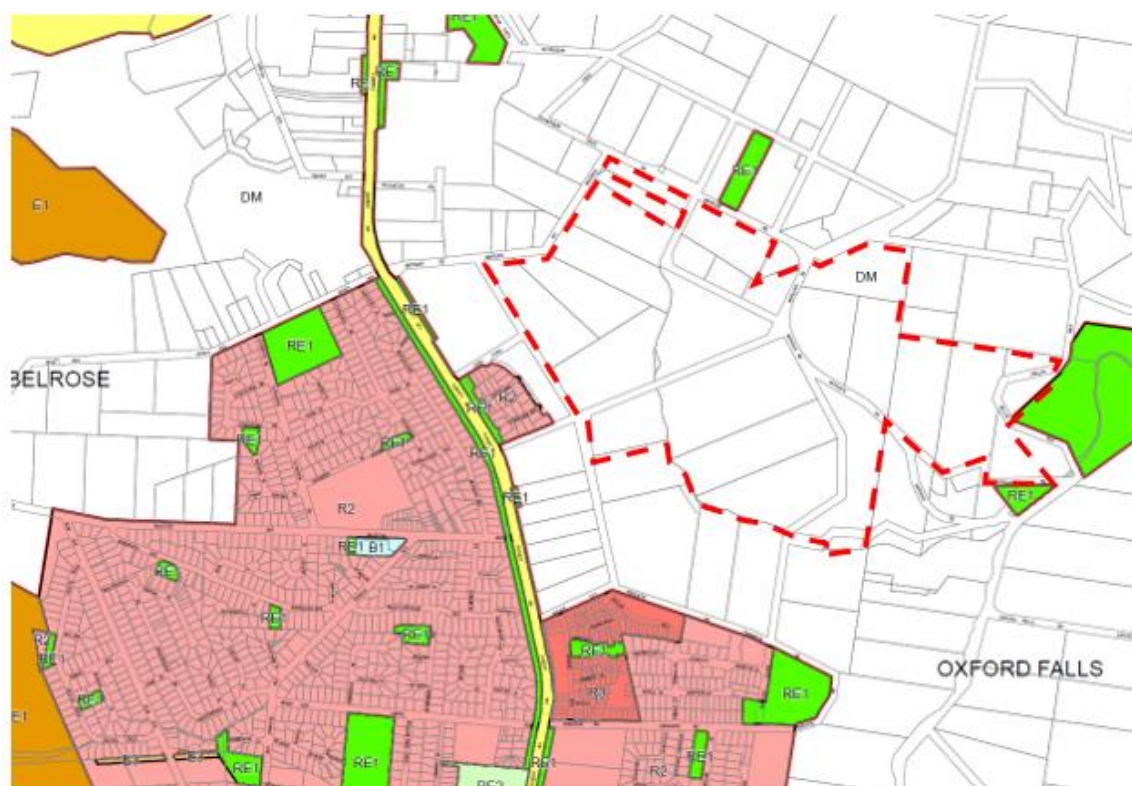


Figure 4: Land zoning surrounding the subject site - outlined in red (Source: NSW Legislation).

North of the subject site is Moon Rock, a State heritage listed item which was declared an Aboriginal Place in 2016. Moon Rock is in high bushland with views to the ocean and has about 50 engravings depicting Aboriginal astronomical knowledge, lunar phases and Baiame the creator-spirit.

To the north and northeast of the subject site are large residential land holdings, which tend to be partly cleared and contain a range of dwellings and outbuildings.

Snake Creek runs through the subject site and then forms the south-western boundary. This portion of the subject site is adjacent to the large industrial site, Telstra Oxford Falls, an international telecommunications service provider in Oxford Falls.

There are aged care facilities proximate to the subject site, including Uniting Wesley Gardens, a disability services & support organisation, and Wesley Gardens Aged Care facility, both adjoining the subject site to the west. Glenaeon Retirement Village is situated north-east of the subject site and Belrose Country Club Retirement Village is situated south of the subject site.

South and west of the subject site is predominately comprised of R2 - Low Density Residential zones. There are scattered RE1 - Public Recreation zones surrounding the subject site, and a large portion of public recreation zoning west of the subject site, which has the Wakehurst Parkway dissecting through it.

Garigal National Park is approximately 2,150 hectares located north-west of the subject site. The National Park is predominately comprised of dispersed bushland, which embraces the upper reaches of Middle Harbour, including Bantry Bay, and part of the catchment of Narrabeen Lakes. Much of the park is bound by residential development and is proximate to several other conservation reserves and bushland, including Ku-ring-gai Chase National Park, an

area of bushland with protected Aboriginal sites.

There are several tracks and trails for hiking and off-roading close to the subject site, including Fire Trail Start, which is adjacent to the Site along Morgan Road, and Stepping Stone Crossing, located along Middle Harbour Creek, further west of the Site.

3.3. Project Description

MLALC has been in long-term discussions with both Council and the Department of Planning and Environment (DPE) in relation to the subject site. In September 2020, MLALC submitted a request to the DPE for formal inclusion of the Morgan Road 'Lizard Rock' site under the State Environmental Planning Policy (Planning Systems) 2021 (PS SEPP) previously known as the State Environmental Planning Policy (Aboriginal Land) 2019 via a development delivery plan (DDP).

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

The planning proposal seeks to make the following amendments to the Warringah Local Environmental Plan 2011:

PROPOSED STATUTORY AMENDMENTS	
Remove "Deferred Matter" status of the land	Transfer the Site from Warringah Local Environmental Plan 2000 to Warringah Local Environmental Plan 2011
Implement standard instrument zones	R2 - Low Density Residential RE2 - Private Recreation E2 - Environmental Conservation
Introduce maximum building heights	8.5 metres in R2 and RE2 zones
Introduce minimum lot sizes	300m ² 450m ² 600m ² 740m ² 800m ² 1000m ²
Introduce Dual occupancies and Seniors Housing as additional permitted uses within the Site's proposed R2 zone	'Schedule 1 Additional permitted uses' amendment, including the associated Additional Permitted Uses Map (Sheet APU_007).

The planning proposal seeks to establish residential development and associated services and infrastructure across parts of the subject site, whilst retaining and protecting significant areas for environmental conservation and Aboriginal heritage. The planning proposal is accompanied by a Structure Plan prepared by COX Architecture¹ (Figure 7) which shows the proposed layout of the Site, including roads, residential areas known as 'super lots' (new large residential blocks), parks/reserves, and conservation areas.

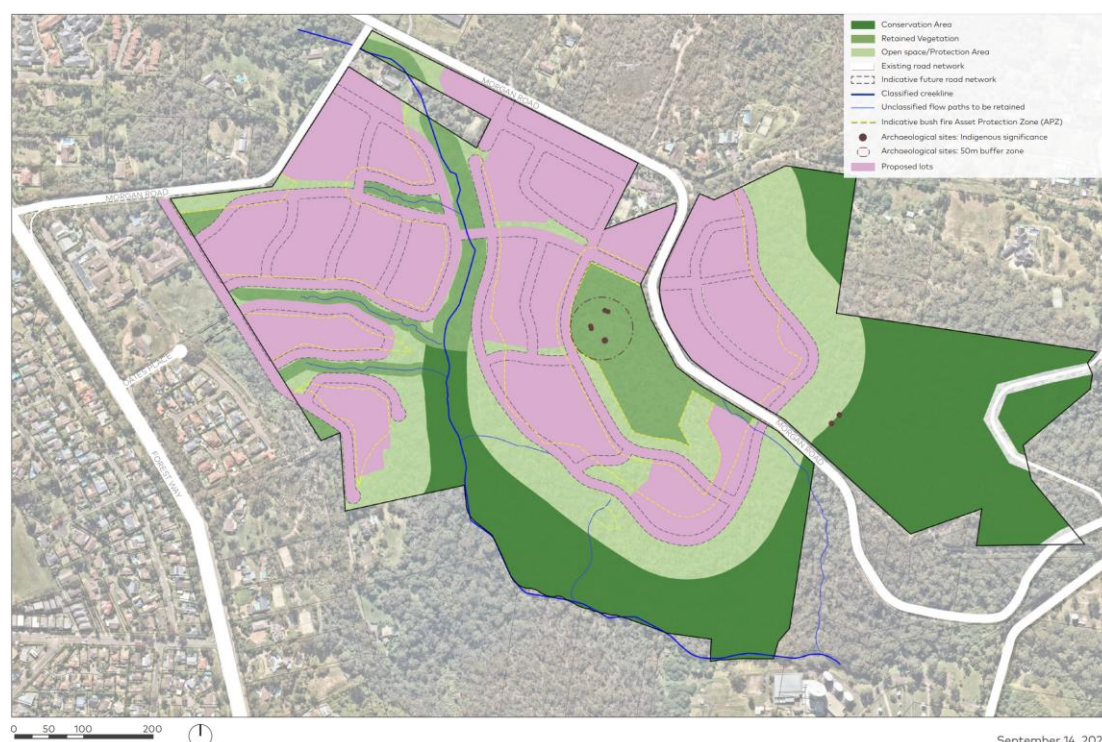


Figure 5: Draft Structure Plan (Source: COX Architecture, September 2022)

The intended development outcomes of the planning proposal are to:

- Deliver residential lots, providing new housing supply and diversity with lot sizes and dwelling types (i.e., secondary dwellings and dual occupancies)
- Provide new prioritised pedestrian and cycling paths for active recreation and to provide connectivity to key recreation destinations within the new precinct that also connect to external roads and pathways to promote active transport.
- Facilitate the protection and management of Aboriginal heritage items which are AHIMS registered sites
- Provide 5,030sqm of floorspace for neighbourhood service/amenities and a cultural community facility (approximately 400-500sqm in GFA). The new cultural community facility will celebrate the Site's unique Aboriginal heritage. New local services will be in proximity to new residents and suitably located next to the cultural site and open space to offer high amenity for locals and visitors.
- Protect and enhance the Site's ecological significance by retaining 18.9 hectares for conservation, including the riparian zone

¹ Morgan Road Belrose Structure Plan, Cox Architecture 2020

- Provide the required level of bushfire protection and management to the subject site, involving the implementation of the new Asset Protection Zones (APZs) ranging from 100m at their widest to 20m at their narrowest and fire trails to significantly improve the level of bush fire protection to adjoining developments
- Provide adequate services and infrastructure to accommodate the increase in residential and visitor population expected within the precinct. This includes new local roads provided from Morgan Road at six (6) locations, including on-street car parking, and upgrade of the Forest Way / Morgan Road intersection to facilitate efficient traffic flows out of the Site
- Improve water quality by ensuring future development adopts stormwater management systems and WSUD measures to preserve the natural frequency and volume of flow events in waterways. The proposal will investment in the order of \$18 million on the project on the subject land to implement the latest technology in water quality treatment will not only treat the stormwater which will be generated by the proposed new housing but also improve the current waterways in the area and ultimately flowing into the Narrabeen Lagoon.
- New areas of public open space to be collocated with contiguous green networks to provide for a variety of uses including picnic and BBQ areas, children's playgrounds, shelter and tree reserves.
- Provide signage and wayfinding to assist visitors in navigating the precinct's public recreation and cultural offerings and other neighbourhood services. Signage will be informative, as well as interpretive and a celebration of the Site's Aboriginal significance.

4. STRATEGIC CONTEXT

The most relevant policy and plans were reviewed to understand the strategic framework and context for the planning proposal. A complete list of policies and plans reviewed for this social impact assessment are included in Appendix A. The most relevant policies and plans reviewed for this planning proposal are listed and the main points summarised below.

STRATEGY / PLAN / PRIORITY	DESCRIPTION
STATE GOVERNMENT	
Premier's Priorities	<p>Priorities that represent the NSW Government's commitment to significantly enhancing the quality of life for people in NSW. They are based on the Government's key policy priorities of:</p> <ul style="list-style-type: none"> - A strong economy - Highest quality education - Well connected communities with quality local environments - Putting customers at the centre of everything we do - Breaking the cycle of disadvantage.
Region Plan – A Metropolis of Three Cities	<p>The Region Plan (currently under review) sets the 40 year strategic plan for the growth and prosperity of the Greater Sydney Region. It is built on a vision of three cities where most people live within 30 minutes of work, education, health facilities, services and great places. It adopts the 10 Directions for a Greater Sydney and sets 40 objectives aimed at delivering these outcomes. Relevant objectives include:</p> <ul style="list-style-type: none"> • Objective 14 of the GSRP relates to 'A Metropolis of Three Cities - integrated land use and transport create walkable and 30 minutes cities'. • <i>Objective 10: Greater housing supply and Objective 11: Housing is more diverse and affordable.</i> These objectives enable ongoing housing supply and a range of housing types in the right locations. The GSRP sets a 0–5-year (2016–2021) housing supply target for the North District, which is 25,950 new homes required by 2021, an average of 5,190 per year. This number is needed to meet population growth. • Objective 13: Environmental heritage is identified, conserved, and enhanced This objective supports environmental heritage is defined as the places, buildings, works, relics, moveable objects and precincts of State or local heritage significance. It includes Aboriginal places and objects.
North District Plan	<p>The North District Plan sets out planning priorities and actions for the District which align with the liveability, productivity and sustainability framework of the overarching GSRP. The relevant priorities include:</p> <ul style="list-style-type: none"> • <i>Planning Priority N5 - 'Providing housing supply, choice and affordability, with access to jobs, services and public transport'.</i> The North District Plan has a housing target of 25,950 by 2021 for the district and a housing target of 3,400 for the Northern Beaches LGA, an average of 680 new dwellings per year • <i>Planning Priority N4 - fostering healthy, creative, culturally rich and socially connected communities.</i> This Priority recognises LALC landholdings acquired under the ALRA which require planning outcomes to help support self-determination of the Aboriginal people, engagement with Aboriginal communities founded on mutual respect to foster opportunities for economic participation, culturally appropriate social infrastructure and contemporary cultural expression • <i>Planning Priority N17 - Protecting and enhancing scenic and cultural landscapes.</i> This priority

STRATEGY / PLAN / PRIORITY	DESCRIPTION
	<p>promotes the preservation of Aboriginal cultural heritage by protecting scenic and cultural landscapes which can complement the protection of biodiversity and habitat, help manage natural hazards and support tourism.</p>
Connecting with Country Draft Framework	<p>The Connecting with Country Draft Framework seeks to improve planning, design and delivery of built environment projects in NSW. The Connecting with Country Draft Framework is intended to be the starting point to improve and inform better processes that will help to achieve these goals and to deliver on the Connecting with Country commitments that are outlined in the document. Heritage NSW requests that major applications for sites with Aboriginal values are guided by the strategic goals outlined in the Framework. The goals are:</p> <ul style="list-style-type: none"> • Reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices • Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects • Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices
Parks for People - Greener Places and the Premiers Priorities 11 & 12 (NSW)	<p>Parks for People - Partnering to Deliver the Premiers Priority - Better Environment and seeks to delivery eight diverse, community orientated and resilient parks across Greater Sydney that respond to the environment and Country. It allocates \$9 million for Northern Beaches, Frenchs Forest new park approximately 12ha.</p>
Staying Ahead: State Infrastructure Strategy 2022 - 2042	<p>The Strategy sets out Infrastructure NSW's independent advice to the NSW Government on the State's needs and strategic priorities for infrastructure over the long term.</p> <p><i>Staying Ahead: State Infrastructure Strategy 2022-2042</i> is framed around 9 long-term objectives, each with a dedicated chapter. The Strategy makes 57 recommendations (102 including sub-recommendations) to the NSW Government aimed at improving outcomes and living standards for the people of NSW. The key infrastructure objectives for NSW relevant for this project include:</p> <ul style="list-style-type: none"> • Service growing communities - Delivering quality infrastructure to match population growth and the evolving needs of the community. This includes better access to essential services for vulnerable and disadvantaged communities, and delivering secure, affordable and diverse housing across NSW • Embed reliability and resilience - Infrastructure assets need to be resilient to withstand shocks such as natural hazards, public health crises and cyber security threats. This requires a holistic and place-based approach to hazards and risk assessment, resilience planning and targeted investments • Protect our natural endowments - Protecting our natural environment requires attention to all assets across the infrastructure lifecycle, from construction right through to operation. Affordable policies to mitigate the impact of infrastructure delivery and operations on biodiversity and natural heritage is essential. NSW can use infrastructure to improve the natural environment and ensure the sustainable use of natural resources and materials through reuse and recycling. • Integrate infrastructure, land use and service planning - joined-up planning is imperative for efficient investment across all government assets but especially important to support the State's investment in new economic precincts. Designated economic precincts should meet expected market demand, and investment should be co-ordinated and staged accordingly. A key focus for

STRATEGY / PLAN / PRIORITY	DESCRIPTION
	NSW in the immediate and medium terms should be to leverage the spare capacity created in existing and planned infrastructure, such as in major transport corridors.
Biodiversity Conservation Act 2016	<p>The Biodiversity Conservation Act 2016 (BC Act) lists and protects threatened species, populations and ecological communities that are under threat of extinction in NSW. Impacts to threatened species and endangered ecological communities listed under the BC Act are required to be assessed in accordance with Section 7.3 of the BC Act and Applicants must also consider whether their proposal will exceed the following Biodiversity Offset Scheme Development Thresholds (BOSET):</p> <ul style="list-style-type: none"> • Exceeding the clearing threshold on an area of native vegetation • Carrying out development on land included in the Biodiversity Values Land Map • Having a 'significant effect' on threatened species or ecological communities.
NORTHERN BEACHES	
Northern Beaches Local Strategic Planning Statement (NBLSPS)	<p>The NBLSPS provides a link between outcomes sought in the Greater Sydney Region Plan and the North District Plan and relevant local statutory planning instruments, guiding outcomes within the Northern Beaches LGA's statutory planning instruments until 2040.</p> <p>Council's LSPS contains several principles and actions in relation to social and affordable housing, including seeking a minimum of 10% affordable rental housing to be included in new planning proposals, such as this Morgan Road planning proposal, consistent with Council's existing Affordable Housing Policy.</p>
Northern Beaches Local Housing Strategy (LHS)	<p>The LHS reaffirms the LGA's need to meet the overarching North District Plan's 6-10 year housing target. Based on the projected increase in population for the LGA, approximately 12,000 new dwellings will be required by 2036 to house 288,431 people, an increase of 22,963 people. The LHS aims to deliver more affordable market-based housing to meet this demand.</p>
Warringah Local Environmental Plan (LEP) and Development Control Plan (DCP)	<p>The Site is identified on the Warringah LEP 2011 Land Application Map as a DM 'deferred matter'. Warringah LEP 2000 applies to all deferred land until a review of deferred lands is complete and a planning proposal process is undertaken rezone the land under the Warringah LEP 2011.</p> <p>The subject site is zoned as Locality C8 under Warringah LEP 2000. The planning proposal seeks to apply the following Standard Instrument zones to the Site under Warringah LEP 2011:</p> <ul style="list-style-type: none"> • R2 - Low Density Residential, • RE2 - Private Recreation, and • E2 - Environmental Conservation
Community Strategic Plan (CSP): Shape 2028 Northern Beaches Community Strategic Plan 2018 - 2028	<p>Shape 2028 Northern Beaches Community Strategic Plan 2018-2028 focuses on the following community outcomes:</p> <ul style="list-style-type: none"> • <i>Protection of the Environment:</i> Aim to protect the natural and built environment from the risks and impacts of pressures, improve ecological conditions in catchments, creeks and lagoons, provide sustainable access to the natural environment while recognising and protecting cultural and heritage value • <i>Environmental Sustainability:</i> Ensure that development is balanced with lifestyle and the environment, ensuring integrated land use planning balances the environmental, social and economic needs of present and future generations, create green and resilient urban

