

ATTACHMENT BOOKLET TRANSPORT & ASSETS

ORDINARY COUNCIL MEETING

TUESDAY 26 APRIL 2022

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Community and Stakeholder Engagement Report

Naming proposal – The Eric Galloway Clubhouse, Frenchs Forest

Impact level: Four

Consultation period: 1 Oct – 14 Nov 2021

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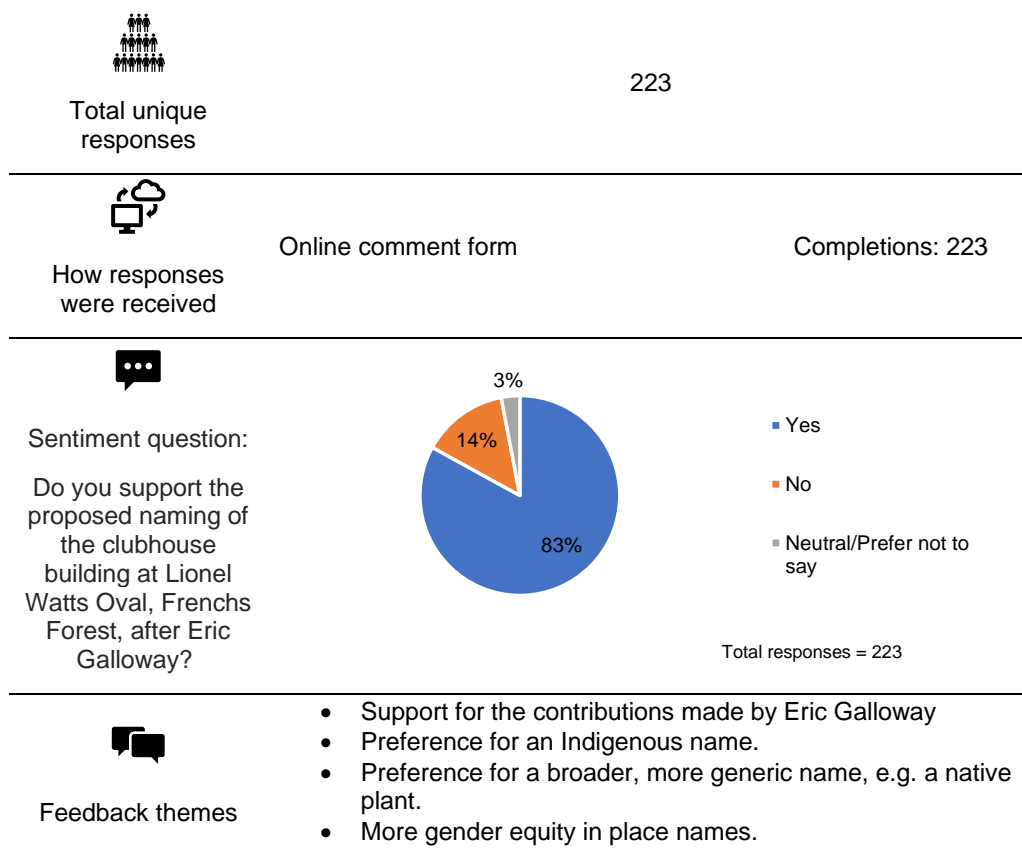
1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of a proposal to name the clubhouse building at Lionel Watts Oval, Frenchs Forest after Eric Galloway OAM in recognition of his contribution to the Belrose Rugby League Club and its members.





223 submissions were received, with a high level of local support expressed for the proposal (83 percent supportive).

Of those that were not supportive, some Respondents who were not supportive some preferred an Indigenous name or a broader, generic name and several respondents would like more gender equity in place names.

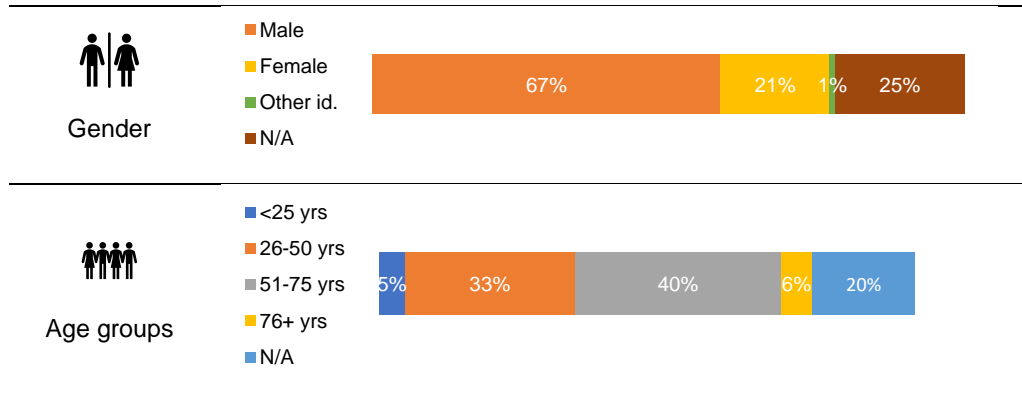
1.1. Key outcomes



1.2. How we engaged

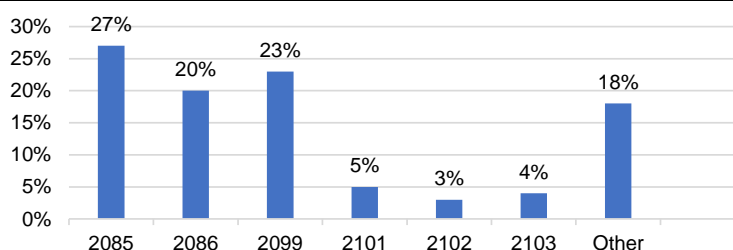
 Have Your Say: visitation stats	Visitors: 743	Visits: 888	Av. time onsite: 1m
 Print media and collateral	Letterboxes drop:	Number of signs: 3	
	Site signs used:		
 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 1 edition	Distribution: 22,000 subscribers	
	Council (weekly) e-News: 1 edition	Distribution: Approx. 150,000 subscribers	
	Stakeholder email: 4	Distribution: 12 plus	
 Key stakeholder engagement	Interview: 0	Attendance:	
	Meeting: 0	Attendance:	

