

30 August 2013

urbis

Oxford Falls Valley and Belrose North Strategic Review  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney, NSW, 2001

Dear Sir/Madam,

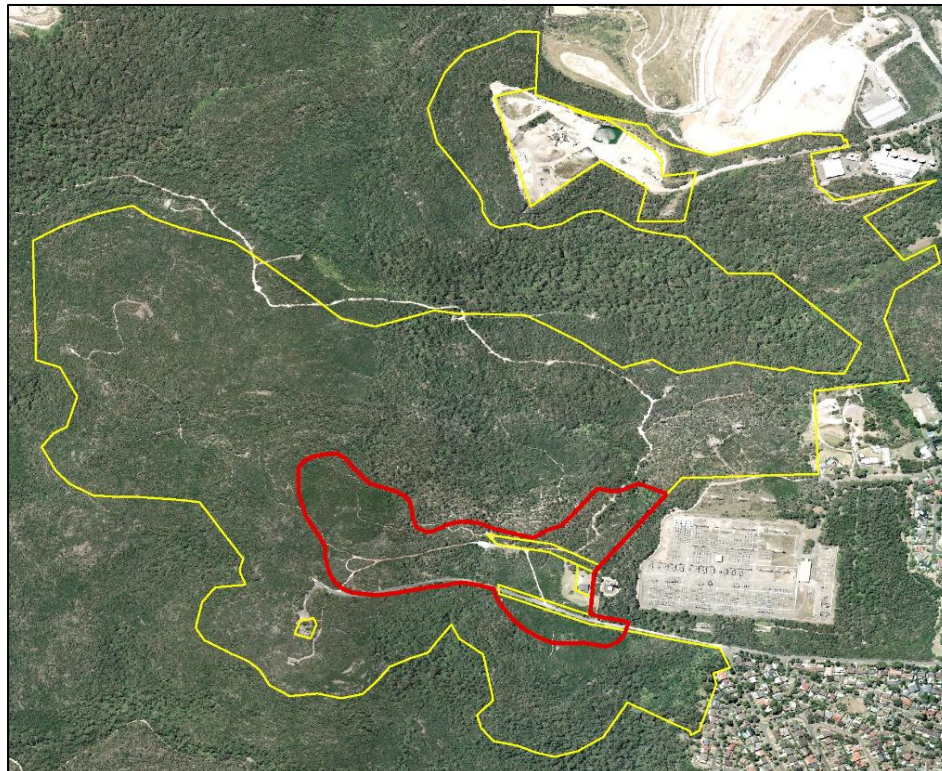
### Metropolitan Local Aboriginal Land Council Submission to the Oxford Falls Valley and Belrose North Strategic Review



I am writing to you on behalf of the Metropolitan Local Aboriginal Land Council (MLALC) in regards to the Oxford Falls Valley and Belrose North Strategic Review currently being undertaken by the NSW Department of Planning and Infrastructure (DoPI). The purpose of this letter is to inform the NSW DoPI of the current status, and recent amendments to a rezoning application submitted to Warringah Council in April 2013 for land at Ralston Avenue, Belrose.

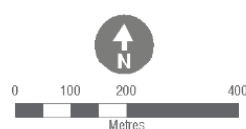
#### Site Background

The MLALC submitted a Planning Proposal to rezone land at the western end of Ralston Avenue, Belrose, to Warringah Council in April 2013. The application is currently being assessed by Council and proposes the rezoning of 135ha of land for environmental conservation, residential and recreational land uses. The location of this land can be seen below in **Figure 1** and at **Attachment 1** of this submission.