STRATEGY / PLAN / PRIORITY	DESCRIPTION
	<p>environments by improving tree cover, native vegetation, landscaping and water management system, promote the benefits and savings of ecologically sustainable development, improve environmental standards and compliance in new and existing developments and encourage community programs</p> <ul style="list-style-type: none"> • <i>Places for People:</i> Create welcoming, accessible and affordable private and public places that foster good health and social interaction, plan for future growth, provide a mix of high-quality diverse and inclusive housing options supported by sustainable infrastructure, improve housing affordability, create welcoming villages and neighbourhood centres and collaborate with the community and support health and wellbeing such as active or passive recreation • <i>Community and Belonging:</i> Aspire to care for everyone in the community, making people feel safe, support, included and have diverse opportunities for rich cultural and social life, promote social inclusion through neighbourhood programs and quality services, build stronger communities, promote health and wellbeing through fair access to information, health and support services, recognise and honour Aboriginal culture and heritage and value and celebrate our diverse heritage and cultural differences • <i>Vibrant Local Economy:</i> Creating a thriving and vibrant local economy where traditional and new industries are supported and local career, training and education opportunities are expanded, expand and promote employment and training opportunities for all residents, especially young people and people experiencing social disadvantage, provide diversified job growth and create industry clusters in our villages, strategic and district centres • <i>Transport, Infrastructure and Connectivity:</i> Connect people locally, regionally and globally through transport and innovative technologies, facilitate and promote safe transport options that reduce car-based commuter travel, facilitate and promote safe cycling and walking networks as a convenient transport option and facilitate environments that are supported by digital and physical communications infrastructure There are opportunities to integrate community centres in Forestville with other amenities, near transport and other community facilities, such as clubs to provide 'community hubs'.
Draft Northern Beaches Environmental Study 2021	<p>The Draft Northern Beaches Environment Study is part of the framework to support the new Local Environment Plan, Development Control Plan and other development related activities and links closely to the North District Plan. The Study:</p> <ul style="list-style-type: none"> • Discusses the opportunities in relation to future growth to enhance and protect the environment • Recommends environmental planning actions to be implemented either in the short term or in an ongoing timeframe
Northern Beaches Walking Plan – April 2019	<p>Northern Beaches Walking Plan was adopted on Tuesday 16 April 2019. The plan focuses on improving active travel through connecting the network, delivering the network, making walking safe, creating walking neighbourhoods and encouraging walking. Specific goals include ensuring facilities are accessible, safe, well-designed and there is little conflict with other transport modes.</p>
Move – Northern Beaches Transport Strategy 2038	<p>Move - Northern Beaches Transport Strategy 2038 identifies Belrose, given its proximity to Forest Way, as both an active travel corridor and future metro bus route.</p>

STRATEGY / PLAN / PRIORITY	DESCRIPTION
Northern Beaches Social Infrastructure Study - Issues and Opportunities Background Paper (Ethos Urban, 2019)	The Study highlights gaps within Northern Beaches social infrastructure as well as possible opportunities. The gaps, or potential issues, for the Northern Beaches residents include existing community, sport and recreation facilities that are isolated and inaccessible by public transport or walking catchments and are not accessible for all ages and abilities.
Northern Beaches Bike Plan	The Northern Beaches Bike Plan was adopted in July 2020. The plan focuses on 4 directions including expanding, improving and maintaining the safe cycling network, improving and maintaining the road cycling network, provide and maintain end-of-trip facilities as well as promote and encourage cycling.
Northern Beaches Community Centres Strategy 2021	<p>The Northern Beaches Community Centres Strategy (the Strategy) outlines Council's vision for a network of multipurpose centres that are attractive spaces for our community. At the core of this is accessibility, with good connections to public transport and affordable rates for hire. Council is committed to delivering inclusive community centres that embrace diversity and are available and inviting to all ages, cultures and abilities.</p> <p>This Strategy utilises floor space as the method for determining benchmark assessment. Using the benchmark:</p> <ul style="list-style-type: none"> the total GFA of community centre space (Council managed) available for multi-use in the Northern Beaches LGA is 15,604 sqm which equates to 59.6 square metres per 1,000 people (based on a 2016 population of 261,794) based on existing and anticipated population growth, there are community centre shortfall/gaps for each local planning area existing shortfall/gap in community centre space that is Council managed is 5,340sqm by 2036, the shortfall/ gap in community centre space that is Council managed will be 8,424sqm. <p>Strategic directions relevant for this project are:</p> <ul style="list-style-type: none"> strategy 2 - Maximise fair and equitable access to existing centres strategy 7 - Create inviting, accessible and welcoming community centres strategy 10 - Investigate the Aboriginal history of the Sites of current and future community centres, and ensure the history is recognised. <p>The Community Centre's Strategy identifies that the Frenches Forest Catchment area, which includes Belrose, is currently well provisioned with the number of community centres yet lacking in floor space and adequate condition of the centres. There is a current and future gap in provision, requiring at least district size facilities due to the anticipated increase in housing, density, and population in Frenchs Forest.</p>
Northern Beaches Destination Management Plan 2021	<p>The strategic aim of the Northern Beaches Destination Management Plan is developing a sustainable visitor economy with managing the impact of visitation. The Plan includes three goals:</p> <ul style="list-style-type: none"> Focus on yield over volume Become the brand promise: Altogether extraordinary Making the region key to Sydney's place in the world. <p>Acknowledging opportunities for Aboriginal cultural tourism, the Plan supports the development of</p>

STRATEGY / PLAN / PRIORITY	DESCRIPTION
	<p>Aboriginal cultural experiences delivered by local Aboriginal people. In addition, the Plan identifies opportunity for improved interpretation of Aboriginal cultural heritage of the region which would require the involvement and guidance of organisations such as the Metropolitan Land Council and the Aboriginal Heritage Office. The Plan identifies opportunities to Collaborate with NSW Aboriginal Tour Operators Council (NATOC) to engage and enable opportunities for Aboriginal-owned and operated experience development, and to work with Metropolitan Local Aboriginal Land Council (MLALC) to better understand appropriate land use opportunities on their land and to implement initiatives including tourism strategies.</p>
<p>Better Together: Social Sustainability Strategy 2040</p>	<p>Better Together provides a road map into the future for the City's grow and change over the next 20 years. It is a collaboration with the broader community to ensure it is stronger, more resilient, equitable and socially sustainable today and tomorrow. The Strategy identifies 10 outcomes the Council is working toward to achieve social sustainability:</p> <ul style="list-style-type: none"> • Safe places - Our community is safe in public, at home and online • Safe people - Our community has access to people, organisations and information that can help when they need assistance • Celebrating First Nations people - First Nations people and Indigenous heritage are included in all decision making • A resilient and adaptive social services sector - We have an active, resilient and engaged social services sector • Value of all people is recognised, respected and embraced - Everyone in the community feels welcome • Ensuring equity and inclusion - The whole community has access to inclusive growth and opportunities • Strong volunteering culture - We have a thriving volunteering culture • Services, programs and facilities are affordable and accessible to all - Our community has access to the services, programs and facilities they need • Broad range of supportive community and social networks that reflects the diversity of the Northern Beaches - Community networks reflect the diverse interests of people living on the Northern Beaches • Sense of belonging to life on the Northern Beaches - Everyone who participates in community life feels like they belong.
<p>Community Participation Plan (Plan Making and Development Assessment)</p>	<p>The Community Participation Plan (CPP) is designed to make participation in planning clearer for the community of the Northern Beaches. It does this by setting out how and when people can participate in the planning system, the planning functions and different types of planning proposals. The Plan also establishes the community participation objectives which we use to guide our approach to community engagement. The CPP is a requirement of the EP&A Act (division 2.6 and Schedule 1) and applies to the exercise of planning functions by Northern Beaches Council, as well as the Northern Beaches Local Planning Panel and Sydney North Planning Panel. Objectives of the Plan are:</p> <ul style="list-style-type: none"> • The community has a right to be informed about planning matters that affect it • Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning • Planning information should be in plain language, easily accessible and in a form that

STRATEGY / PLAN / PRIORITY	DESCRIPTION
	<p>facilitates community participation in planning</p> <ul style="list-style-type: none"> • The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered • Community participation should be inclusive and planning authorities should actively seek views that are representative of the community • Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made • Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account) • Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development. <p>Northern Beaches Community Participation Plan came into effect on 1 December 2019. The Plan applies to Council's plan making and development assessment functions. It sets out how and when you can participate in the planning system and how to approach community engagement. Table 3 of the plan provides that Planning Proposals, such as the subject application, will be notified to the community for a minimum period of 14 days. Any feedback during this process will be necessary to complete this SIA.</p>
Northern Beaches Open Space and Outdoor Recreation Plan and Strategy Draft – June 2022	<p>This document is linked to the State Government and Council strategic planning frameworks and draws on the open space principles developed for the Northern Beaches Local Strategic Planning Statement (2020). The strategic directions and actions respond to the needs identified in this document as well as existing commitments from the three former Council's various plans and strategies as well as current Council initiatives, including the draft Northern Beaches Resilience Strategy which highlights that a resilient community is cohesive, connected and engaged. All actions fall under one of the following Strategic Directions: 1. Inform and Understand 2. Links and Loops 3. Better and Brighter 4. Growth and Gaps 5. Management and Planning 6. Ongoing Maintenance.</p>

5. EXISTING INFRASTRUCTURE REVIEW

The following section provides an overview of the social infrastructure, public open space and schools located within the study area. The existing infrastructure review has been informed by a desktop analysis of geographical data and resources, including:

- Northern Beaches Council Website
- Community Centres Strategy 2021
- Northern Beaches Property Management Framework 2022
- NSW Department of Education and Communities My School website.

The purpose of the social infrastructure audit is to understand strengths and weaknesses of existing social infrastructure and to determine what has potential to accommodate future population growth.

5.1. Social infrastructure

Social infrastructure is an asset that accommodates social services or facilities. Social infrastructure is an important aspect of society as it provides the community with tangible or perceived benefits linked to the safety, health and wellbeing of that community. It also links to the economic growth and the sustainability of the community, therefore playing a critical role in society. Specifically, this review has been produced to address the needs of infrastructure types, which include the following:

- Education – childcare, schools, tertiary facilities
- Health – hospitals and medical centres
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.
- Community and culture – libraries and community centres.

Social infrastructure generally operates at three levels that make up a hierarchy of provision. The three levels are local, regional and district. Each of the infrastructure hierarchies service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For this review local and district facilities have been identified. Table 6. below provides the parameters for social infrastructure provision used in the report.

	Local (up to 20,000 people)	District (up to 50,000 people)
Education infrastructure	<ul style="list-style-type: none"> • Primary school • Long day care • Preschool • Out of school hours care 	<ul style="list-style-type: none"> • Specialist school • Secondary school • Combined school
Health Infrastructure	<ul style="list-style-type: none"> • Medical centres • Dental clinics 	<ul style="list-style-type: none"> • Hospitals
Community and cultural facilities	<ul style="list-style-type: none"> • Branch library • Meeting space • Community centre 	<ul style="list-style-type: none"> • District library • Multipurpose community centre /community hub
Active / passive open space	<ul style="list-style-type: none"> • Playground • Outdoor sport court i.e. tennis and basketball • Oval/sport field • Neighbourhood open space and parks 	<ul style="list-style-type: none"> • Multi-purpose community/ neighbourhood • Sports centre • Indoor sport facilities

Table 2: Social infrastructure parameters of provision

The following review identifies the existing local infrastructure within a 4 – 5 km (measured from the nearest part of

the Site's boundary fronting Morgan Road) radius catchment of the subject site.

A limitation of the infrastructure review has been the absence of information/data in relation to the existing or future capacity of local educational facilities. As such, we cannot comment on the capacity of these facilities to accommodate any additional students now or in the future. Instead, we assume there is capacity to cater for the student-aged residents of the future development based on the quantity and proximity of educational establishments within the locality and future opportunities for expansion of existing facilities or potential new facilities based on the locality's existing low-density urban environment.

5.1.1. Education infrastructure

- Pre Schools - There are at least 5 pre-schools/ELC's located within the 4km catchment. The nearest is Forest Preschool Belrose (within 100m), followed by Belrose Kindergarten and Oxford Falls Early Learning Centre (within 1km)
- Primary Schools - There are 5 public primary within a 5km radius of the subject site. The nearest being John Colet School (within 600m), followed by Covenant Christian School (within 1.3km) and Belrose Public School and Kamaraoi Rudolf Steiner School (private school), both 1.4km from the subject site. Other schools include Frenchs Forest Primary, Mimosa Primary, Belrose Primary, Kambora Primary, and others.
- High Schools - Four (4) High Schools are located within the catchment, including Covenant Christian School, Oxford Falls Grammar School (Christian School), The Forest High School and Davidson High School
- Tertiary Education/ Academies - There are some colleges within the catchment, including a sports college and dance college. However, the nearest TAFE is located approximately 10km away (Northern Beaches TAFE in Brookvale) and nearest University is approximately 18km south (Australian Catholic University)
- Sydney Academy of Sport and Recreation.

5.1.2. Health infrastructure

- Located approximately 4km south of the subject site. Northern Beaches Hospital development anchors the new health and education precinct and is the nearest major hospital to the Site
- The Precinct includes major hospitals, universities and medical research institutions, connects the community to health and education services.
- Five (5) medical centres are within 4km of the subject site
- Other medical facilities, such as chiropractic and dental are located within the catchment.

5.1.3. Community and cultural facilities

- The Forest Community Men's Shed is the nearest community centre (approx. 150m away), with five other centres located within the catchment, including one (1) sports community centre and one (1) youth centre
- Two (2) libraries are located approximately 3km from the subject site

5.1.4. Active / passive open space

- Council's walking infrastructure investments have included the Northern Beaches Coast Walk, Narrabeen Lagoon Multi-Use Trail and Palm Beach Walkway. The Narrabeen Lagoon Trail is a continuous 8.4-kilometre shared pathway and connected playgrounds, picnic areas, amenities, cafes and residential areas
- Belrose has many off-road walking trails for bushwalkers and used by mountain bike riders. Nearby Garigal National Park, in Sydney's north, is the fifth largest park in Sydney metropolitan area and has over 35 recognised bushwalking trails covering over 120km, as well as an estimated 35 'unofficial' tracks
- Informal walking tracks, as well as bike tracks, are located within the subject site. These tracks are unauthorised

and have caused considerable damage to the Site's ecological and cultural heritage value

- Cycling infrastructure that forms part of the Northern Beaches 'Safe Cycling Network' includes separated cycleways, shared paths, shared zones, quiet local streets (40km/h) and safe road crossings
- Roads such as Forest Way, Wakehurst Parkway and Mona Vale Road are proposed routes to form part of the Safe Cycling Network, as identified in Northern Beaches Bike Plan 2020
- Oxford Falls Regional Crown Reserve
- Lionel Watts Reserve
- Bare Creek Mountain Bike Park
- Middle Creek Reserve.

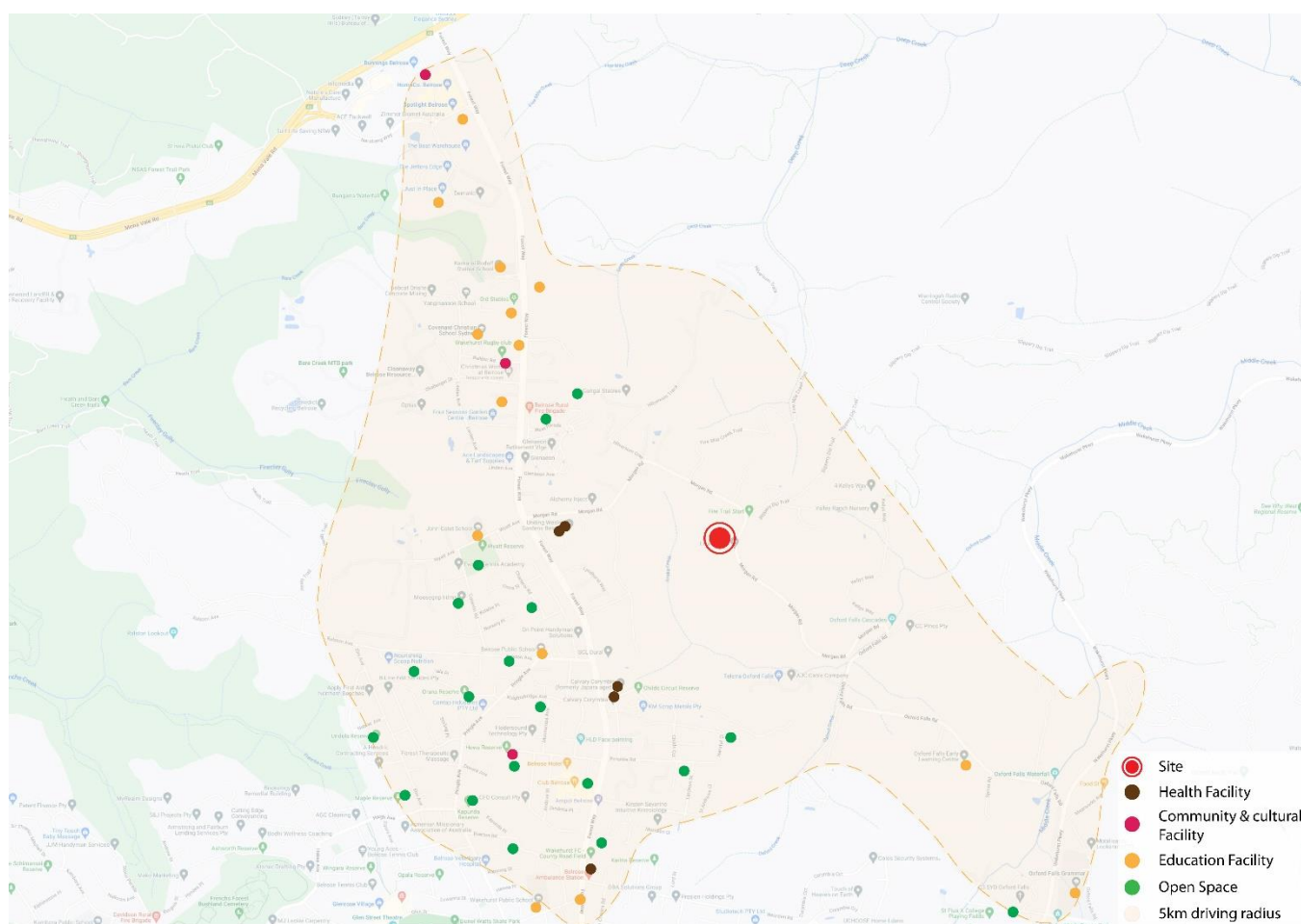


Figure 6: Social infrastructure within a 4 - 5km radius of the Site

5.2. Additional infrastructure

While not categorised as social infrastructure, other services and some commercial enterprises provide valuable social functions. Specifically, this review includes:

- Places of worship
- Not for profit community service providers (i.e. aged care facilities; meals on wheels; home care)
- Public transport
- Essential goods and services
- Employment infrastructure.

