

# Contents

<b>1.0 Introduction</b>	<b>1</b>	<b>6.0 Community Consultation</b>	<b>36</b>
		6.1 Consultation with Council	37
<b>2.0 Background to Cromer Golf Club</b>	<b>2</b>	<b>7.0 Criteria for New Release Areas</b>	<b>38</b>
2.1 Background	2	7.1 Infrastructure provision	38
2.2 The Golf Course	2	7.2 Access	38
2.3 The Local Environment	2	7.3 Housing diversity	39
2.4 Previous Development	3	7.4 Employment lands	39
2.5 Objectives of CromerGolf Club	3	7.5 Avoidance of risk	39
<b>3.0 Site Analysis</b>	<b>4</b>	7.6 Natural resources	40
3.1 Site Location and Context	4	7.7 Environmental protection	40
3.2 Visual Landscape Analysis	8	7.8 Quality and equity in services	42
3.3 Site Description	10	<b>8.0 Summary &amp; Conclusion</b>	<b>43</b>
3.4 Landform and topography	10		
3.5 Flora and Fauna	12		
3.6 Existing development	13		
3.7 Surrounding land use and development	14		
<b>4.0 Strategic &amp; Statutory Planning Context</b>	<b>17</b>		
4.1 LEP current zoning	17		
4.2 Metro Strategy 'City of Cities'	17		
4.3 Council residential strategy and non urban land study	17		
4.4 Section 117(2) Directions	24		
<b>5.0 The Proposed Rezoning</b>	<b>26</b>		
5.1 Warringah LEP Amendment	26		
5.2 Planning Principles	26		
5.3 Masterplanning Options	28		
5.4 Design Guidelines	35		
5.5 Rezoning process	35		

# Contents

## Figures

1	Locality Plan	4
2	Community and Recreation Facilities	5
3	Regional Topography and Wider Context	6
4	Bushland Vegetation	7
5	Photograph Locations	8
6	Photograph from View 1 (from Narrabeen Lagoon)	9
7	Photograph from View 2 (from Wheeler Heights residential area)	9
8	Photograph from View 2 (from Cromer residential area)	9
9	Topography	11
10	Flora and Fauna	12
11	Surrounding landuse	14
12	Site Opportunities and Constraints	15
13	Site Opportunities and Constraints	16
14	Concept Plan Option No.1	29
15	Masterplan Option No.1	30
16	Concept Plan Option No.2	31
17	Masterplan Option No. 2	32
18	Concept Plan Option No.3	33
19	Masterplan Option No. 3	34

## Tables

1	Key planning controls in Locality B2	17
2	Total persons	17
3	Age distribution (excludes overseas visitors)	18
4	Birthplace by region (excludes overseas visitors)	18
5	Household type	19
6	Dwelling structure/no. of persons/occupancy rate	19
7	Dwelling structure and tenure type (excludes unoccupied private dwellings)	20
8	Key industries and employment numbers	20
9	Original RDS estimates	20
10	Summary of Approved RDS V Revised calculations	22
11	Population and occupied private dwelling figures plus corresponding occupancy ratios from 1986-2001	23
12	Summary of all residential approvals from 1996 – end 2005	25
13	Key planning controls in Locality B7	26

# Contents

## Appendices

---

- A** Initial Engineering Assessment of  
Constraints and Opportunities for Rezoning  
*Patterson Britton and Partners Pty Ltd*
- B** Geotechnical Assessment  
*Douglas and Partners*
- C** Traffic Implications  
*Colston Budd Hunt and Kafes Pty Ltd*
- D** Ecology  
*Cumberland Ecology*
- E** Bushfire Assessment  
*BES*
- F** Community Consultation Outcomes  
*Elton Consulting*
- G** Design Options  
*GM Urban Design and Architecture Pty Ltd*
- H** Aboriginal Archaeological Assessment  
*Mary Dallas Consulting*