**Figure 1: Proposed Development within the MLALC Land Holding (Source: Urbis Services 2013)**



-  Development Site (Ralston Ave, Belrose)
-  Overall MLALC Site



URBIS SERVICE  
GPO Box 5278 Sydney 2001  
Tower 2, Level 23, Darling Park  
201 Sussex Street  
Sydney NSW 2000 Australia

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DOPI SUBMISSION RALSTON AVENUE BELROSE 300813

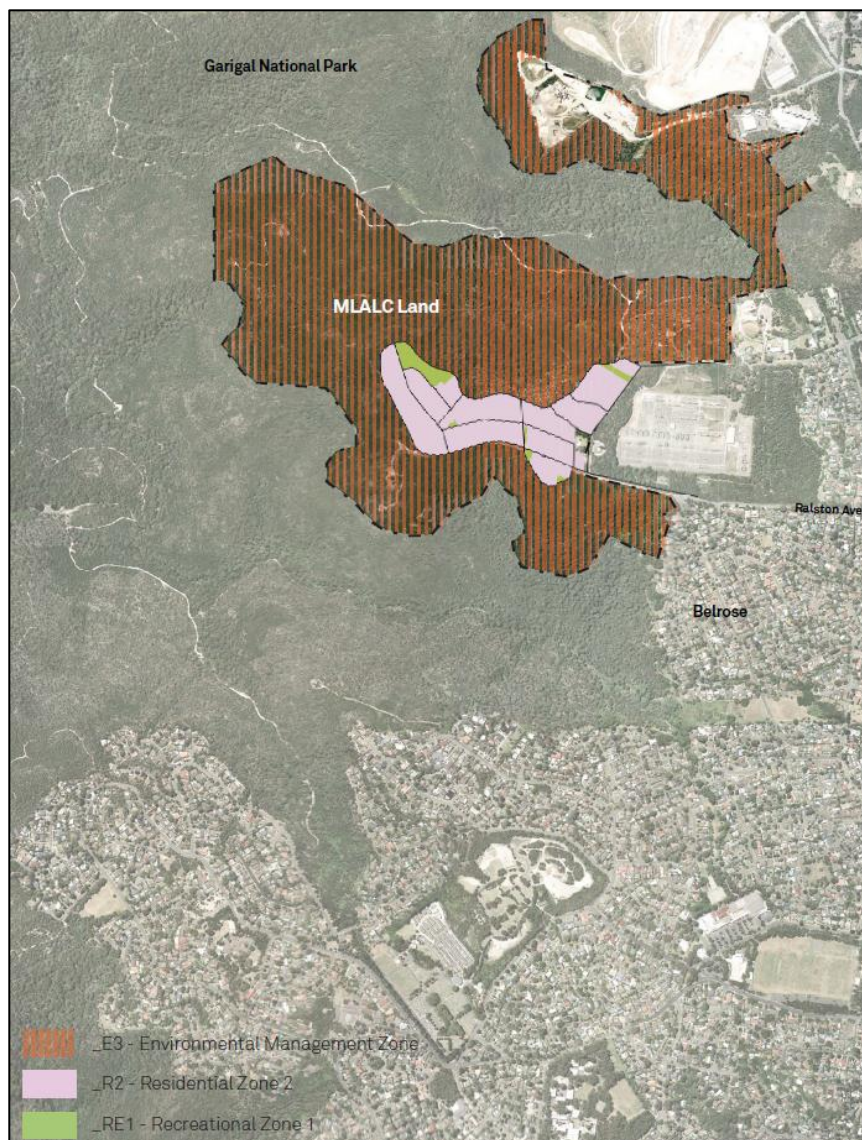
t 02 8233 9900 f 02 8233 9966 e info@urbis.com.au w urbis.com.au Urbis Services Pty Ltd ABN 24 105 273 505

The rezoning application as originally lodged proposed the rezoning of the site to include the following:

- 117.89ha or 87.3% of the site to be zoned E3 Environmental Management, including 4.73ha of Asset Protection Zone (APZ);
- 17.15ha or 12.7% of the site to be zoned R2 Low Density Residential and RE1 Public Recreation;
- The proposal as lodged would be capable of providing 169 residential lots with a minimum lot size of 550m<sup>2</sup> and 7869m<sup>2</sup> of land zoned RE1 Public Recreation;
- A maximum building height of 8.5 metres.

The location of the proposed land uses can be seen below in **Figure 2** and at **Attachment 2** of this submission.