5.2.1. Places of worship

There are six (6) places of public worship within the catchment, including Uniting Church, which is approximately 170m from the subject site.

5.2.2. Not for profit community service providers

Uniting Wesley Gardens Belrose is the nearest Aged Care facility, with another three (3) located near the Site.

5.2.3. Public transport

The subject site is serviced by the following bus routes:

- 260: Terry Hills – North Sydney
- 270: Terry Hills – City QVB
- 284: Duffys Forest – Terry Hills
- L70: Terry Hills – City QVB
- 271: Belrose – City QVB
- 282: Davidson and Belrose – Chatswood
- 283: Belrose – Chatswood.

5.2.4. Essential goods and services

- Belrose Super Centre, Glenrose Village, Forestway Shopping Centre and Belrose IGA all provide local retail and services proximate to the subject site
- Retail services are available at nearby shopping centres including Warringah Mall (located approximately 8.5 km from the Site), Forestway Shopping Centre (approx. 3km away from the Site's northern boundary) which is anchored by Coles and 52 specialty stores and Glenrose Shopping Centre (approx. 2.2km away - as the crow flies) and anchored by Woolworths and 50 plus specialty stores

5.2.5. Employment infrastructure

- There are significant major industrial and commercial centres within the LGA. Austlink business park and Warringah Road in Frenchs Forest are two major areas which accommodate industrial and commercial development. The Austlink business park is situated less than 2km from the subject site and is home to Belrose SuperCenta and major outlets such as Domayne and Bunnings. The business park substantially contributes to employment generation in the LGA, along with the health and education precincts.

6. COMMUNITY PROFILE

The section provides a snapshot of the socio-economic characteristics of the study area to better understand the underlying and emerging social needs of the community and potential social impacts of the proposed development. Demographic data is based on the 2021 Belrose Census Community Profiles. Where the most recent Census data was not available, 2016 Census data was used.

6.1. Study Area

For this analysis the study area has been defined as the 2085 Postal Area (POA) of Belrose. The study area is outlined in Figure 8. below.



Figure 7: Study area (Source: ABS, Data by Region)

6.2. Demographic Characteristics

The total population within the Belrose statistical area level two (SA2) in 2021 was estimated to be 8,726. Females make up 52% of the population, and males 48%. The median age was 46. There were 2,399 families, and 3,119 private dwellings. The average number of people per household was 2.9, and the average number of motor vehicles per dwelling was two. The median weekly household income for residents of Belrose was \$2,598.

In 2021 there were 35 people living in Belrose that identified as Aboriginal or Torres Strait Islander, including 12 females and 17 males. The median age of Aboriginal and Torres Strait Islander Peoples living in Belrose was 28. They had a median weekly income of \$3,916, paid a median weekly rent of \$1,050 and median monthly mortgage repayments of \$2,900.

According to the Department of Planning and Environment projections, the estimated forecast population in the Northern Beaches LGA in 2022 is 274,297 people. By 2041 the forecast population is estimated to be 289,529, an increase of 15,232 people. For the Frenches Forest - Belrose SA2, the forecast population in 2022 is 26,451, increasing by 4,278 people to 30,728 in 2041. No population forecasts are available specifically for Belrose.

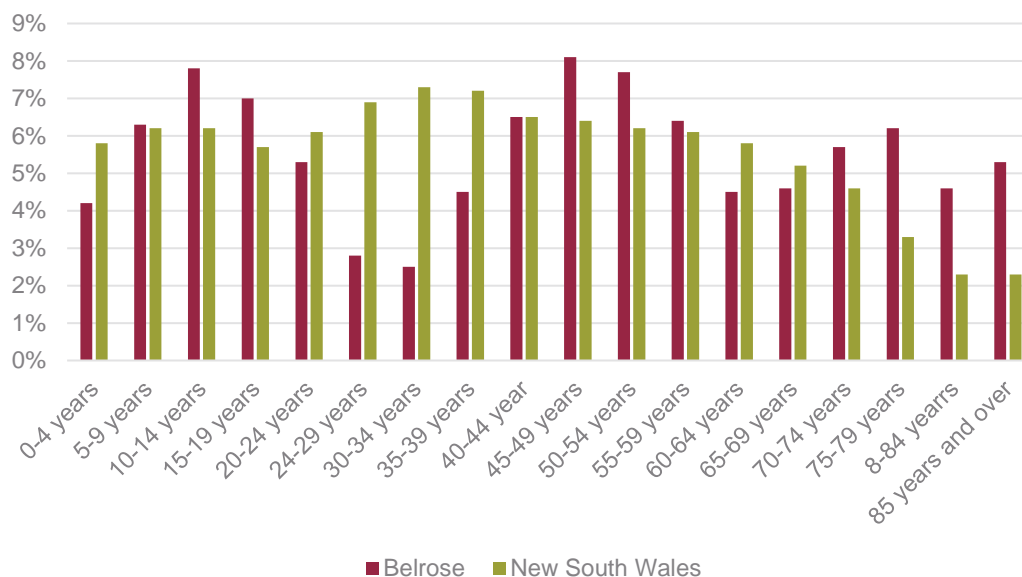


Figure 8: Persons by five-year age group, 2021 (Source: ABS, Census of Population and Housing 2021).

Belrose has a higher percentage of young and teenage children residing in the area (aged 10 -14 and 15 - 19), and a higher number of family households compared to NSW.

The ratio of people 24 – 29 years, 30-34 years, and 35-39 years in Belrose is significantly lower than NSW, while those in the 45-49 years, 50–54 years, and those in the 75 years and over age brackets are significantly higher.

Families

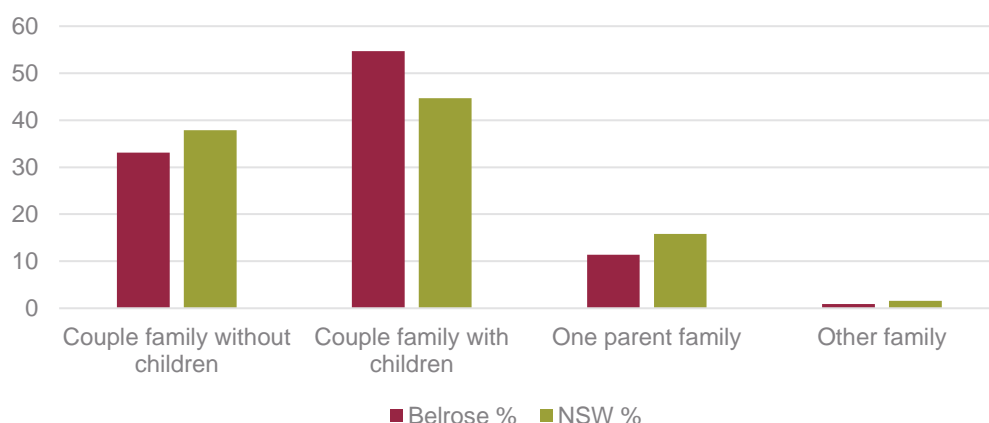


Figure 9: Belrose-Frenchs Forest household and family composition (Source: ABS, Census of Population and Housing 2021)

Couples with children households are the dominant household type, accounting for 54.7% of total households, higher than those for NSW (44.7%)

The next dominant type is couple only (without children) households at 33%, which is somewhat lower than couple only household trends in NSW (38%).

Dwellings

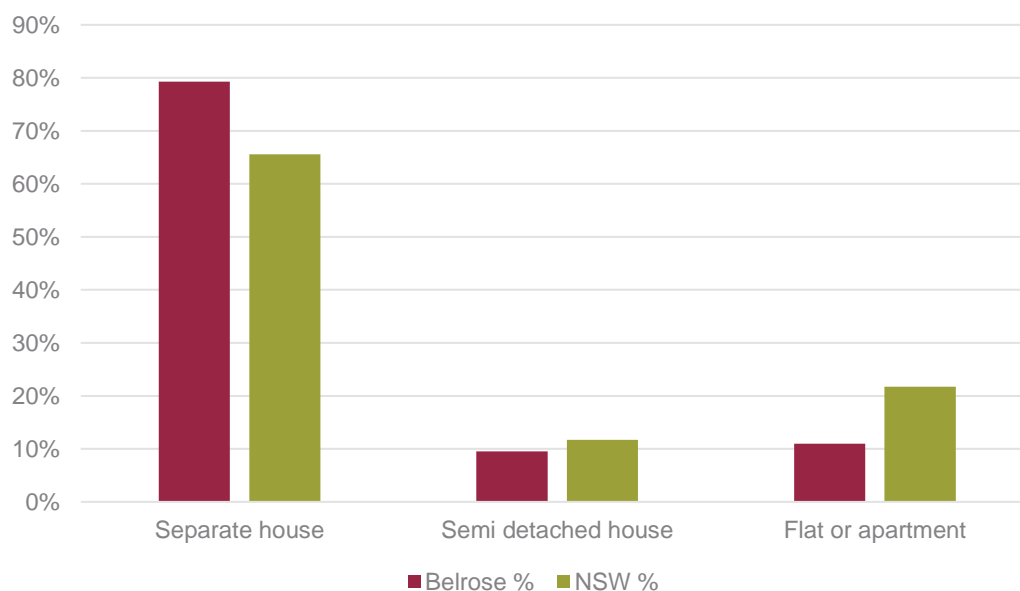


Figure 10: Dwelling structure (Source: ABS, Census of Population and Housing 2021).

According to the 2021 calculation of census data, there were 2,913 occupied, and 170 unoccupied dwellings in Belrose. Most dwellings (79.3%) were separate houses, higher than NSW (65.6%). There are significantly lower numbers of flats or apartments (11%) compared to NSW 21.7%.

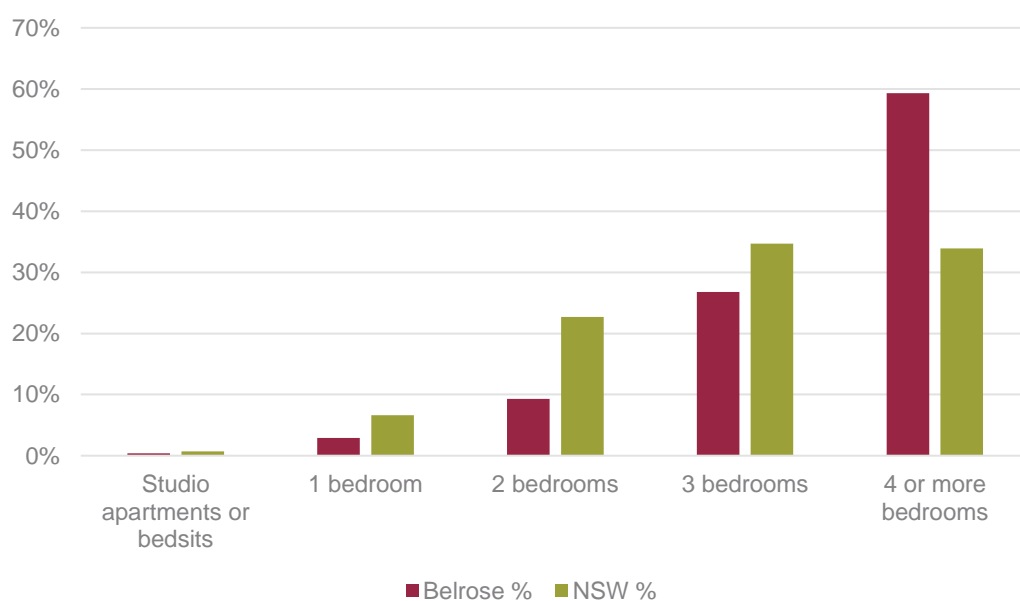


Figure 11: Number of bedrooms (Source: ABS, Census of Population and Housing 2021).

Consistent with Belrose's detached dwellings housing supply, most of the housing stock (59.3%) is made up of those

with four bedrooms or more. This is significantly greater than NSW at 33.9%.

Housing

In October 2021, the median house price in Belrose was \$2,181,100, while the medium unit price was \$515,000.

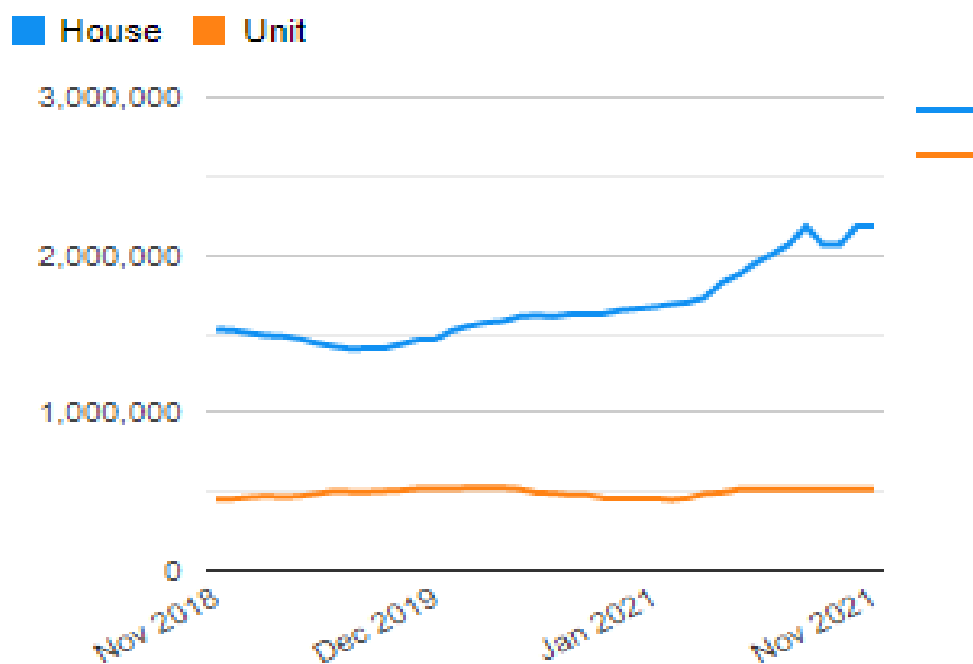


Figure 12: Belrose median house and unit price (Source: Monthly data update for Jan 2022 as supplied by CoreLogic. Data is reported to the period ending Oct 2021).

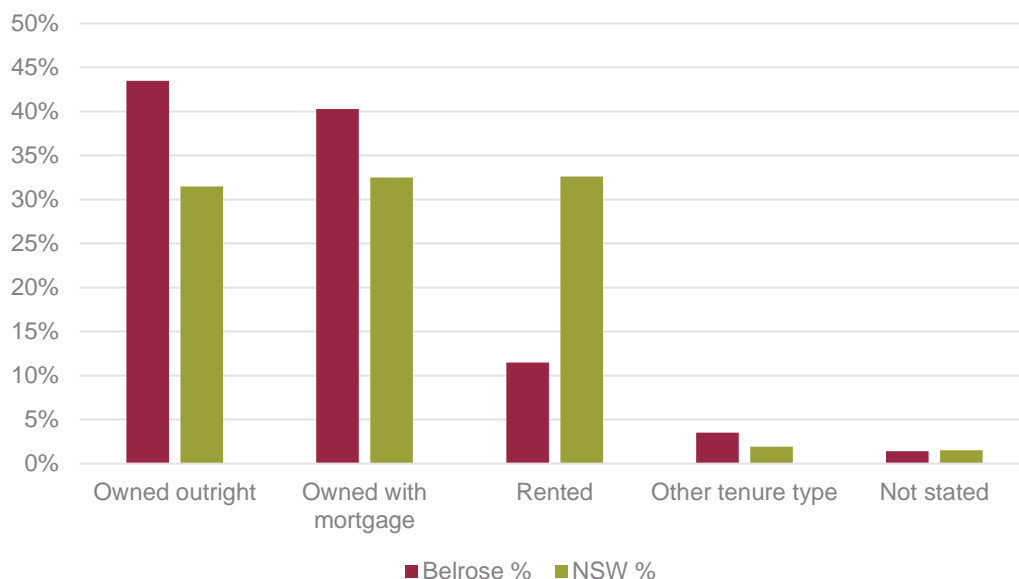


Figure 13: Tenure type (Source: ABS, Census of Population and Housing 2021)

Belrose has a higher proportion of residents that own their houses outright (43.5%) and those with a mortgage (40.3%) compared to NSW at 31.5% and 32.5% respectively. The area has a notable lack of people renting (11.5%), compared to NSW (32.5%).

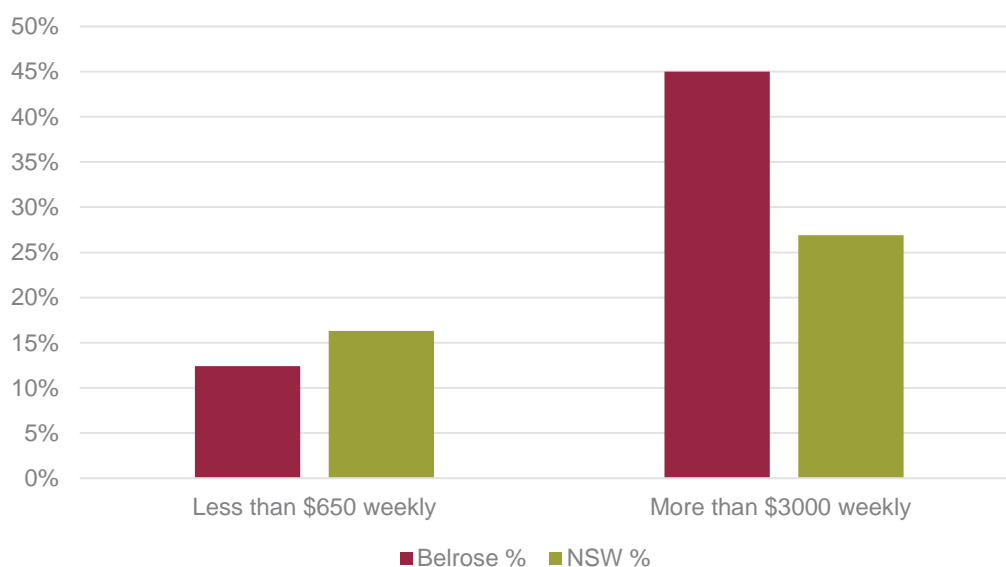


Figure 14: Household income (Source: ABS, Census of Population and Housing 2021)

The medium weekly income in Belrose in 2020 was \$2,598. 45% of residents had an income of over \$3,000 per week, compared to NSW at 27%.

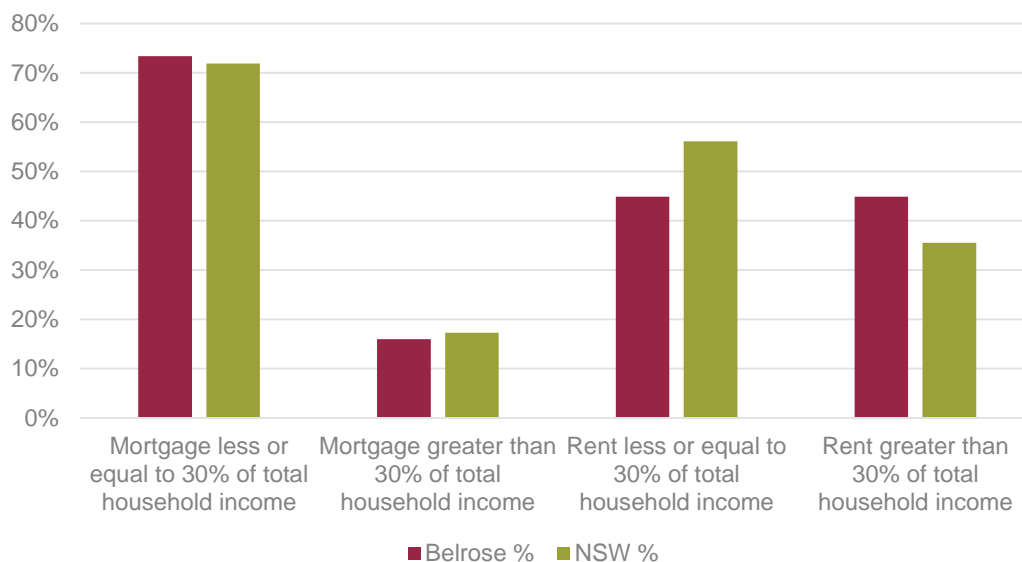


Figure 15: Mortgage repayments and rent payments (Source: ABS, Census of Population and Housing 2021)

Based on 2020 census data, in Belrose median monthly mortgage repayments were \$3,441, compared with NSW at \$2,167. 16% of Belrose households were experiencing mortgage stress (where mortgage repayments are greater than or equal to 30% of household income).

Based on the most recent census data, in Belrose median weekly rental payments were \$890.00, compared with NSW at \$420. 44.9% of renters in Belrose were experiencing rental stress (where rent payments are greater than or equal to 30% of household income).

Employment

In 2016, the total estimated population in Belrose was 8,780. Of the total labour force aged 15 years and over, 2,330 were employed full time, 1,412 part-time and 159 were unemployed.

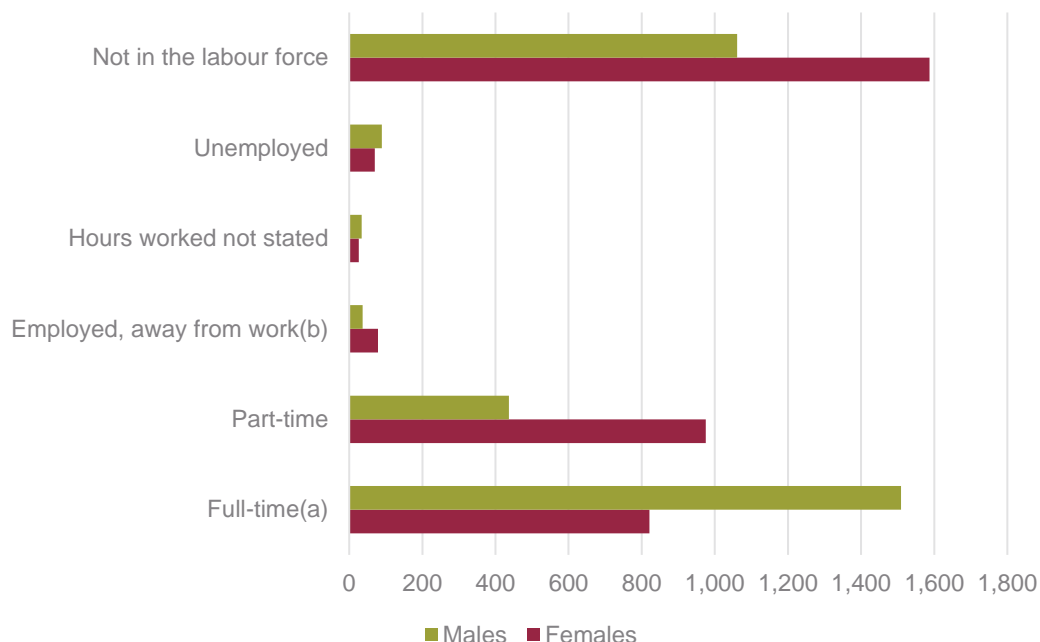


Figure 16: Labour force status by sex (Source: ABS, Census of Population and Housing 2016)

2,648 were not in the labour force. Analysis of the employment status in Belrose compared to NSW shows that there was a higher proportion in employment, and a lower proportion unemployed. The high numbers of residents not in the workforce is consistent with higher than average number of people in the 70 and over age range.

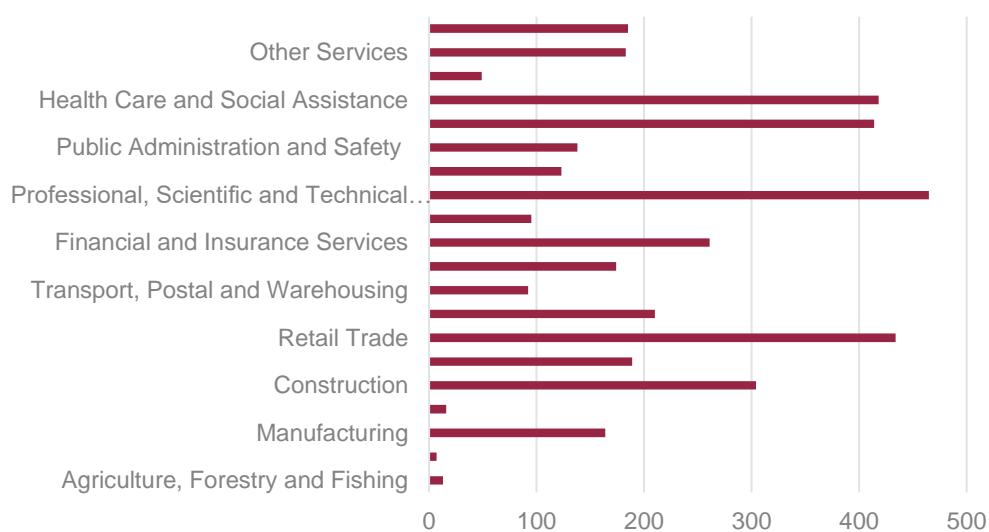


Figure 17: Industry of employment (Source: ABS, Census of Population and Housing 2016)

Industry of employment categories with the high representations are professional, technical and scientific services

(270 people), construction (251), and retail trade (198).

The largest employer in the Northern Beaches LGA is health care and social assistance, generating over 15,000 FTE jobs in 2019/20.²

Journey to work (workers) data from 2016 shows where the Northern Beaches LGAs workers come from and how far they travel to access employment in the area. Understanding how far people travel to access particular occupation categories can help to develop housing policy for a diverse workforce.

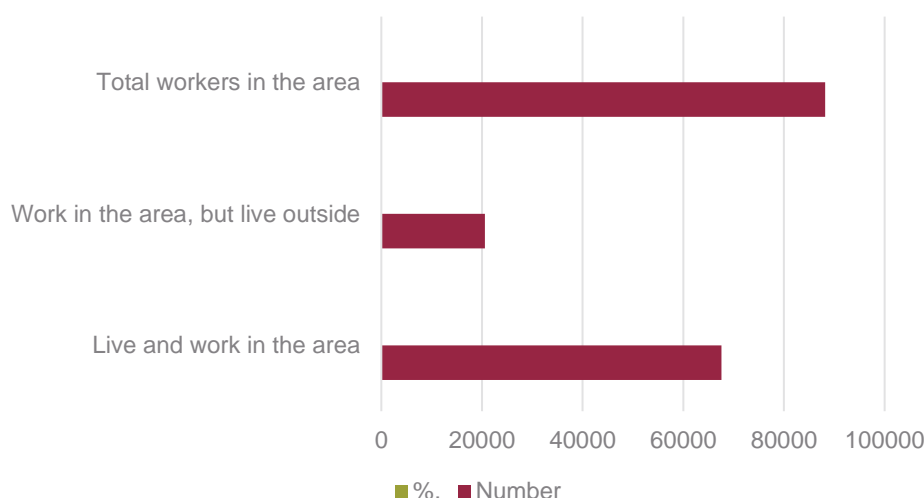


Figure 18: Residential location of local workers (Source: Australian Bureau of Statistics, *Census of Population and Housing 2016*).

While data is unavailable specifically for Belrose, in the Northern Beaches LGA a high proportion (76.7%) live and work in the area, while 23.3 work in the area but live outside. Of the total number of Health Care and Social Assistance workers in the LGA, 75% live and work in the area, while 24.6% work in the area but live outside.³

6.3. Summary of key findings

Following are key findings from the review of demographic data:

- The population of Belrose can be regarded as relatively older and comprising of older family households with young and/or teenage children, as well as a significant aging population.
- The ratio of young adults (20 to 39 years) in the area is very low in comparison to NSW averages. The younger segments of this cohort would typically attend further education, are starting out in the workforce, are young parents and homebuilders
- The area has a significantly lower proportion of flats or apartments compared to NSW, but also a greater number of detached dwellings with 4 or more bedrooms, higher than the NSW average

² Source: National Economics (NIEIR) - Modelled series

³ Source: Australian Bureau of Statistics, *Census of Population and Housing 2016*. Compiled and presented in economy.id by [.id](#) ([informed decisions](#))

- There is a higher proportion of outright home ownership and owned with mortgage, while there is also a significantly lower proportion of rented dwellings than the average for NSW
- The medium weekly household income in Belrose in 2021 was \$2,598, significantly above the NSW average
- The median house price in Belrose in 2021 was \$2,181,100, while the medium unit price was \$515,000
- Monthly mortgage repayments were \$3,441, compared with the NSW average at \$2,167, while median weekly rental payments were \$890.00
- Mortgage stress levels in Belrose are comparable with NSW averages, however rental stress is higher than the NSW average
- A significant number of residents both live and work within the Northern Beaches LGA.

COMMUNITY ENGAGEMENT

7. COMMUNITY ENGAGEMENT AND KEY ISSUES

This SIA has been prepared to accompany a planning proposal for the Morgan Road, Belrose site. As part of the planning proposal process, Gateway determination will specify the community consultation that must be undertaken on the planning proposal. The consultation will require a minimum 28 day exhibition period.

Public exhibition of the planning proposal is generally undertaken in the following manner:

- notification in a newspaper that circulates in the area affected by the planning proposal
- notification on the website of the PPA
- notification in writing to affected and adjoining landowners, unless the planning authority is of the opinion that the number of landowners makes it impractical to notify them.

The planning proposal authority (PPA) can undertake additional consultation if this is deemed appropriate or necessary. This may include, but is not limited to broad consultation by letter, open days or public forum. If a PPA recommends additional consultation to that recommended in the Guideline is undertaken, an overview of that additional consultation should be provided in the planning proposal for consideration by the Gateway. The community consultation is complete only when the PPA has considered any submissions made concerning the proposed LEP and the report of any public hearing into the proposed LEP.

For the purposes of this SIA, it is assumed that community consultation will be undertaken as per the planning proposal process.

The outcomes of the public exhibition period for the Northern Beaches Aboriginal Land Development Delivery Plan (DDP) were considered in this SIA.

Gyde conducted a review of submissions received in response to the DDP to the Department of Planning and Environment. GYDE had access to submissions 27 – 69, a total of 43 submissions. Of 43 submissions, 18 referred to other sites, two were duplicated submissions and another was incomplete and resubmitted. This left a **total of 22 submissions** relevant to the Morgan Road DDP.

Of the 18 submissions on other sites 10 were related to Site 9 (Ralston), 5 to Site 5 (Corymbia), 2 were related to Site 4 (Forest Way) and 1 to Site 6 (Paxton). Due to the volume of general submissions to the DPE portal, these were not reviewed individually (as this has been done by WSP on behalf of DPE). However, initial review suggests that the comments received via the portal are largely in keeping with the below summary.

The following is a summary of the key issues raised in the submissions, listed by frequency.

Issue 1: Biodiversity

Sixteen submissions referred to the impact on the native bushland and biodiversity of the local area. While the submissions were varied, the key concerns are covered in the following extract:

“This area is incredibly biodiverse and is invaluable habitat to our local flora and fauna. Several endangered species including powerful owls, red crowned toadlet, barking owl, heath monitors and glossy black cockatoos reside here and there have been local documented sightings of koalas and wombats by wildlife professionals... Protected flora species including Angophora crassifolia are found in this area and it is extremely important that we protect this remaining habitat.

This area is remnant bushland and a wildlife corridor, we have seen a considerable reduction in biodiversity in the Northern Beaches and greater Sydney Basin, therefore it is of utmost importance that we protect and conserve all remaining habitat.”

Issue 2: Statutory Planning

Fourteen of 23 submissions referred to perceived statutory planning conflicts including:

- Northern Beaches Council's position that housing supply targets do not require new development areas
- SEPP not in line with Greater Sydney Regional Plan, Northern District Plan, Council's LEP, Council's Local Strategy Planning Statement, Local Housing Strategy, Towards 2040 and Frenchs Forest 2041 strategy.
- Suggestion that Ministerial Directions 3.2 (Heritage), 4.1 (flooding) and 4.3 (bushfire) have not been addressed
- Assertions that the land is deferred land under consideration and should be rezoned to E3
- Suggestion that the SEPP ability to over-ride Council and statutory plans requires independent review
- Complaint that images / maps and legends in the SEPP were illegible and that exhibition should be extended on the provision on legible material.

Issue 3: Infrastructure

Twelve submissions referred to the need for improved transport infrastructure, citing existing road congestion and a lack of public transport to the area. Submissions also referred to recent road closures in the area due to flooding, placing increased demand on other roads and adding to congestion.

Four submissions referred to limited capacity at the existing sewage treatment facility at Warriwood, while one referred to the potential impacts of the development on Telstra infrastructure and high voltage power lines.

Issue 4: Bush Fire

Nine submissions referred to risk of bush fire. These stated that bush fire risk is increasing, access in and out of the Site is limited and that the bush fire risk is not appropriately addressed in the documentation.

Several submissions referred to a back burning event that got out of control on the Site as evidence of the risk. One submission suggested that the required asset protection zone would have further environmental impacts on the bushland.

Issue 5: Cultural Heritage

Eight submissions referred to the protection of Aboriginal cultural heritage on the Site. The submissions indicated that there is a belief that no assessment of cultural heritage has been undertaken, and that the areas of cultural significance have not been mapped. While two submissions supported a cultural centre on site, other submissions indicated that there is little awareness of plans to protect cultural heritage at the Site.

Issue 6: Local character

Seven submissions referred to the impact of the development of the local character of the area. Concerns included impact on the semi-rural character of the area, and further biodiversity impacts if surrounding local landowners began to subdivide land. There was a perception that any clearing of the Site would have visual impacts on the local area and that no detailed urban design studies have been completed.

Issue 7: MLALC role and responsibility

Six submissions referred to the role of MLALC. Two submissions suggested that MLALC does not own all of the land within the proposed development area, however this is incorrect. One submission asked whether MLALC is representative of the traditional custodians, and another suggested that local Aboriginal people are against the proposal. One submission acknowledged their support for the economic benefit of Aboriginal people (but was against the proposal).

Issue 8: Further assessment required

Six submissions indicated that further assessment is required, with reference to environmental and bushfire assessments, and one mention of the remediation of the adjacent quarry site. Other submissions indicated that further assessment of Aboriginal cultural heritage and visual impacts should be carried out before the project progresses further.

Issue 9: Flooding

Five submissions referred to potential flood impacts. Several mentioned that local road closures have been in place due to recent flood events, and that this further demonstrates both flood risk and that road infrastructure in the area is not adequate.

Issue 10: Funding

Four submissions referred to funding of the proposed development. Three suggested that infrastructure costs will be borne by Council and passed on to the rate payer and not adequately funded by the developer.

One submission suggested that a formal review of project costs should be undertaken before any further planning, to determine whether the project is financially viable if larger lots are required in keeping with the local character, additional infrastructure is required, and the development must be built to fire zone standards.

Issue 11: Public access to green space

Three submissions felt that the land should be made available for public recreation and that public access should be maintained. This included road reserves, with a view to keeping them open for public access. The mental health benefits of public access to green space were also raised. These submissions do not acknowledge the private ownership of the land.

Issue 12: Water quality

Three submissions referred to water quality impacts on the Narabeen Lagoon catchment. Reference was also made to vulnerable hanging swamps and catchment creeks in the area.

Issue 13: Alternative options

Two submissions identified preferred land management options, including a land swap, government purchasing the land for the public good, or government purchasing the land for biobanking. One submission suggested that the cultural heritage of the Site could be supported by creating a 'first nations botanic gardens' in the area.

SOCIAL IMPACT ASSESSMENT

8. SOCIAL IMPACT ANALYSIS

This section details the potential social impacts of the proposed development and mitigation measures designed to minimise negative impacts and maximise positive impacts. The social impact analysis is based on the analysis from the previous chapters, including inputs from the community engagement. Issues have been considered against the social impact categories and assessed based on their impact during the construction and operational period of the development.

Will the project result in significant change/s to the local area's population (either permanently and/or temporarily)?

The increase in population because of the project is estimated to be 1,428, which is considered to have a minor impact on the demand for services and infrastructure. The increased population is in line with the housing targets identified in the North District Plan.

The proposal will also significantly contribute to the housing supply targets for the LGA and the district level, as required to meet the housing needs of the growing population and provide detached dwelling to accommodate larger families.

The proposal provides for a diverse range of housing needs, including larger family homes. Given the current household trends which show families with children as the dominant cohort, there is a strong demand for larger family dwellings. According to the Economic Impacts Statement prepared by Macroplan⁴:

"The lack of new supply of detached housing is a factor restricting the ability of the next generation of young families to settle in the Northern Beaches. In Belrose, the construction of an additional 400 plus detached houses would allow for a similar number of younger households – and young people – to have the opportunity to live in the Northern Beaches."

Will the project strengthen or threaten opportunities for community cohesion and integration within and between communities?

Community cohesion refers to the connections and relationships between individuals and their neighbourhoods. A socially cohesive society is one which works towards the wellbeing of all its members, fights exclusion and marginalisation, creates a sense of belonging, promotes trust and offers its members the opportunity of upward mobility⁵.

The proposal identifies outdoor passive and active recreation opportunities distributed throughout the precinct, including numerous green spaces and dedicated walking and cycling tracks. The provision of new community infrastructure, including green space and pathways planned for the Site provides opportunities to support the strengthening of social cohesion. The presence of urban green spaces can encourage positive social interactions that cultivate social cohesion in ways that also enhance health and well-being⁶.