**Figure 2: Proposed Land Uses (Source: Hassell, 2013)**



The proposed development is the result of two years of comprehensive studies and research to understand the highest and best uses for the subject land. In light of this the Planning Proposal submitted in April 2013 contained a comprehensive analysis of MLALC's proposal, its validity in the proposed location and several independent environmental, economic and social assessments of the proposed rezoning in the form of the following reports submitted as appendices to the planning application:

- Ecological Constraints and Biodiversity Offsets Analysis;
- Open Space and Recreational Study;
- Infrastructure Services and Water Management Strategy;
- Bushfire Protection Assessment;
- Assessment of Traffic Implications;
- Economic Impact Assessment;
- Housing Needs Study;
- Aboriginal Archaeological Assessment;
- Contamination Assessment;
- Geotechnical Report;
- Social Impact Report.

### **Recent Amendments, August 2013**

The original proposal submitted to Council has since been amended to account for initial feedback from Council officer's which has resulted in changes to the sites design, proposed zoning, lots created by the subdivision and the provision of residential and public recreation land uses.

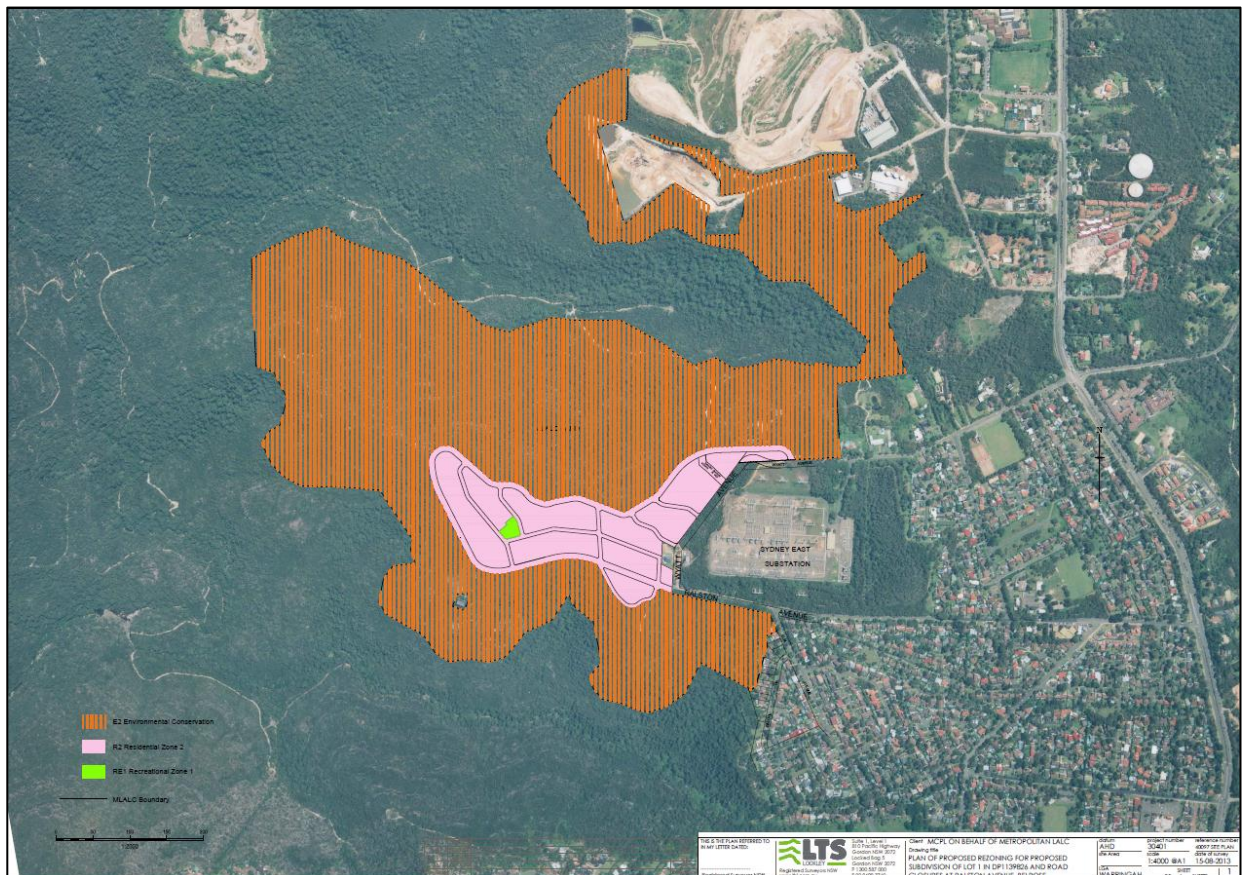
The development now proposes to rezone the 135ha site to include the following:

- 117.51ha or 86.5% of the site to be zoned E2 Environmental Conservation, including an APZ;
- 17.79ha or 13.5% of the site to be zoned R2 Low Density Residential and RE1 Public Recreation;
- The proposed zoning as amended would be capable of providing 171 residential lots with a minimum lot size of 600m<sup>2</sup> and 2079m<sup>2</sup> of land zoned RE1 Public Recreation. This allocation of public recreational land signifies a change from the previously proposed pocket parks, instead amalgamating these into one central park. (See **Figure 3**);
- A maximum building height of 8.5 metres.

It should be noted that discussions with Council have identified a preference for the originally proposed E3 Environmental Management zone to be amended to E2 Environmental Conservation. Subsequently this change to the proposed zoning has occurred.

The location of the amended proposed land uses can be seen in **Figure 3** and at **Attachment 3** of this submission.

**Figure 3: Proposed Land Uses as Amended August 2013 (Source: LTS Lockley, 2013)**



In addition to the proposed changes to the sites layout, further information to support the proposed zoning change was submitted to Council. This additional information included environmental studies consisting of;

- An ecological assessment including a biodiversity assessment and 7 part test;
- Specialist reports and surveys in relation to the following threatened species identified on the subject site;
  - Giant Burrowing Frog;
  - Red-crowned Toadlet;
  - Rosenberg's Goanna; and
  - Eastern Pygmy Possum.

**Future Correspondence**

Urbis on behalf of MLALC welcomes any comments from the NSW DoPI and would provide a full copy of the planning proposal and supporting information submitted to Warringah Council along with correspondence regarding the proposed amendments if requested.

Warringah Council has informed MLALC that they are targeting a determination at their October, 2013 Warringah Development Assessment Panel meeting.

If you have any further queries please do not hesitate to contact me for additional information (02) 8233 7609.