Creating walkable environments intensifies the use of public spaces which has the potential to raise the frequency

⁴ Morgan Road, Belrose Economic Impact Statement, Macroplan 2021

⁵ OECD (2011). Perspectives on Global Development 2012: Social Cohesion in a Shifting World: Executive Summary.

⁶ [Viniece Jennings](#)^{1,*} and [Omoshalewa Bamkole](#)^{2 (2019)} The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion

and quality of informal social interactions between people, which in turn builds stronger communities.

The proposed community cultural centre is likely to create opportunities for people to gather and make social connections.

Preserving the heritage significance of the Site along with the development of a new cultural community centre will celebrate and share Aboriginal culture within the community. Sharing knowledge between cultures is also likely to foster non-Indigenous people's understanding of caring for country and stronger relationships between non-indigenous Australians and Indigenous Australians.

The exchange and interaction between the new and existing communities will be critical for the success of the proposed development.

Resident programs during the operation of the development that make use of the open space or the community centre may encourage community interaction, help integrate communities and build social cohesion.

Is the project consistent with values, needs and aspirations of local communities?

The Community Strategic Plan indicates the value Northern Beaches residents place on the protection of the environment and environmental sustainability. This is reinforced by several submissions from the community engagement period that referred to the impact of the proposed development on the native bushland and biodiversity of the local area. Concerns regarding the loss of flora and fauna and the general reduction in biodiversity were common.

While the planning proposal will negatively impact the biodiversity of the area, the planning proposal seeks to retain and protect significant areas for environmental conservation, including the protection of the Sites Aboriginal heritage and improving water quality.

Northern Beaches plans including the Community Strategic Plan, Destination Management Plan, Arts and Creativity Strategy and the Social Sustainability Strategy show the community has strongly indicated that they want to see Aboriginal heritage and culture advanced, including respect for Aboriginal knowledge and how it can be shared to learn better care of the land and how-to live-in place.

The planning proposal will enable protection of the Site's Aboriginal heritage and support 'Caring for Country' practices. Preserving the heritage significance of the Site along with the development of a new cultural community centre will celebrate and share Aboriginal culture within the community and provide opportunities for education, training and skill development and improved socio-economic opportunities for Indigenous people.

Through the provision of new community cultural centre for gatherings and the protection of heritage in which the community can take pride and have ownership, it is highly likely that the planning proposal will strengthen community identity and sense of belonging.

Is the project consistent with the principles of Connecting with Country?

The planning proposal aligns with the Statement of Commitments and Principles for Action identified in the Connecting with Country Framework.

The term 'Caring for Country' reflects the traditional land management practices by Indigenous Australian's that provide social, cultural, physical and emotional wellbeing benefits to its peoples, as well as environmental benefits, such as bushfire management, weed control, feral animal control, biodiversity conservation and water resource management, to name a few. *The Benefits of Caring for Country - Literature Review*, prepared by Institute of

Aboriginal and Torres Strait Islander Studies (AIATSIS) as commissioned by the Department of Sustainability, Environment, Water, Population and Communities states: *"For Indigenous people, it is increasingly documented that caring for country is intricately linked to maintaining cultural life, identity, autonomy and health... These benefits are shared with members of the wider community, who live together with Indigenous people, and facilitate a better community and environment for all Australians (Hunt 2010:19)". (p.5)*

Government Architect NSW's (GANSW) *Connecting with Country Draft Framework* is a framework for developing connections with Country that can inform the planning, design, and delivery of built environment projects in NSW. *Connecting with Country* aims to realise three long-term goals, being:

1. reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices
2. value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects
3. ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

Connecting with Country has been informed largely by the experiences and knowledges of people who work on, and are from, Countries in and around the Sydney basin. Strategy 2.1 of the framework (Pathways for Connecting) recognises the importance of building relationships with Country, knowledge-sharing and requirement to undertake consultation with local Aboriginal communities, lands councils, such as MLALC, and recognised Aboriginal knowledge-holders should be seen as a valuable foundation on which to build long-term relationships and who can provide leadership and guidance for built environment projects from the beginning and throughout the project life cycle.

Designing with Country, a discussion paper released by GANSW in March 2020, recognises that Designing with Country is not possible without engaging with, and more importantly, being guided by Aboriginal community and recognised knowledge holders. Put into practice, designing with Country involves the balance of three elements, being nature, people and design.

This Planning Proposal seeks to enhance, conserve, protect and connect with the natural and culturally significant areas of the Site. Future development will qualify as a 'flagship' development in environmental terms by taking an innovative approach to conserving and enhancing natural elements of the landscape and its visual character as guided by the MLALC and a consortium of environmental experts. The social benefits of this Planning Proposal are largely integrated with the environmental benefits, which focus on improving bush land management and regeneration outcomes, improving bushfire management and enhancing the water quality. The Planning Proposal's principles are aligned with caring for Country practices, as well as the strategies and principles of both *Connecting with Country* and *Designing with Country*, which commit to supporting the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people.

The MLALC is guided by its members and Aboriginal community. This Planning Proposal will directly enable opportunities for education, training, skill development in caring for Country practices and can contribute to making the value of Aboriginal culture visible in the design and planning of our built environment. Sharing of knowledge between non-indigenous Australians and Indigenous Australians can foster stronger relationships, instilling a sense of belonging and community pride and allow future residents to act as caretakers of the land.

Will the project contribute to Aboriginal self-determination?

Self-determination is an 'ongoing process of choice' to ensure that Indigenous communities are able to meet their social, cultural and economic needs.

MLALC, as the landowner, is seeking to pursue development of their Morgan Road site in accordance with the principle of self-determination which underpins the NSW Aboriginal Land Rights Act 1983 (ALR Act) by utilising its land assets to deliver tangible economic, social and cultural benefits to the Aboriginal community. These benefits include:

- Health, education and employment support and initiatives
- Social Housing and potentially homeownership schemes
- Funeral assistance and programs
- Training for MLALC activities including culture heritage and land management
- Sponsorships including youth scholarships-cultural, academic, and sporting
- Funding for MLALC culture and heritage sites.

The proposal will provide financial and economic opportunities for Aboriginal people to work within the proposed Cultural Community Centre and associated on-site offices in a creative, educating and management capacity.

The income stream resulting from the Project will secure short to medium term financing for implementing the goals, objectives and strategies identified in the MLALC Business Plan that support self-determination for MLALC and its members. The five goals identified in the Business Plan are:

1. To secure short to medium term financing for implementing the objectives and strategies in this CLBP
2. To facilitate the healing and enhance the social wellbeing and participation of our community
3. To promote, protect, and celebrate Aboriginal values, our culture and our heritage
4. To ensure the prosperity of our community through the effective management of our land and other assets
5. To develop new businesses and grow our existing businesses while prudently managing investments.

Will the project impact on any Aboriginal or non-Aboriginal items or places of cultural or community significance?

Loss of land, sea or country can have profound social, cultural and spiritual ramifications, because land and sea and the plants and animals they support occupy a central position in the lives of Aboriginal people. Threats to country, whether through destruction caused by development or through environmental degradation associated with it, cause great anguish and fear.

Aboriginal ownership means they have a high degree of control over of the Site, and the planning proposal emphasises the importance of conserving and protecting the environmentally sensitive and culturally significant Aboriginal archaeology.

There are cultural benefits afforded by protecting and celebrating the Site's unique Aboriginal heritage. Increased employment opportunities will be available to the Aboriginal community as a direct result of the Project's proposed Cultural Community Centre, as well as opportunities to work in associated on-site offices in a creative, educating and management capacity.

Will the project increase, decrease or change the demand or need for community, cultural and recreation services and facilities?

The increased population resulting from of the planning proposal will increase and change demand for community,

cultural and recreation services, and facilities, however this is assessed to have a major positive impact.

Active transport links comprising new prioritised pedestrian and cycling paths providing connectivity to key recreation destinations within the new precinct and to connecting pathways and roads along the boundaries will contribute to overall connectivity in the Northern Beaches.

New pedestrian and cycling paths will provide opportunities for new and existing residents to engage in physical activities including jogging/running, but also increase social interactions which are also key to promoting health and well-being within the new precinct.

There are connectivity issues in the immediate subject site area. There are no dedicated pedestrian pathways located on Morgan Road or other local roads adjoining the subject site. Forest Way has separated pedestrian paths with canopy along both sides of the major road which connect to the local bus service. Pedestrian pathways are common throughout the built-up residential areas, business parks and local centres surrounding the Site.

A total of seven (7) new public open spaces will be collocated with contiguous green networks to provide for a variety of uses including picnic and BBQ areas, children's playgrounds, shelter, lookout points and tree reserves. Council projections in 2017 indicated a substantial undersupply of land for sport reaching a shortfall of more than 40ha by 2031. Whilst the proposal does not include sporting grounds, it does provide for numerous public open spaces which can provide space for active recreation activities.

There is an identified need to upgrade existing community facilities in the Frenchs Forest Planning Catchment and current and future gap in provision of centres due to the anticipated increase in housing, density and population in Frenchs Forest.

The proposal includes 5,030sqm of floorspace for neighbourhood service/amenities and associated new public space, including a potential cultural community facility to celebrate the Site's unique Aboriginal heritage. This space will provide opportunities for new services such as neighbourhood shops or supermarkets, food and drink premises, medical centre, offices premises and childcare facilities.

There are a range of medical, education, school and aged care services and facilities close to the subject site.

Is the project likely to enhance/reduce transport options?

Overall, the proposal can assist in improving active and public transport connections to accommodate increased population and promote sustainable transport options. According to Transport for NSW, population numbers projected for the area (based on Frenchs Forest – Belrose Statistical Area) are in line with transport planning to 2041.

There are however opportunities to provide new bus routes within the new precinct, with proposed road design capable of accommodating 12.5m standard Sydney sized buses or on-demand services incorporated into the wider public transport network, as supported by Northern Beaches Public Transport Plan. Delivery of new bus routes within the Site would require consultation and coordination with Transport for NSW and Council.

The Site's proximity to existing bus services and nearby employment hubs will support a reduction in private vehicle dependency.

The proposal's active transport routes (separated walking and cycling paths) are shown in orange at Figure 16. Prioritised pedestrian and cycle connectivity to key recreation destinations within the plan is a key design principle of the overall Structure Plan. The proposed walking paths are designed around the Site's existing waterways, creeks, riparian corridors, and conservation areas and will connect users to the new open space and recreation areas, cultural heritage and facilities within the Site.

The Site's proximity to employment hubs, in association with the proposal's new dedicated walking and cycling pathways within the Site, will promote public and active transport uptake for future residents. Active transport links can reduce commute times and commuter stress, leading to better health outcomes.

A consideration to be addressed in detail at DA stage is that design of pathways should comply with the relevant access standards, including maximum gradients, and allow, adequate access for all ages and abilities. Walking catchments, as well as connections to public transport, not accessible for all ages and abilities is an issue raised in Northern Beaches Social Infrastructure Study - Issues and Opportunities Background Paper.



Figure 19: Open Space Structure Plan (Source: COX Architecture, September 2022)

Will the project strengthen or threaten opportunities for healthy lifestyles and pursuits, including physical and passive activity?

The planning proposal provides new social infrastructure that will strengthen opportunities for healthy lifestyles, including physical activity and other forms of leisure activity. This has been assessed having a major positive social impact. New social infrastructure includes:

- Active transport links, comprising new prioritised pedestrian and cycling paths. New pedestrian and cycling paths will provide opportunities for the public to engage in physical activities, including jogging/running, to promote health and well-being within the new precinct
- A total of seven (7) new public open spaces for a variety of uses including picnic and BBQ areas, children's playgrounds, shelter, lookout points and tree reserves

- A cultural community centre to be located within the proposed R2 zone, including potential neighbourhood shops or supermarkets, food and drink premises, medical centre, offices premises and/or childcare facilities to be located within close proximity to new residents and the cultural site, offering high amenity for locals and visitors
- Signage and Wayfinding will also assist visitors to navigate the precinct's public recreation and cultural offerings and other neighbourhood services. Signage will be informative, as well as creative and a celebration of the Site's Aboriginal significance.

Outdoor passive and active recreation distributed throughout the precinct, including numerous parks and dedicated walking and cycling tracks, will encourage uptake by new and existing residents. Walking and cycling tracks will connect to both internal view vistas to offer scenic places for leisure, and to surrounding transport infrastructure to provide active transport connections. The subject site's proximity to national parks and walking/cycling tracks will further promote outdoor recreational activities, as well as providing access to a wide range of proximal existing private recreation facilities.

Belrose has a significant aging population, and the Site is close to existing aged care facilities. The proposal has an opportunity to provide safe contiguous walking paths to encourage its future senior residents to walk instead of drive when commuting. New paths also provide opportunities for seniors within the nearby aged care facilities, and in the broader community, to engage in physical and leisure activities within a pleasant environmental and cultural setting.

Will the project increase or reduce public safety and opportunities for crime (perceived or actual crime)?

Crime Prevention through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it can reduce the likelihood of crimes being committed. By introducing CPTED measures within the design of the development, it is anticipated that this will likely minimise the incidence of crime and contribute to perceptions of increased public safety.

This planning proposal does not include detailed design of future development but does consider a range of access and safety requirements, specifically relating to bushfire mitigation, involving highly considered APZs and maintenance, and emergency egress from the Site.

Design development at the development application (DA) stage will need to consider standard safety and security of the precinct's future residents and visitors, who are anticipated to utilise the numerous walking and bicycle paths, scenic lookouts and cultural community centre. This may include appropriately separating residential areas to visitor areas and restricting access, by way of fencing and landscaping buffers, where required. Protection of the Site's Aboriginal artefacts may require additional security measures such as on-site security personnel and/or CCTV. This should involve application of the following CPTED principles for future development within the Site's vast and complex setting:

- *Surveillance*: This principle provides that crime targets can be reduced by effective surveillance, both natural and technical
- *Access Control*: This principle provides that barriers to attract/restrict the movement of people minimises opportunities for crime and increases the effort required to commit crime
- *Territorial Reinforcement*: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals
- *Space Management*: This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour.

Does the project increase or decrease the overall aesthetic or amenity of the location, suburb or public

realm?

Submissions received during the community engagement period identified that potential loss of the area's semi-rural character and amenity as an issue.

Amenity is what makes one location feel different from another, but it also contributes to a place's identity and can be what makes our physical surroundings worth caring about. Amenity can affect the ability of a resident, a visitor or the community to enjoy or undertake activities within the local area.

The planning proposal has the potential to impact the amenity of the area during construction and at the operational stage. During construction, the following may affect local amenity:

- The removal of established vegetation
- The introduction of construction facilities to the environment
- Noise and dust arising from construction activities
- Increased traffic volumes and/or congestion.

Short term reduction in amenity may impact nearby existing residential properties. Construction impacts on local amenity are generally contained within close proximity of construction sites. Best practice for construction in established residential areas is to include consultation with neighbouring residents to outline expectations and standards.

A range of mechanisms can be applied to minimise any potential construction impacts on 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.

These mechanisms can be as simple as avoiding noisy or disruptive construction activities during the hours when residents are likely to want to enjoy surrounding open space or rest, for example on evenings and weekends.

Post construction, loss of the semi-rural nature and therefore the amenity of the area due to the increased housing density may impact existing residents' sense of belonging.

To minimise this, much of the visual character and access to visually significant features across other parts of the Site will be maintained.

Large areas of the Site that are characterised by dense vegetation, riparian corridors, steep terrain or are of sensitive cultural value are to be retained and unaffected. In addition, some areas of vegetation will be required become APZs due to bush fire requirements. Nearly one third of the Site will be left in its current state with no changes made to its visual character.

The nature and type of development proposed is compatible with the visual character of the subject site and surrounding visual context. The highest densities of residential development proposed are adjacent to Morgan Road and set below Lyndhurst Way, visually compatible in both cases with adjacent residential development or large community facilities.

The proposed development is not dissimilar in scale and form to similar residential developments within the immediate visual context including the Lyndhurst Way enclave and Glenaeon Retirement Village. Key design principles of the proposal include:

- Infusing the Northern Beaches vernacular in the plan, houses nestled within the landscape, retained trees in the public and private domain, leafy outlooks from all aspects
- Ensure that the ridgelines and the valleys are retained as green elements
- Contain the building heights below the tree canopy to protect scenic amenity and maintain local character.
- The proposal will ensure:
 - Protection from further degradation and preservation the Aboriginal Rock Carvings and Paintings
 - Protection and preservation the mature trees on the Site
 - Preservation of the many rock-shelves
 - Improvement to the water quality run-off into Narrabeen Lagoon
 - Improvement of bushfire management of the area.

It is proposed that the overhead powerlines within the Site are relocated underground. This will be the responsibility of the applicant and will significantly improve upon existing views.

It is possible that the proposal will result in some minor negative impacts to the overall physical quality of the location. Dwellings potentially most affected are those located closest to the Site including in Morgan Road and Lyndhurst Way.

The Landscape Visual Assessment Report prepared by Urbis⁷ provides a full analysis of the likely view impacts in relation to the proposal.

Will the project increase or decrease traffic congestion?

"Transport and traffic congestion is one of the biggest concerns and sources of frustration amongst [Northern Beaches] residents and visitors." (Shape 2028 Northern Beaches Community Strategic Plan, p.12)

It is possible the proposal will result in a minor increase in congestion over the short and long term.

During the construction phase, increases in congestion are likely to result from:

- Additional traffic and parking demand caused by employment at the Site
- Heavy vehicle access.

A Construction Management Plan for the Site will address traffic management and put in place measures such as varying work hours to reduce congestion.

During the operational stage, traffic modelling demonstrates that the Morgan Road / Forest Way intersection will perform acceptably during both the AM and PM peak hours following the full development of the Site. It should be noted that the analysis undertaken is considered conservative and represents a worst-case scenario for the operation of the intersection given that:

- An upper limit development yield of 500 dwellings has been considered in the modelling, despite the current structure plan contemplating only 423

⁷ Landscape Visual Assessment Report, Urbis 2021

- 90% of all traffic is assumed to travel through the Morgan Road / Forest Way intersection. This is a conservative estimate as a higher percentage of vehicles may choose to travel east from the Site along Morgan Road towards the Wakehurst Parkway.

Based on the traffic generation and distribution assumptions made within the Traffic Report, it was concluded that the subject site's access points would be designed to accommodate expected traffic flows in accordance with Austroads guidelines.

SIDRA modelling has been undertaken at the Forest Way / Morgan Road intersection which considers existing traffic movements as well as those generated by the rezoning. This includes an upgrade of the Forest Way / Morgan Road intersection to facilitate efficient traffic flows out of the Site, particularly during a bushfire emergency. This upgrade would involve the creation of a left turn slip lane from Morgan Road and allow traffic to bypass the traffic lights and directly enter Forest Way. Subject to the implementation of the Morgan Road slip lane, the modelling concludes traffic can efficiently exit the precinct during a bushfire evacuation.

Will the project strengthen or threaten the natural ecosystem?

Considering the past fire history of the Site and surrounds, extensive planning has been undertaken for traffic capability, asset protection, emergency management, fire trail construction, hazardous fuels management, building construction standards, water management and peripheral land management by the landowner.

In accordance with the relevant provisions, the following planning for bushfire protection and mitigation measures have been adopted by the proposal:

- The APZs recommended exceed the minimum requirements outlined in PBP 2019 for subdivision development. This is an integrated Planning Proposal that will result in a new subdivision and must be responsive to Section 100B of the Rural Fire Act
- Provisions for two-way access roads which links to perimeter roads and/or to fire trail networks and adequate water supply for firefighting purposes are included, including Reticulated water is to be provided to the development, where available
- The perimeter is located on a level terrace and circumscribes the edge of the downslopes resulting in the best design possible. Intrusions of bushland into the development have been removed and minimised to allow safe evacuation
- Controls on the placement of combustible materials in the Inner Protection Area can be a condition of consent at DA stage
- The nature of the residential development is an appropriate use and the proposed hazard management controls are in accordance with, and often beyond, PBP 2019 to effectively address the level of hazard
- The proposal does not involve "inappropriate development" such as schools or retirement villages
- The proposed Aboriginal Cultural Centre is a commercial type of facility and will provide no accommodation capability
- Significant environmental studies have been undertaken to ensure APZs have been excluded from environmentally sensitive land.

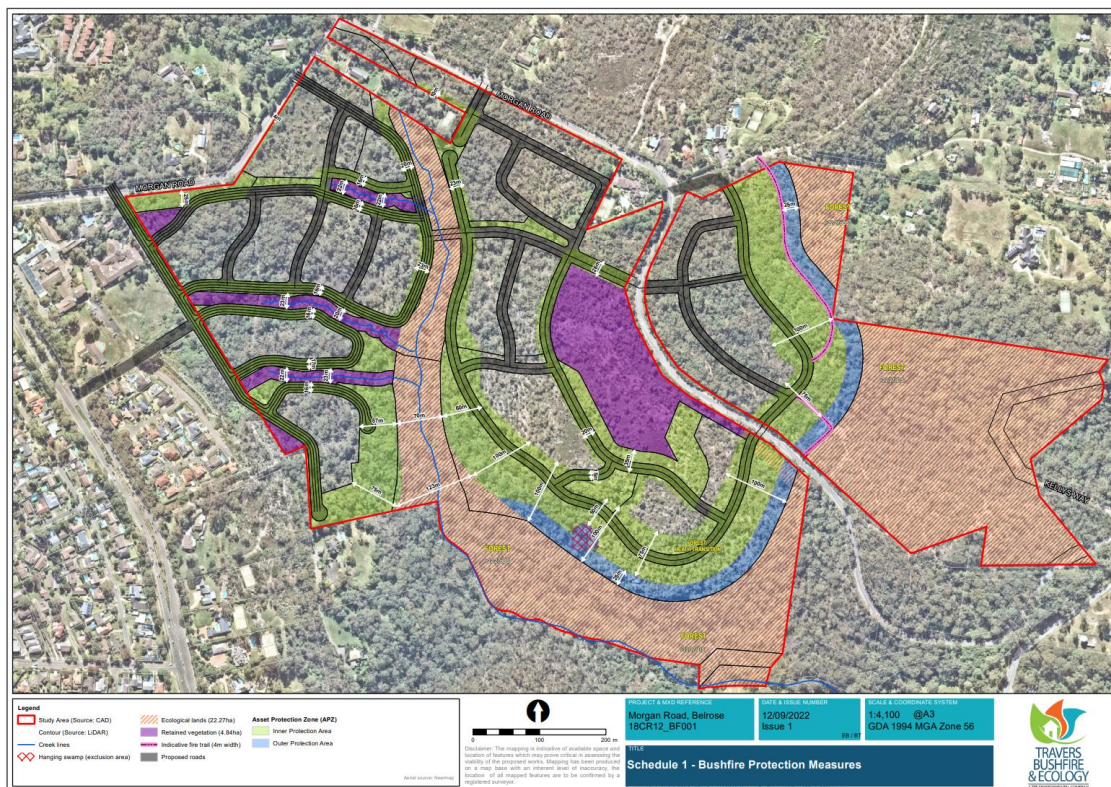


Figure 20: Bushfire Protection Plan (Source: Travers Bushfire & Ecology, September 2022)

In terms of future subdivision approval, the minimum APZ must be provided in accordance with AS3959 Construction of buildings in bushfire prone areas (2018) and Section 7.5 of Planning for Bush Fire Protection 2019. The APZs will be contained wholly within the subject land, and incorporate fire trails, perimeter road verges, riparian buffers, and corridors. This will significantly improve the level of bush fire protection to adjoining developments, improving bushfire management both locally and regionally, including several adjoining seniors housing estates.

The planning proposal will provide a future development in accordance with the planning principles of PBP 2019 and *Community Resilience Practice Note 2/12 Planning Instruments and Policies*.

The assessment by Travers Bushfire and Ecology⁸ finds the identified bushfire risk can be mitigated as part of any future development proposal. It is recommended that all recommendations made by Travers Bushfire and Ecology in relation to bushfire threat, mitigation and management (in perpetuity) are adopted and full compliance with the Section 9.1(2) of the EP&A Act (1979) and NSW Planning for Bushfire Protection 2018 is achieved for future development. On-going consultation with RFS is also recommended. A Bushfire Evacuation Plan available to all residents/staff, with necessary signage throughout the precinct, is recommended at DA stage.

Stormwater Management

The primary impact of development on our local waterways is the increase in stormwater runoff volume. Secondary impacts are the deterioration of water quality. Water Sensitive Urban Design (WSUD) has historically focused on

⁸ Morgan Road, Belrose Bushfire Protection Assessment, Travers Bushfire and Ecology 2021

improving stormwater quality; however, volume management has largely been ignored.

Two key principles of the planning proposal include:

- Introducing water sensitive urban design measures to ensure improved water quality to Snake Creek and Narrabeen Lagoon and to manage stormwater
- Nil increase in stormwater runoff to be achieved through retention and detention provided within individual housing lots, bioswales along roads and water quality ponds within open space.

A Stormwater Management Plan has been prepared by Craig & Rhodes⁹ for the subject site. A key objective of the stormwater management approach to the Site is to *"Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle"*, which is aligned to Part C4, objective 5 of the Warringah DCP.

The Plan includes a "Stormwater Footprint" which provides an alternative stormwater management methodology, focusing on volume reduction. Snake Creek runs through the subject site and then forms the south-western boundary. The creek drains into Middle Creek and Narrabeen Lagoon.

Ensuring that ecological values of natural watercourses are maintained is a key principle of the proposal. The proposal includes infiltration systems, which mimic baseflow by infiltrating stormwater along the creek corridors that will improve the runoff into the main feeding creeks and not create siltation or pollution of Narrabeen Lagoon, rather it will provide improvements to the water quality and sediment in the Narrabeen Lagoon. This directly aligns with the Site's Desired Future Character statement for Locality B2, under WLEP2000 and will provide public benefit to the broader community.

Noise

A noise emissions assessment has been conducted based on the following documents:

- Warringah DCP 2011
- NSW Department of Environment and Heritage, Environmental Protection Authority document - *'Noise Policy for Industry'* (NPI) 2017 for the from the mechanical noise emissions from the Site.

It should be noted that the proposed uses are primarily low-density residential uses, which is not noise generating. Proposed cultural facilities uses will be located centrally within the 71ha site. These uses will not be large-scale and are not likely to emit noise emission to surrounding external receivers. However, consideration of potential noise impacts to surrounding development will be needed as part of a future development application.

Mechanical plant design and location will be considered at the development application stage. The acoustic assessment concludes satisfactory levels of noise emissions will be achievable through appropriate plant selection, location and if necessary, standard acoustic treatments. A detailed acoustic review should be undertaken at CC stage, as has been advised in the acoustic assessment.

A noise intrusion assessment has been conducted based on the following criteria and standards:

- Warringah DCP 2011

⁹ Belrose Stormwater Management Plan, Craig and Rhodes 2021

- Australian Standards AS/NZS 3671:1989 'Acoustics-Road traffic noise intrusion-Building siting and Construction'
- Australian Standards AS2107:2016- 'Recommended Design Sound Levels and Reverberation Times for Building Interiors.'

The assessment finds that the major external noise source is from traffic movements along the Morgan Road perimeter. For future development, it is anticipated that facades facing Morgan Road will require acoustic treatment (recommended treatments are provided within the acoustic assessment). Other facades facing internal local roads will not require acoustic treatment. However, a full assessment will be required during the detailed design stage and for a development application.

Acoustic Logic¹⁰ have provided an acoustic assessment of potential noise impacts associated with future development in relation to the planning proposal for land located at Morgan Road. The assessment addresses noise impacts associated with:

- Noise intrusion to the subject site from adjacent roadways
- Noise emissions from the mechanical plant to service the Site (in principle).

The nearest noise received around the subject site are shown at Figure 21. below.

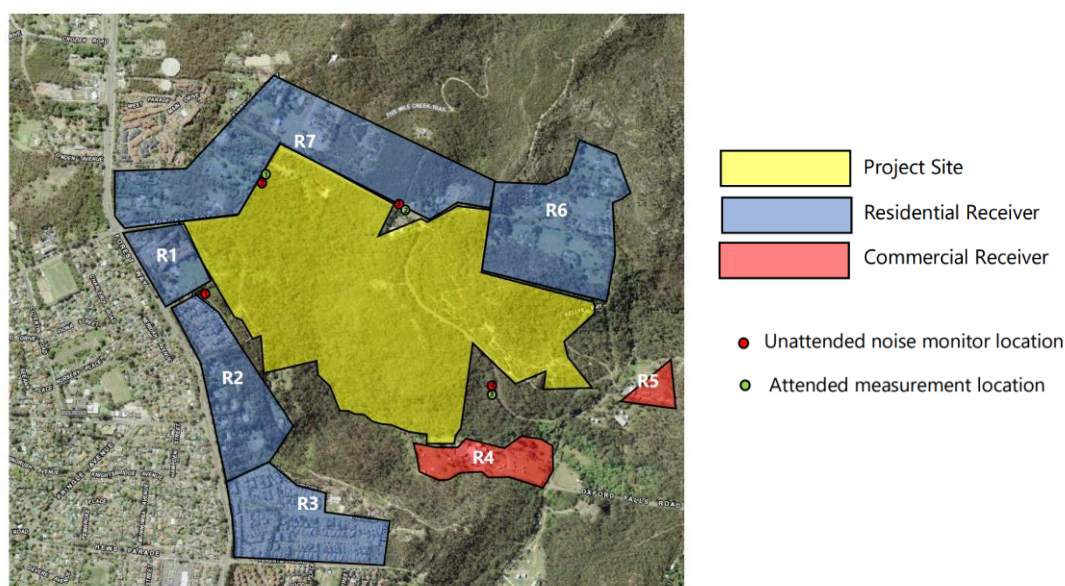


Figure 21: Aerial site map with measurement locations and surrounding nearest receivers

(Source: Acoustic Logic, September 2022)

Construction

It is likely that the construction phase associated with the proposal will generate negative impacts such as noise as well as traffic and dust. However, these will be temporary, and the head building contractor will be obliged by legislation,

¹⁰ DA Acoustic Assessment, Morgan Road, Belrose, Acoustic Logic 2021

such as the Protection of the Environment Operations Act 1997, to implement reasonable measures to minimise such impacts. Reasonable measures include dust suppression, erosion and sediment control and making a contact phone number available for members of the public to log any queries with the principle certifying authority ('PCA').

Given the temporary nature of construction, impacts are considered negligible. Nevertheless, it is recommended that a Construction Management Plan (CMP) be prepared for future DAs to minimise impacts. The CMP shall address matters such as implementing and maintaining erosion and sediment control measures, adoption dust suppression methods when required, informing delivery drivers/service vehicles of the most efficient means of accessing the development site, and cleaning the public domain of any construction related waste.

Contamination

SMEC¹¹ recommends further assessment and mitigation measures to be adopted in relation to the areas of concern with respect to land contamination, however; their analysis concludes that the subject site should be able to be made suitable for the proposed residential development.

Geotechnical - slope stability

Slope stability treatment recommendations to reduce the risk level in locations classified as unacceptable or tolerable upon treatment to tolerable low risk levels, which may include scaling the slope, removal of detached blocks/boulders, installation of rock bolts and consideration of development location. It is also recommended that for any site development a specific slope stability assessment should be undertaken to assess the slope risk based on a detailed site assessment including investigation. This would be applicable at the development application stage.

Overall, the slope stability assessment finds the areas assessed to be suitable for the proposed development and provides mitigation measures, where applicable, to ensure stability of the land for future development and provide adequate safety for future residents or visitors¹².

Environmental Conservation

The intended development outcome is to deliver public benefits with the implementation of environmental conservation in conjunction with increased housing supply and diversity, employment, community facilities and cultural protection and management. The subject site does not currently contain environment protection zones.

A Biodiversity Development Assessment Report (BDAR) has been prepared by Hayes Environmental in support of the planning proposal. The BDAR identifies Prescribed Biodiversity Impacts, which are potential impacts on threatened entities and their habitat in addition to, or instead of, impacts from clearing of vegetation, as set out in Clause 6 of the NSW Biodiversity Conservation Regulation, and their relevance to the subject site.

The design of the Structure Plan identifies environmentally sensitive land and riparian and habitat corridors home to vulnerable or threatened species to be preserved and protected. As detailed in the BDAR, these include:

- Snake River riparian corridor - provides an excellent environment for the Red- Crowned Toadlet, a vulnerable species only found in the sandstone escarpments of Sydney

¹¹ Belrose Slope Risk Assessment Report: Belrose Subdivision Land Capability and Soil Salinity Assessment, SMEC 2020

¹² Belrose Slope Risk Assessment Report: Belrose Subdivision Land Capability and Soil Salinity Assessment, SMEC 2020

- Eastern Bentwing Bat - a vulnerable species found on site, specifically adapted to the cave found on an eastern riparian branch
- Tetratheca glandulosa - a small vulnerable shrub found primarily on the sandstone ridgetops of the Sydney Basin and is a threatened plant species identified within the Site
- Glossy Black Cockatoo and Powerful Owl are found along much of the east coast and use the Site to roost.

The planning proposal conserves 18.9 hectares (26%) of the subject site identified to have high ecological, scientific, cultural or aesthetic values and proposes the rezoning of this land as E2 Environmental Conservation. The native vegetation and habitat to be retained and protected as a conservation zone is located across the southern and eastern parts of the landholding, and along the southern part of the Snake Creek riparian corridor (this area would be substantially buffered from the development by the APZs).

Where development is proposed, negative impact to retained vegetation and habitat has been minimised by design features, involving:

- Use of perimeter roads around all residential zones, to enable collection and treatment of stormwater run-off from the Site, prevent encroachment of backyards into bushland, and reduce antisocial activities such as rubbish dumping and vandalism
- Retention of riparian corridors, in some cases to a width greater than required based on the Strahler classification
- Implementation of a Stormwater Management Plan designed so that Snake Creek experiences no notable change in the hydrological regime, and to meet water quality improvement objectives for the precinct
- Location of stormwater discharge points to avoid known habitat for the Red-crowned Toadlet and minimise impact on natural hanging swamp features downstream of the development.

All areas of proposed future development have been identified to support native vegetation and requires assessment under the Biodiversity Conservation Act. And as all areas of vegetation have an integrity score above 20 (where the plant community types do not represent a threatened ecological community and is not associated with threatened species habitat), all parts of the Site exceed the Biodiversity Offset Scheme Entry Threshold and therefore require an off set.

The primary purpose of offsetting is to facilitate development in an environmentally sustainable manner and to ensure development does not have unacceptable impacts on native ecosystems and species. This is done by providing an offset site where native vegetation condition and threatened species habitat are protected in perpetuity to achieve a standard of 'no net loss' of biodiversity. A key element of the scheme is meeting credit obligations for sites that require an off-set, whereby landowners generate a credit obligation due to unavoidable biodiversity impacts from development or vegetation clearing. The obligation must be retired to offset their activity. Accordingly, calculation of off-sets using the BAM Calculator has been conducted as part of the BDAR for the subject site. It is noted that the off-set requirement could be met by total payment of \$8,850,139.39 into the Biodiversity Conservation Fund in accordance with the NSW Biodiversity Offsets Scheme.

Based on the Site's ability to retain a significant part of the land for conservation and the off-set payments (or site?) to achieve a standard of 'no net loss' of biodiversity in accordance with Part 6 of the Biodiversity Conservation Act 2016, the proposal will provide adequate environmental conservation.

The assessment concludes no entities within the subject sites are at risk of a serious and irreversible impact. BDAR recommendations for risk mitigation should be adopted at the detailed development application stage, including risk mitigation plans to provide strategies that minimise indirect impacts of the development.

Will the project enhance/reduce connectivity to employment opportunities?

With good access to local employment hubs future development of this site will likely provide more opportunities for workers to live and access employment within the LGA. Employment opportunities as part of the proposed development will also provide additional employment opportunities, and the increased population will contribute to existing business growth and potentially support new local business growth.

Will the project increase or reduce the quantity and/or diversity of employment or business opportunities (temporary or permanent)?

The potential redevelopment of the subject land for residential and commercial purposes is highly likely to provide local employment opportunities for residents, and as well as for First Nations people. The following information has been sourced, in part, from the proposal's Economic Impact Statement prepared by Macroplan.

The potential development of new shops/cafes, offices and Aboriginal culture and training centre will employ about 125 to 146 full-time direct local and indigenous workers. This could generate an IVA of close to \$25 to \$30 million per annum to the local economy.

The development of the subject site is also expected to generate additional land tax which will benefit the State Government revenues to the order of \$1.8 million per annum. Further, based on employment projections, the development of the Site will generate payroll tax revenue of between \$0.4 million and \$0.5 million per annum based on 125 to 146 persons directly employed, and potentially another \$0.2 million to \$0.3 million in payroll revenues based on 84 to 95 persons indirectly employed. Based on the projected direct and indirect employment at Belrose, Macroplan estimate that it will generate another \$0.3 million to \$0.4 million in additional GST revenue.

Land uses	Yield	Employment Density	Potential Employment Dividend
Aboriginal Cultural Centre	400- 500 sq.m GFA ⁵	70-90 sq.m per employee	5 to 6
Retail & Services	5,030 sq.m GFA	35-40 sq.m per employee	120 to 140

Table 3: Estimated Employment Generation of Subject Site (Source: Macroplan)

Additional on-site jobs such as transport workers, cleaning, maintenance (i.e., landscaping) and repair would also generate on-going employment opportunities.

Working from home on a semi or permanent basis should be considered in future planning. The proposal provides new residential lots of various sizes to accommodate a size of development, i.e., home with additional bedrooms or study, which would allow persons to work from home. The proposed R2 zoning currently permits 'Home occupations' and 'Home businesses' within the zone. Bed and breakfast accommodation is also permitted in the R2 zone, which would allow for additional income for future landowners.