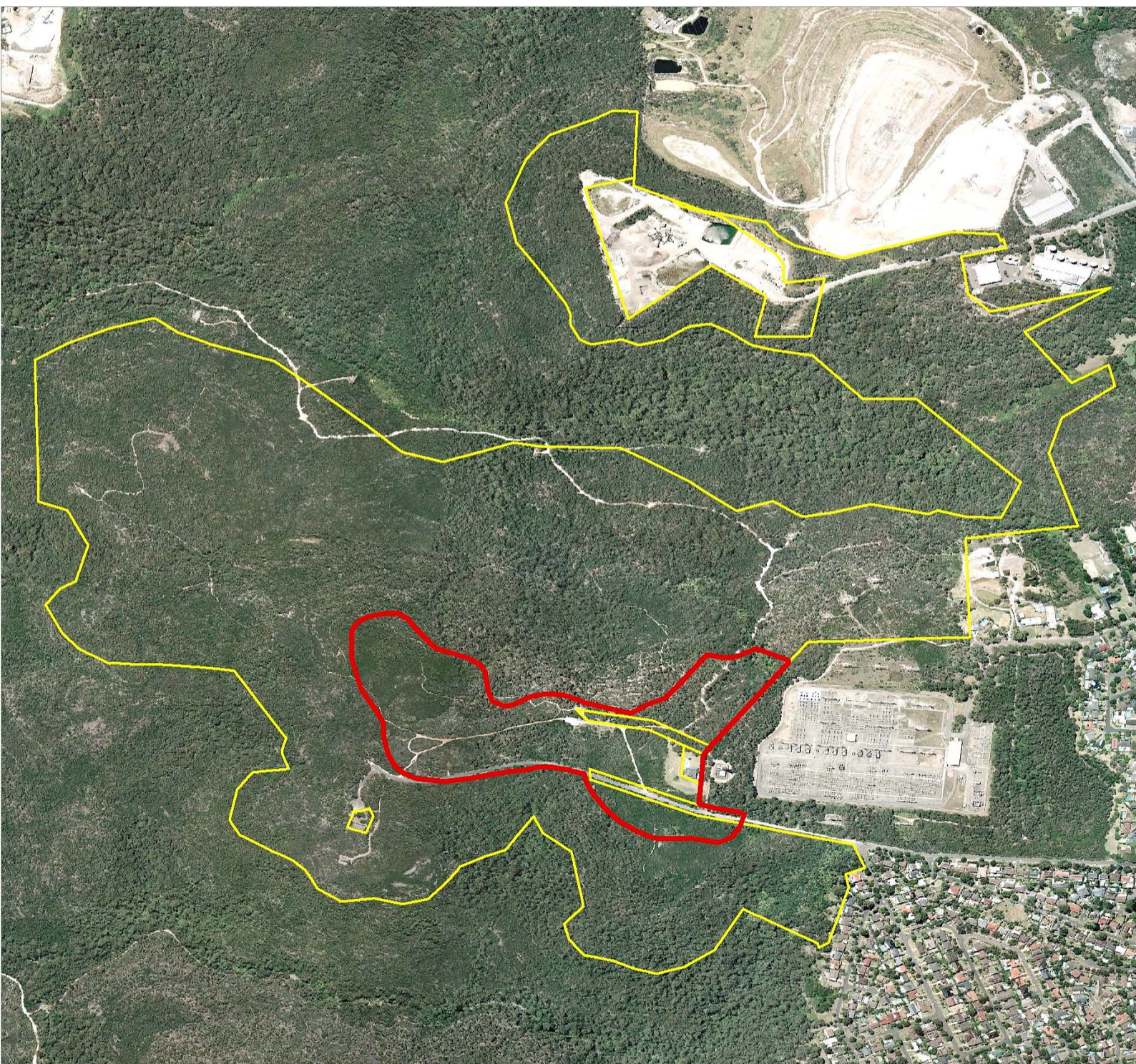
Yours Sincerely,





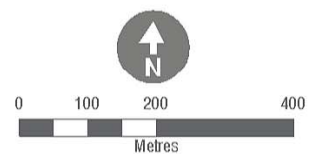
**Matthew O'Donnell**

Associate Director - Planning

***Attachment 1: Location of Proposed Development within the MLALC Land Holding***



-  Development Site (Ralston Ave, Belrose)
-  Overall MLALC Site



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***Attachment 2: Originally Proposed Land Use Map***