Indirect employment has also been analysed by Macroplan. Their analysis is based on a ratio of 1.66 jobs for each direct job which means 100 direct 'retail' jobs at the future development will generate about 66 indirect and induced jobs outside the development. Based on their multiplier assessment, 120 to 140 additional direct jobs at the subject land will generate additional 80 to 90 indirect and induced jobs outside the future development at the subject land.

Will the project positively or negatively impact existing local retailers and businesses who operate at or around the Site?

During construction and operation, the proposal is likely to have a positive impact on local businesses and retailers.

The estimated project cost of the subsequent development (i.e., after planning proposal and development application approvals) is expected to be approximately \$144 million, which comprises site works, construction, road upgrade and site remediation etc. Over the 6 years of development (indicative - subject to change), this development will generate 50 to 60 full-time equivalent jobs per annum directly in the construction industry and a further 80 to 90 full-time equivalent jobs per annum indirectly (for example, jobs in transport, manufacturing, fabrication, design etc).

The potential subject land development will provide both permanent and transient employment. External studies have estimated that the average Australian spends approximately \$29.55 (in 2018 dollars) on going to work each day including expenditure on transport, food, grooming and clothing¹⁰. In 2020 terms, that translates to about \$30.36.

Based upon the estimates of employment, this would mean that during the construction period local employee spend would be about \$0.5 million to \$0.6 million each year over the 6-year period and, when operational, persons employed at the subject land would spend between \$1.3 million and \$1.5 million each year in the local area.

Will the project improve or reduce physical access to and from places and spaces?

The planning proposal is highly likely to improve physical access to and from places. The access plan for the Site considers a range of access requirements, including APZ maintenance and bushfire mitigation and emergency egress from the Site. The proposed parks and dedicated walking and cycling tracks will promote healthy lifestyles inclusively. All accessibility requirements for future development, including roads, residential, commercial and walking and cycling travel paths will be applicable at any subsequent Development Application stage.

Will the project increase or reduce local services and service levels provided?

The planning proposal is highly likely to increase the services and service levels provided in the community. The proposal includes 5,030sqm of floorspace for neighbourhood service/amenities and associated new public space, including a potential cultural community facility to celebrate the Site's unique Aboriginal heritage. This will be located within the proposed R2 zone and will provide opportunities for new local services such as community facilities, neighbourhood shops or supermarkets, food and drink premises, medical centre, offices premises and childcare facilities to be located proximal to new residents and the cultural site, offering high amenity for locals and visitors.

Will the project increase or decrease access to essential services for vulnerable communities?

It is likely that groups with special needs will have accessibility to education, employment, and other services.

Arranounbai School in Frenches Forest is a school for specific purposes (SSP) and as such enrolls students with disabilities. The student population is diverse and consists of children and young people K-12. The types and levels of disability vary from physical disability to chronic medical conditions. An autism intervention class (K-2) is also based within the school. Additional children attend the Early Learning Program; these children (3-5 years old) include those with additional needs and some without additional needs. The student population is small; in 2010 there are 27 enrolled students, including students in the autism class and 32 children in the Early Learning Program. Each class and the ELP have a full-time teacher and school learning support officer; additional SLSO time is used across the classes.

Cunningham Support Services located in Frenches Forest provides support services to participants to set and reach meaningful goals and develop domestic, social, and personal skills. Jigsaw, located in Frenches Forest, is a social enterprise that trains and transitions people with disability into award wage employment.

Belrose has a significant aging population, and the subject site is close to existing aged care facilities, providing

opportunities for seniors within the nearby aged care facilities and the broader community to engage in physical and leisure activities within an environmental and cultural setting. Aged care facilities proximate to the subject site include Uniting Wesley Gardens, a disability services & support organisation, and Wesley Gardens Aged Care facility, both adjoining the subject site to the west. Glenaeon Retirement Village is situated north-east of the subject site and Belrose Country Club Retirement Village is situated south of the subject site.

Will the project increase or reduce the affordability and diversity of housing?

The planning proposal is likely to increase the quantity, quality, mix, and accessibility of housing and has been assessed as a major positive social impact. The continuing strong housing demand within Belrose is reflected in the price premium.

Across the Northern Beaches LGA, between the 2006 and 2016 Censuses over sixteen hundred people in the 25 to 34 age brackets left the area. According to *Shape 2028: Northern Beaches Community Strategic Plan 2018 – 2028*, this was "most likely due to the lack of access to education and lack of affordable housing options" (Shape 2028, p11).

Additional and improved housing choice will assist in retaining a younger working population, who are typically first home buyers. This would require supply of smaller and more diverse housing types.

The proposal identifies a need for more affordable and diverse housing and, as such, seeks to provide a range of lot sizes (from 25sqm to 1000sqm) which will enable to the development of dwelling houses, secondary dwellings and dual occupancies, which is proposed to be an additional permitted use within the R2 zone.

Opportunities to provide dual occupancies will provide more affordable options to suit younger couples or small families, and secondary dwellings which can increase housing options appropriate for seniors.

Additionally, in accordance with Council's LSPS and Council's existing Affordable Housing Policy, a minimum of 10% affordable rental housing is to be included in new planning proposals, such as this planning proposal. This proposal will be consistent with the affordable housing requirements.

9. SOCIAL IMPACT SIGNIFICANCE

	Likelihood	Duration	Extent	Intensity / scale	Sensitivity	Stakeholder concern / interest	Mitigation / Enhancement	Social impact Significance
POSITIVE IMPACTS								
Impact on Aboriginal Self Determination	Almost certain	Long Term	State	Major	Major	<ul style="list-style-type: none"> First Nations People 	<ul style="list-style-type: none"> Substantial economic benefit for MLALC and its community 	Major Positive
Impact on Aboriginal items or places of significance	Almost certain	Long Term	Locality	Major	Major	<ul style="list-style-type: none"> First Nations People Future Residents 	<ul style="list-style-type: none"> A Plan of Management at DA stage to demonstrate how Aboriginal heritage will be preserved, maintained and sustainably managed A public art and interpretation plan at DA stage to demonstrate opportunities to acknowledge Aboriginal heritage and provide First Nations employment 	Major Positive
Affordability and Diversity of Housing	Likely	Long Term	Municipality	Moderate	Major	<ul style="list-style-type: none"> Future Residents 	<ul style="list-style-type: none"> Affordable rental housing to be negotiated for the Site Provides for dwelling houses, secondary dwellings and dual occupancies 	Major Positive
Demand for Community Facilities and Services	Almost certain	Long Term	Suburb	Moderate	Moderate	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> Community facilities and services part of proposed development Develop a Plan of Management and operating model for the new community 	Major Positive

							<ul style="list-style-type: none"> cultural centre at DA stage New community facilities will partially fill the gap in provision due as a result of the anticipated increase in housing, density and population in Frenches Forest Proximal community facilities and services available 	
Physical Access Impacts	Almost certain	Long Term	Suburb	Minimal	Major	<ul style="list-style-type: none"> Future & Surrounding Residents 	<ul style="list-style-type: none"> The access plan for the Site considers a range of access requirements Design of proposed parks and dedicated walking and cycling tracks will promote inclusive healthy lifestyles All accessibility requirements for future development, including roads, residential, commercial and walking and cycling travel paths will be applicable at any subsequent DA stage 	Moderate Positive
Impact on Local Services	Possible	Long Term	Municipality	Moderate	Moderate	<ul style="list-style-type: none"> Future & Surrounding Residents Local Service Providers 	<ul style="list-style-type: none"> Provides opportunities for new services on the Site (neighbourhood shops or supermarkets, food and drink premises, medical centre, offices premises and childcare facilities) The Site is proximate to existing education, recreation, community facilities and retail services that are 	Moderate Positive

							generally capable of providing an adequate range of services to the new residents.	
Impact on local values, needs and aspirations	Likely	Long Term	Municipality	Moderate	Moderate	<ul style="list-style-type: none"> First Nations People Future Residents Residents of the Municipality 	<ul style="list-style-type: none"> Plan of Management to ensure conservation measures applied Meets aspirations of Northern Beaches community for more decision making for Aboriginal people Meets aspirations of Northern Beaches community for protecting Aboriginal cultural heritage and opportunities for Aboriginal tourism 	Moderate Positive
Demand for transport options	Likely	Long Term	Locality	Moderate	Moderate	<ul style="list-style-type: none"> Future Residents 	<ul style="list-style-type: none"> Provision of active transport links part of proposed development Provide new bus routes, including on-demand services within the new precinct. Promote active transport use over car usage Public domain improvements along Morgan Road Proximity to local employment encourages active and public transport use and can reduce commute times 	Moderate Positive

							<ul style="list-style-type: none"> A Plan of Management is recommended at DA stage to demonstrate how pedestrian routes and bicycle spaces will be maintained and sustainably managed Public domain improvements along Morgan Road, new bus routes within the Site and the design of pathways to comply with the relevant access standards are recommended to provide additional positive social impacts 	
Demand for Recreation Facilities and Services	Almost certain	Long Term	Suburb	Moderate	Moderate	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> Community facilities part of proposed development Proximal recreation services available Provides public infrastructure next to residential development, including walking and cycling tracks and open space for passive and active recreation leading to healthy lifestyles Proximity to national parks and existing private recreation facilities further promotes recreational activity uptake 	Moderate Positive
Impacts on Social Cohesion and Integration of Communities	Possible	Medium Term	Suburb	Minimal	Moderate	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> Provision of community facilities and services part of proposed development New community facilities will be 	Moderate Positive

							<ul style="list-style-type: none"> available to the broader public New community facilities provide a focal point for building new community connections, inclusivity and cultural exchange between Thorough community engagement with surrounding residents during public exhibition recommended 	
Strengthen Healthy Lifestyles	Almost certain	Long Term	Suburb	Moderate	Moderate	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> Provision of open space, active transport and preservation and improvement of natural ecosystems are part of proposed development 	Moderate Positive
Long term improvements to economic activity	Likely	Long term	Municipality	Moderate	Moderate	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> New shops/cafes, offices and Aboriginal cultural centre will employ about 125 to 146 full-time workers Temporary and permanent employment opportunities will be offered during any construction and operational phase Additional on-site jobs such as transport workers, cleaning, maintenance (i.e., landscaping) and repair would also generate on-going employment opportunities Employment hubs near the subject site, would offer employment opportunities 	Moderate positive

							<ul style="list-style-type: none"> for new residents The development will increase a demand in local retail services 	
NEGATIVE IMPACTS								
Strengthen or Threaten Natural Ecosystems	Almost certain	Long Term	Locality	Major	Major	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> A Bushfire Protection Assessment has been undertaken and the proposal has adopted the protection measures The assessment by Travers Bushfire and Ecology finds the identified bushfire risk can be mitigated as part of any future development proposal. Future development to comply with DCP parking provision, applicable Australian Standards for accessible (disabled) car parking, and Planning for Bush Fire Protection 2019 and RFS Mitigation measures will be required to comply with NSW Planning for Bushfire Protection 2018 A Bushfire Evacuation Plan is recommended for development application (DA) stage Introduce water sensitive urban design measures to ensure improved water 	Major Negative

							<p>quality and manage stormwater</p> <ul style="list-style-type: none"> • Nil increase in stormwater runoff to be achieved through retention and detention • Proposal conserves 18.9 hectares (26%) of the subject site cultural or aesthetic values and proposes the rezoning of this land as E2 Environmental Conservation • Negative impacts to retained vegetation and habitat to be minimised by design features 	
Existing and future community identity and sense of belonging	Likely	Long Term	Locality	Moderate	Major	<ul style="list-style-type: none"> • Future Residents • Surrounding Residents 	<ul style="list-style-type: none"> • Ensure thorough engagement with surrounding residents during public exhibition of planning documents • Majority of the Site (two thirds) conserved or rehabilitated 	Moderate Negative
Overall aesthetic or ambience of the location, suburb or public realm	Likely	Long Term	Locality/ Suburb	Moderate	Moderate	<ul style="list-style-type: none"> • Future Residents • Surrounding Residents 	<ul style="list-style-type: none"> • The proposal includes the management and protection of the natural bushlands and creeks and will preserve a significant amount of natural space and culturally significant Aboriginal artefacts • Development consistent with a proposed land use category will generally be acceptable if it has a low impact on its overall visual catchment, 	Moderate Negative

							<p>provided it does not have significant impacts on individual viewing places or adjacent areas of scenic natural or heritage significance</p> <ul style="list-style-type: none"> Land use controls will need to regulate building height to preserve the predominant existing visual quality 	
Noise Impacts	Possible	Short term	Locality / suburb	Minimal	Minimal	<ul style="list-style-type: none"> Future Residents 	<ul style="list-style-type: none"> Appropriate plant selection, location and if necessary, standard acoustic treatment Mechanical plant design and location to be considered at the development application stage Facades facing Morgan Road will require acoustic treatment A full assessment will be required during the detailed design stage and for a development application 	Moderate Negative
Construction Impacts	Likely	Short term	Locality / suburb	Moderate	Moderate	<ul style="list-style-type: none"> Surrounding Residents 	<ul style="list-style-type: none"> Construction Management Plan required 	Moderate Negative
Increased population impacts	Likely	Long Term	Locality	Moderate	Minor	<ul style="list-style-type: none"> Surrounding Residents 	<ul style="list-style-type: none"> Engagement with surrounding residents during public exhibition Increased population in the local area, in line with the housing targets 	Minor Negative

							identified in the District Plan	
Congestion increases	Possible	Long term	Locality / suburb	Moderate	Minimal	<ul style="list-style-type: none"> Surrounding residents Commuters Businesses and workers at the Site 	<ul style="list-style-type: none"> Upgrade of the Forest Way / Morgan Road intersection to facilitate efficient traffic flows out of the Site Subject to the implementation of the Morgan Road slip lane, the modelling concludes traffic can efficiently exit the precinct during a bushfire evacuation 	Minimal Negative
Contamination	Possible	Short Term	Locality	Minimal	Minimal	<ul style="list-style-type: none"> Future Residents 	<ul style="list-style-type: none"> SMEC recommends further assessment and mitigation measures to be adopted in relation to the areas of concern with respect to land contamination, however analysis concludes the subject site will be made suitable for the proposed residential development 	Negligible
Public safety and Crime	Possible	Short Term	Locality	Minimal	Minimal	<ul style="list-style-type: none"> Future Residents Surrounding Residents 	<ul style="list-style-type: none"> CPTED measures within the design of the development will minimise the incidence of crime and contribute to perceptions of safety 	Negligible

10. CONCLUSION

This Social Impact Assessment has examined the potential and significance of social impacts associated with a planning proposal for the subject site, known as Morgan Road, Belrose owned by MLALC.

The identification and assessment of potential social impacts was undertaken through a combination of site and locality analysis, data analysis, analysis of identified gaps and strategies adopted by Council and the State, in conjunction with extensive research undertaken by a consortium of specialist consultants, including bushfire, ecological, traffic, acoustic, economic and others.

The assessment identified a net gain of positive social impacts (major and moderate), but also highlighted several negative impacts (major, moderate, minor and minimal) that would result from the proposal. Mitigation measures have been identified as part of this assessment to minimise the potential of the negative social impacts.

MLALC is a significant owner of land in the Northern Beaches, owning nine sites including the subject site. Of the nine sites (totalling 912 ha) owned by the MLALC, only the 71ha Morgan Road site is currently endorsed by MLALC members and the NSW ALC to be actively investigated for land dealing.

The development potential at Morgan Road will provide an income stream to fund the goals identified in the Community Land and Business Plan. It is likely to have a major positive impact on Aboriginal self-determination, result in the preservation of Aboriginal heritage and culture, which will lead to creating a strong sense of identity and place for the Site and the local area. The proposal utilises MLALC land assets to deliver tangible economic, social and cultural benefits to First Nations people, whilst preserving and protecting environmentally sensitive land, and riparian and habitat corridors, which are home to vulnerable or threatened species. The proposed project will meet the goals identified in the MLALC Community Land and Business Plan:

- MLALC Goal 1 – Healing and wellbeing
- MLALC Goal 2 – Promote, protect and preserve culture and heritage
- MLALC Goal 3 – Foster Economic and Industry opportunities for Tourism and Education programs
- MLALC Goal 4 – Better Education and Employment outcomes
- MLALC Goal 5 – Develop new businesses and group our existing businesses while prudently managing investments

Northern Beaches communities have articulated their aspirations for positive social impacts for First Nations People in Council Plans including Better Together: Social Sustainability Strategy 2040, and the Northern Beaches Destination Management Plan 2021. The preservation of Aboriginal cultural heritage on the Site, as well as the planning community cultural centre will support the development of Aboriginal cultural experiences planned and delivered by local Aboriginal people.

The proposal will contribute to North District housing targets but also increase housing affordability and diversity, providing dwellings for large families, as well as smaller dwellings or secondary dwellings and dual occupancies, will positively impact housing availability and diversity to suit the current demand and projected trends.

Increased housing affordability and diversity will have major positive social impacts for the area. It will be particularly important to maintain a population of younger people in the workforce, education and building a family. These measures will also provide greater opportunity for essential workers and families to reside in the area.

The proposed new housing will be delivered alongside conservation areas and new social infrastructure including open space and pedestrian and cycling links that offer active and passive recreation opportunities. A new cultural community centre will promote and protect the Site's significant Aboriginal cultural heritage, encouraging cultural

exchange and social connection between Aboriginal peoples, future and existing residents.

The proposed parks and dedicated walking and cycling tracks will promote healthy lifestyles in the area. The seven new areas of open space provide opportunities to meet community needs for upgraded playspaces, outdoor fitness equipment, and dog off leash parks as identified in Council plans.

The planning proposal is highly likely to increase the services and service levels provided in the community, with 5,030sqm of floorspace for neighbourhood service/amenities and associated new public space.

The proposal is likely to have moderate positive improvements for the local economy. The subject site is in proximity to employment hubs that are likely to employ future residents. The proposal will generate new permanent service industry employment and business opportunities on site, as well as construction jobs over the six-year duration of the development program.

There are a range of services proximal to the subject site including recreation centres, education facilities, medical and aged care, as well as those catering for people with special needs. A limitation of assessment has been the absence of information related to the existing or future capacity of local educational facilities, however the assumption is there is capacity to cater for future students based on the quantity and proximity of educational establishments within the locality.

The proposal is almost certain to have a major negative impact on the biodiversity of the Site, and will exceed the Biodiversity Offset Scheme Entry Threshold, and therefore will require an off set. The primary purpose of offsetting is to facilitate development in an environmentally sustainable manner and to ensure development does not have unacceptable impacts on native ecosystems and species.

Opposition to the proposal raised the loss of character and ambience of the location due to its links with the habitat of the area.

The project proposes that one third of the Site remains as a conservation zone, with another third destined for rehabilitation. Environmental conservation measures, including the management and protection of the natural bushlands and creeks, and the preservation of a significant amount of natural space and culturally significant Aboriginal artefacts, will mitigate some of the negative impacts.