Revision  
Site Plan

Date  
15 March 2013

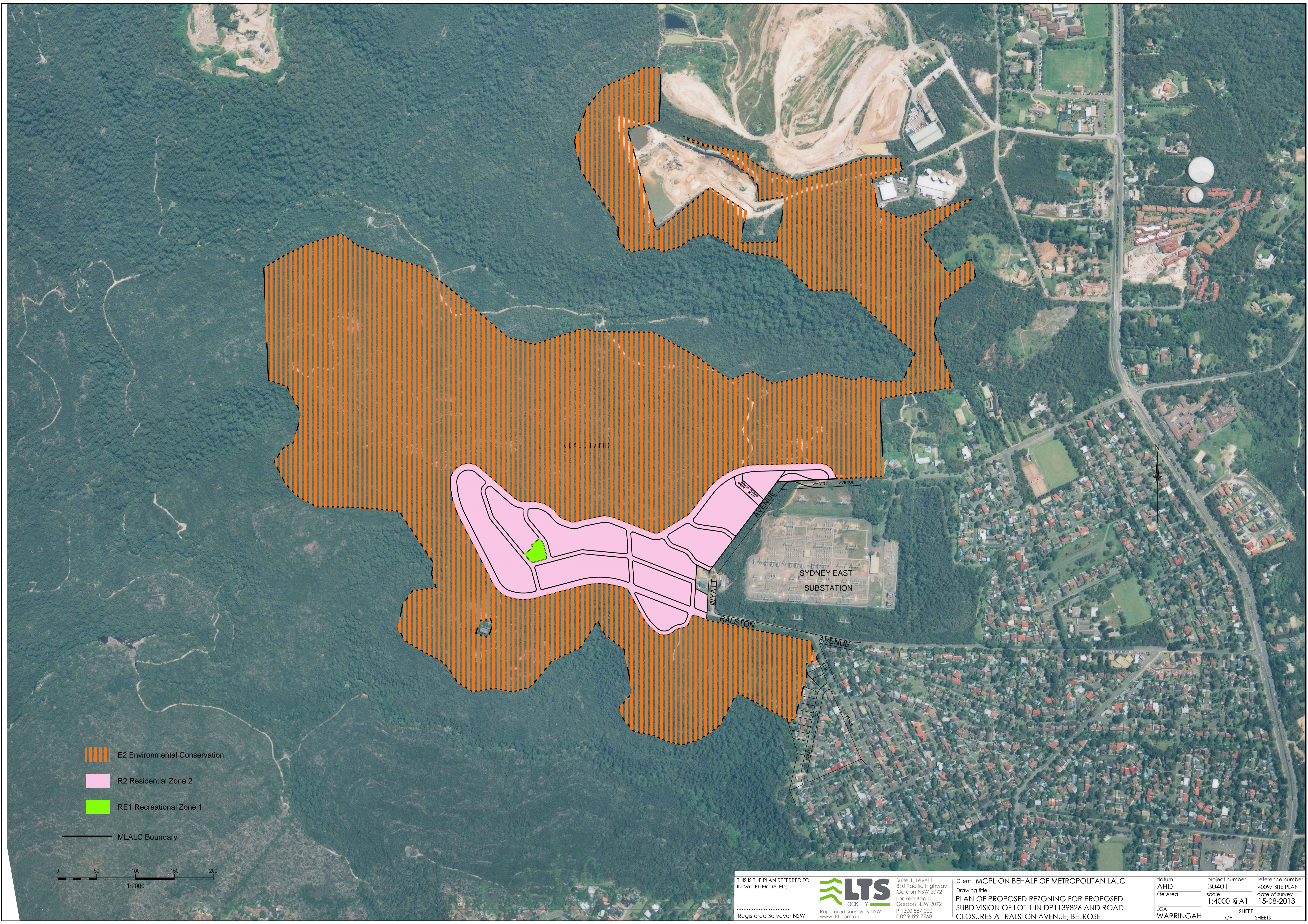
Scale  
NTS

Client  
Matthews Civil Pty Ltd

Project Name  
Ralston Avenue  
Belrose, NSW

Drawing  
01

***Attachment 3: Amended Land Use Map, August 2013***



||||| E2 Environmental Conservation

■ R2 Residential Zone 2

■ RE1 Recreational Zone 1

— MLALC Boundary

0 50 100 150 200  
1:2000

THIS IS THE PLAN REFERRED TO  
IN MY LETTER DATED:

Registered Surveyor NSW

**LTS**  
LOCKLEY  
Registered Surveyors NSW  
www.ltsl.com.au

Suite 1, Level 1  
810 Pacific Highway  
Gordon NSW 2072  
Locked Bag 5  
Gordon NSW 2072  
P 1300 587 000  
F 02 9499 7760

Client MCPL ON BEHALF OF METROPOLITAN LALC  
Drawing title  
PLAN OF PROPOSED REZONING FOR PROPOSED  
SUBDIVISION OF LOT 1 IN DP1139826 AND ROAD  
CLOSURES AT RALSTON AVENUE, BELROSE

datum  
AHD  
site Area  
LGA  
WARRINGAH

project number  
30401  
scale  
1:4000 @A1  
reference number  
40097 SITE PLAN  
date of survey  
15-08-2013  
SHEET  
1 OF 1 SHEETS  
1