New bushfire management measures that will ensure safety for future residents but also provides controls that benefit existing residents. Water quality improvements on the Site will have a positive impact on the entire Northern Beaches community.

The potential for minor negative social impacts has been identified, such as construction related impacts, operational noise impacts and environmental impacts, as well as the potential for traffic congestion. These potential negative impacts can be ameliorated, and positive impacts improved, with the following recommendations for implementation at planning proposal (PP) or development application (DA) stages:

- **Recommendation 1:** Ensure thorough engagement with surrounding residents during public exhibition (PP) (DA)
- **Recommendation 2:** Adopt the caring for Country principles as outlined in the NSW Government Architect 'Connecting with Country Framework' in Plans of Management (PP) (DA)
- **Recommendation 3:** Deliver amenities as part of the delivery of open spaces that are consistent with community needs as identified in the Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan (Draft June 2022) (DA)
- **Recommendation 4:** Prepare a Plan of Management to demonstrate how Aboriginal heritage will be preserved, maintained, and sustainably managed (DA)

- **Recommendation 5:** Prepare a public art and interpretation plan to demonstrate opportunities to acknowledge Aboriginal heritage and provide First Nations employment. Public art and interpretation should align with Northern Beaches Council initiatives for Aboriginal heritage trails (DA)
- **Recommendation 6:** Prepare a Construction Management Plan to mitigate minor negative social impacts during the construction stages (DA)
- **Recommendation 7:** Further assessment and mitigation measures to be adopted in relation Biodiversity losses and off sets required (DA)
- **Recommendation 8:** Further assessment and mitigation measures to be adopted in relation land contaminations concern required (DA)
- **Recommendation 9:** Accessibility requirements are considered in all aspects of design for future development, including roads, residential, commercial, and walking and cycling travel paths (DA)
- **Recommendation 10:** Safety by design is prioritised during planning stages to maximise liveability and deter crime (DA)
- **Recommendation 11:** Prepare a Plan of Management is to demonstrate how pedestrian routes and bicycle spaces will be maintained and sustainably managed (DA)
- **Recommendation 12:** Identify public domain improvements along Morgan Road, new bus routes within the Site and the design of pathways to comply with the relevant access standards (PP)
- **Recommendation 13:** Land use controls to regulate building height to preserve the predominant existing visual quality (PP)
- **Recommendation 14:** All bushfire mitigation measures to comply with NSW Planning for Bushfire Protection 2018, and A Bushfire Evacuation Plan (PP)
- **Recommendation 15:** Upgrade of the Forest Way / Morgan Road intersection and create a slip lane off Morgan Rd to facilitate efficient traffic flows out of the Site (DA).

Overall, it is considered that the future development of the Morgan Road, Belrose site enabled by the planning proposal will have a net gain in positive social impact. The loss of biodiversity has been assessed as having a major negative impact, however net positive impacts and the application of the mitigation measures identified will minimise the adverse impacts.

Appendix A: REVIEW OF ADDITIONAL POLICIES AND PLANS

REVIEW OF ADDITIONAL POLICIES AND PLAN

The following additional documents were reviewed to inform this SIA

Northern Beaches Community Centres Strategy

The Northern Beaches Community Centres Strategy was adopted by Council in March 2021. The Strategy will guide planning and management of the LGA's centres over the next 20 years. The Strategy reviews:

- Current and future demand on existing facilities
- Future needs of a growing, more diverse population
- Need for additional floor space in key locations
- Refurbishment of existing facilities
- Options to establish district multipurpose community centres in Brookvale, Mona Vale, Frenchs Forest, Forestville, Warriewood, Mona Vale, Balgowlah and Manly.

Northern Beaches Council Draft Social Sustainability Strategy

The draft Social Sustainability Strategy was developed in response to emerging demographic changes within the Northern Beaches LGA. The LGA's median age continues to increase but there is nevertheless an influx of a younger cohort. In response, the Draft Social Sustainability Strategy was prepared to address subsequent changes in social demands. Public exhibition of the Draft Social Sustainability Strategy closed recently in June 2021. Council is currently considering feedback.

In the draft plan, Council is advocating 10 key strategic directions and outcomes, as shown below:



Draft strategic directions (Source: Social Sustainability Strategy, page 8)

Connected Through Creativity 2029 – Northern Beaches Arts and Creativity Strategy

Connected Through Creativity 2029 - Northern Beaches Arts and Creativity Strategy was adopted in 2019. The Strategy provides a framework for future planning, provision and investment in arts and culture until 2029. There are 3 key outcomes supported by 9 strategies. They are:

Outcome 1: Inspiring Places & Spaces. We will:

6. Infuse public places with creativity,
7. Make room for creative expression,
8. Celebrate cultural heritage,

Outcome 2: Innovative & Creative Industries. We will:

1. Enable creative sector vitality,
2. Collaborate to innovate,
3. Grow thriving arts hubs,

Outcome 3: Engaged Community. We will:

1. Share local stories,
2. Listen to and support Aboriginal communities, and
3. Make creativity inclusive.

The Strategy recognises that Outcome 3 listening to and supporting local Aboriginal communities in self-determination and to share their culture is fundamental to achieving Outcome 3. The Strategy states: *"Our Northern Beaches community has strongly indicated that they want to see Aboriginal heritage and culture receive greater public value, including respect for Aboriginal knowledge and how it can be shared to learn better care of the land and how to live in place."* (p.42)

These strategies align with the proposal which incorporates opportunities for active recreation, passive recreation, incorporating cultural heritage, and incorporating ecological value where logical.

Northern Beaches Asset Management Strategy 2018 - 2028

The Northern Beaches Asset Management Strategy focuses on the 8 key components including asset management policy, asset management strategy (10 year action plan), asset management plans, other strategic plans, enterprise risk management policy, workforce plan, long term financial plan and asset management system.

This strategy is applicable to the proposal given it will include assets, such as roads and open space which will be dedicated to council and require ongoing management.

Northern Beaches Sportsgrounds and Golf Courses Background Paper

In 2017 Council undertook extensive investigations into likely future demand for sportsgrounds. Current projections indicated a substantial undersupply of land for sport reaching a shortfall of more than 40 ha by 2031. The Paper included 6 key actions in order of priority:

- Allocate sports fields based on needs and participation growth basis,
- Improve the capacity and resilience of existing sports fields,

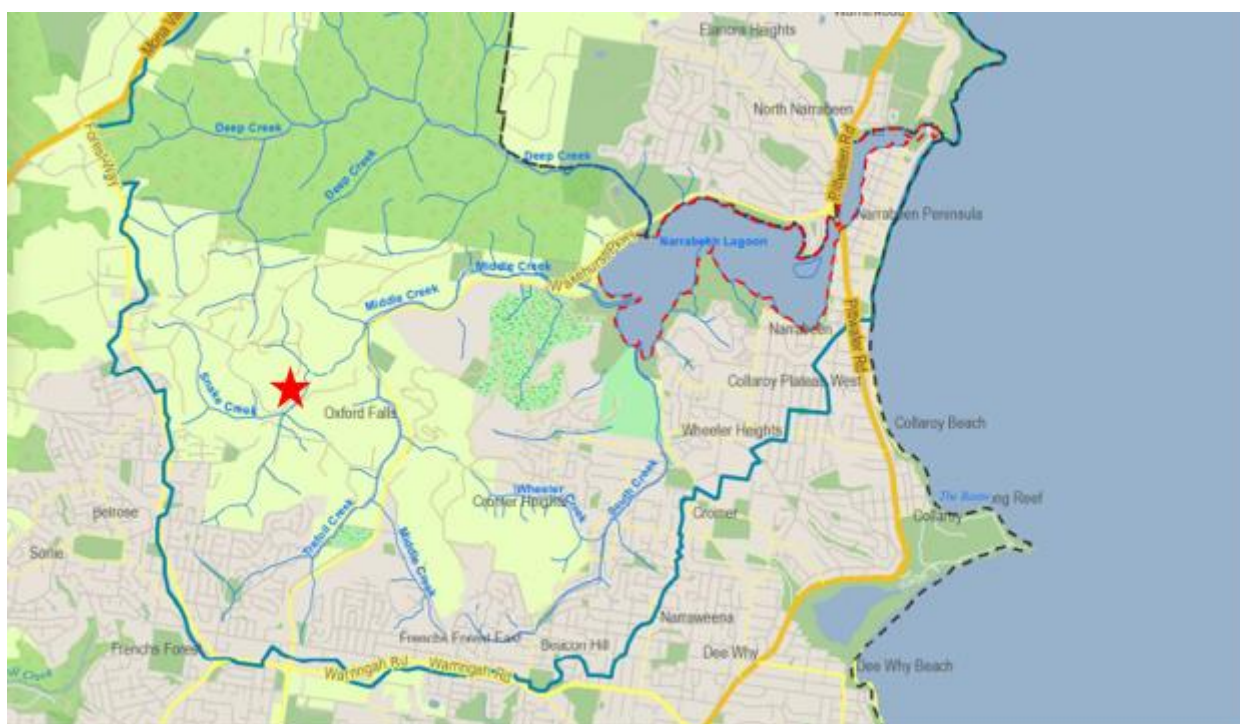
- Build new and upgrade existing sports fields in new housing development areas,
- Partner with schools to provide additional sports fields for the community,
- Install synthetic surfaces in some existing sports fields to enable greater use, and
- Convert suitable open space to sportsgrounds including some golf course land as needed.

Narrabeen Beaches Council Section 7.12 Contributions Plan 2019

Council currently has a Section 7.12 Contributions Plan (CP) which would apply a levy of 0.5% to any works with a value between \$100,000 - \$200,000, and a levy of 1% to any works with a value of greater than \$200,000. For the purposes of the planning proposal, these levies would not apply. Rather, they will be applicable at any subsequent Development Application stage.

Narrabeen Lagoon Plan of Management 2013 (former Warringah Council)

Narrabeen Lagoon Plan of Management was adopted on 26 July 2011. With the subject site being located near one of the five main creeks that fed into the lagoon (Middle Creek) as well as Snake Creek, the proposal will bring positive changes to the water quality and sediment in the lagoon. The proposal includes Infiltration systems, which mimic baseflow by infiltrating Stormwater along the creek corridors that will improve the runoff into the main feeding creeks. This will encourage better ecosystems within the creek and lagoon.



Approximate location of subject site within Narrabeen Lagoon catchment

Living Well – Warringah Council Ageing Strategy 2014 (Warringah Council)

Living Well - Warringah Council Ageing Strategy 2014 was adopted by the former Warringah Council but remains

part of the Northern Beaches Council's strategic framework. This strategy focuses on the principles of supporting and creating safe, accessible and pleasant environments. The 5 core themes throughout the strategy are where we live, getting out and about, community involvement and lifelong learning, healthy lifestyles and access to care and support. Comments included that the community wanted to age in place, wanted more housing choice to allow them to live independently, housing affordability, safe usable and convenient public transport, encourage walking, reduce social isolation, increase rates of volunteering, opportunities to participate in the workforce, encourage physical and social activity and provide access to information and services that can help.

Warringah Youth Strategy 2013-2023 (Warringah Council)

The Warringah Youth Strategy 2013-2023 focuses on health and wellbeing of young people. The guiding principles include engagement and involvement, access and equity, value for money, span of control, working with families, regional approach, place planning, adaptability and integration and holistic planning. The proposal offers facilities such as footpaths, bike paths, active open space areas, as well as community cultural facilities for the youth to enjoy in a safe and accessible way.

Warringah Bike Plan (former Warringah Council)

The Warringah Bike Plan focuses on possible improvements to the cycling infrastructure and education on the safety of bicyclists. Key benefits will be improved cyclist safety, reduced bicycle crashes, reduced traffic conflict, facilitating a healthy and active community, increased number of cyclists in the community, positive impact on tourism and local businesses, reduced motor vehicle transport expenses, increased casual community surveillance and improved environment. The bike plan held extensive community consultation with one user noting: The planning proposal will be consistent with this plan as well as the abovementioned Northern Beaches Bike Plan given it includes dedicated bicycle paths.

Recreation Strategy 2009 (Warringah Council)

Recreation Strategy 2009 was adopted on 6 December 2009. This strategy focuses on providing a long-term strategic direction for the future provision and management of recreation assets, programs and services in Warringah. The proposal supports this strategy as it is within the vision for recreational activities and lifestyle as well as many of the guiding principles.

As identified in Section **Error! Reference source not found.** - Community Needs and Interests there is a need for further development of cycle/walking tracks, increased participation in BMX and mountain bike riding and overall, more community facilities and services for the youth and elderly. The proposal includes dedicated pedestrian pathways, bicycle paths, active and passive open space opportunities, as well as dedicated cultural facilities, ensuring it will be consistent with Recreation Strategy 2009.

Appendix B: EXISTING SOCIAL INFRASTRUCTURE

The following list identifies all social infrastructure within a 4km of the subject site.

TYPE	NAME	DISTANCE FROM SUBJECT SITE
Public Recreation and Open Space	Slippery Dip Trail	1m
	Oxford Falls Downhill Mountain Biking Trail	110m
	Five Mile Creek Trail	1m
	Hilversum Track	400m
	Child's Circuit (part of Bluegum Reserve)	1.2km
	Wyatt Reserve	1.2km
	Ralston Reserve	1.2km
	Lindrum Reserve (part of Bluegum Reserve)	1.3km
	Moon Rock Aboriginal Place Walking Track	1.3km
	Hews Reserve	1.9km
	Karina Reserve	2.5km
	Windrush Reserve	2km
	Kapunda Reserve	2.5km
	Wentworth Reserve	2.5km
	Undula Reserve	2.8km
	Greendale Reserve	2.7km
	Yarrabin Reserve	3km
	Belrose Oval (Bambara)	2.4km
	Opala Reserve	2.9km
	Peppercorn Park	2km
	Frenchs Forest Showground – Dog Park	2.9km
	Greendale Reserve	2.7km
	Jindabyne Reserve	2.9km
	Birrong Reserve	2.7km
	Lionel Watts Reserve	2.9m
	Lionel Watts Skate Park	2.9km

TYPE	NAME	DISTANCE FROM SUBJECT SITE
	Oxford Falls Peace Park	2km
	Rabbett Reserve	3.4km
	Wareham Reserve	3km
	Ashworth Reserve	3.3km
	Brentwood Reserve	2.8km
	Patonga Park	3km
	Nianbilla Reserve / Playground	3.4km
	Garigal National Park	Surrounding
	Oxford Falls Cascades	200m
	Moon Rock Aboriginal Place	1.7km
	Oxford Falls Waterfall	1.5km
Private Recreation	Belrose Netball Club (Netball Courts)	1.4km
	The Pilates Room (Fitness)	1.3km
	Wyatt Park Tennis Centre - run by Evolve Tennis Academy (Tennis Courts)	600m
	Belrose Tennis Club (Tennis Courts)	2.7km
	Belrose Terrey Hills Raiders Soccer Club	500m
	Wakehurst Football Club – Hews Parade Clubhouse	1.9km
	Wakehurst Football Club – County Road Field	2km
	Wakehurst Football Club – Lionel Watts Clubhouse	3km
	Wellbeing HQ (Gym)	1km
	121 Personal Fitness Training (Personal trainer)	2 km
	My Lifestyle Studio (Gym)	2.1km
	Fitness Junkies (Gym)	2.9km
	Anytime Fitness (Gym)	3km
	Energize Health Club (Fitness Centre)	3.4km
	F45 Training Frenchs Forest (Gym)	3.5km

TYPE	NAME	DISTANCE FROM SUBJECT SITE
	Vision Personal Training Frenchs Forest (Personal Trainer)	3.6km
	Kool Swim Schools Belrose	2.2km
	Kidz Connexion Play Centre	2km
	Walsh Oval St Pius X (Private Sporting Ground)	2.3km
	Pius X College Playing Fields (Private Sporting Ground)	2.3km
	Queenswood Tennis and Sports Centre	2.7km
Pre-schools/ELCs	Uniting Forest Pre School Belrose	100m
	Belrose Kindergarten	1km
	Covenant Christian School	1.3km
	Oxford Falls Early Learning Centre	1km
	Belrose Children's Centre	2.5km
Primary Schools	John Colet School	600m
	Covenant Christian School	1.3km
	Belrose Public School	1.4km
	Kamaraoi Rudolf Steiner School (private school)	1.4km
	Oxford Falls Grammar School (Christian School)	2.2km
	Wakehurst Public School	2.3km
	Frenchs Forest Public School	3km
	Mimosa Public School	3.5km
High Schools	Covenant Christian School	1.3km
	Oxford Falls Grammar School (Christian School)	2.2km
	The Forest High School	3.9km
	Davidson High School	4km
Colleges/Tertiary Education	C3 College	2km
	International Sport College Australia (ISCA)	2km
	Sydney College of Dance	2km

TYPE	NAME	DISTANCE FROM SUBJECT SITE
Education / Hospital Precinct	Frenchs Forest Hospital and Education Precinct	Approx. 4km
Libraries	Glen Street Library	3.2km
	Belrose Library	3.3km
Places of Public Worship	Belrose Uniting Church	170m
	Northgate Church	2km
	C3 Sydney Oxford Falls Pentecostal Church	2.1km
	C3 Everywoman	2.1km
	St Stephens Anglican Church	3.4km
	Northern Beaches Alliance Church	3.3km
Local Shopping Centres / IGA	Belrose IGA	1.4km
	Belrose Super Centre	2.4km
	Glenrose Village	3km
	Forestway Shopping Centre	3km
Theatre	Glen Street Theatre – performing arts company	3km
Cultural Centre	-	-
Seniors Living/Retirement Villages	Uniting Wesley Gardens Belrose	100m
	Glenacon Retirement Village	500m
	Corymbia a Japara Aged Care	1.25km
	Belrose Country Club Retirement Village	1.5km
Hospitals	Northern Beaches Hospital	4km
Medical Centre/GPs	Eastbrooke Belrose Family Practice	3km
	Belrose Medical Centre	3km
	Forestway Family Medical Centre	3.3km
	Davidson Forestway Medical Centre	3.km
	Warringah Road Family Medical Centre	3.3km
	Multiple Medical Centres/Doctors within Frenchs Forest Precinct	Approx. 4km
Other Medical Facilities	Belrose Chiropractic	1.9km
	Gonstead Chiro	3.1km

TYPE	NAME	DISTANCE FROM SUBJECT SITE
	Frenchs Forest Chiropractic Centre	3.4km
	AAA Belrose Dental Surgery	2km
	Pacific Smiles Dental	2.8km
	Frenchs Forest Dental	3km
	Blue House Dental	3.3km
	Audika Belrose (hearing)	3.1km
	Hearing Australia Frenchs Forest	3km
	Frenchs Forest X-Ray & CT	3km
	Centre Surgery & Skin Cancer Clinic	2.5km
	SunDoctors Skin Cancer Clinics Frenchs Forest	3km
	Northern Beaches Medical Imaging	Approx. 4km
	Northern Beaches Paediatrics	Approx. 4km
	Peninsula Orthopaedics	Approx. 4km
	Northern Cardiology Pty	4km
	Belrose Veterinary Hospital	2.8km