1.3. Who responded¹



¹ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

Postcodes



2. Background

Council received a proposal to name the clubhouse building at eastern end of Lionel Watts Reserve as the Eric Galloway Clubhouse. The Clubhouse is located on Blackbutts Road, Frenchs Forest. It is the home base of the Belrose Rugby League Football Club. Eric Galloway is a life member and stalwart of the Club.

Mr Galloway's contribution to rugby league and cricket has seen him awarded a Centenary Medal and the Ray Stellar Award for the Club Person of the Year by NSW Rugby League.

The clubhouse is not currently named. It is often informally referred to as the Belrose Junior Rugby League Clubhouse. It is also used by the Wakehurst Cricket Club, Frenchs Forest Horticultural and Agricultural Society and the Wakehurst Little Athletics. These groups support this naming proposal.

The proposal is consistent with the Northern Beaches' Naming our Reserves, Roads and Facilities Policy, including Principle 3, which excludes the requirement for the individual to be deceased.

The project's impact is assessed as level four in accordance with the Northern Beaches Council Community Engagement Matrix, resulting in a community engagement process devised on a single staged approach.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge, and values
- seek out and facilitate the involvement of those affected by or interested in a project.

4. Engagement approach

Community and stakeholder engagement for the Naming Proposal - Eric Galloway Clubhouse, French Forest was conducted over a six-week period, from 1 October to 14 November 2021.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

A stakeholder mapping exercise was completed to identify and understand the needs of the whole community. It was determined for this project that it was particularly important to hear from members of the Belrose Rugby League Football Club.

A project page² was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through our regular email newsletter (EDM) channels.

Feedback was captured through an online comment form embedded onto the have your say project page. The form included a question that directly asked respondents for their level of support on the proposal.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

Email and written comments were also invited.

5. Findings

223 submissions were received in total. Of these 83 percent supported the proposal in recognition of the contributions made by Eric Galloway to the Belrose Rugby League Football Club and its members.

14 percent did not support the proposal, with some preferring we consider an Indigenous name or a broader, generic name. Several respondents also indicated that they would like more gender equity in place names. A further three percent of respondents were unsure or did not wish to say. Table 1 outlines the support for the key themes raised and Council's response.

Table 1: Issues raised and Council's response

Key theme	What we heard	Council's response
More meaningful, broader name.	Places should not be named after people because there are many worthy people.	The Naming our Reserves, Roads and Facilities Policy enables parks and facilities to be named for a range of reasons. It is considered

² <https://yoursay.northernbeaches.nsw.gov.au/naming-proposal-eric-galloway-clubhouse>

Key theme	What we heard	Council's response
Preference for a broader, more generic name.	<p>Consideration should be made to using names that reflect native plants.</p> <p>Belrose Rugby League Clubhouse is more relevant.</p> <p>Building is shared by groups other than rugby league.</p>	<p>appropriate to name a sports building after a local sporting identity.</p> <p>Our consultation process provides an opportunity for the community to indicate their level of support or non-support for suggested namings. While the comments provided are reasonable, the overwhelming support provided would indicate that most consider the proposed naming as suitable.</p>
Preference for an Indigenous name.	<p>Recognition for the First Nations land it sits on, Indigenous relevance, choose name in consultation with local Indigenous people, more timeless, recognises their heritage, shows commitment.</p>	<p>The Naming our Reserves, Roads and Facilities Policy enables parks and facilities to be named for a range of reasons including acknowledgement of First Nations land and people.</p> <p>It is considered appropriate to name a sports building after a local sporting identity.</p> <p>Our consultation process provides an opportunity for the community to indicate their level of support or non-support for suggest namings. While the comments provided are reasonable, the overwhelming support provided would indicate that most consider the proposed naming as suitable.</p>
More gender equity in place names.	<p>Place names are disproportionately skewed towards (white) men. Need gender balance, inspire girls and women.</p>	<p>Improving gender equity through naming acknowledgements is supported in the Naming or Reserves, Roads and Facilities Policy.</p> <p>In this case, the name Eric Galloway is proposed in recognition of Mr Galloway's contribution to rugby league and cricket that saw him awarded a Centenary Medal and the Ray Stellar Award for the Club Person of the Year by NSW Rugby League.</p>

Appendix 1 Verbatim community and stakeholder responses*

Number	Comments
1	With all due respect to Mr Galloway, he was recognised in 2001 for his services and contribution. Let's try to keep any naming or re-naming simple and clear. Proposed name is too complicated, as there are too many multiple-word names already used at that address. Belrose Rugby League Football Club, Eric Galloway Clubhouse, Lionel Watts Oval, Blackbutts Road, Frenchs Forest ...
2	100%
3	A fitting tribute for all his hard work and dedication over many years
4	A great idea , Eric has worked tirelessly for BRLFC for as long as I can remember and I have been supporting Belrose Eagles since 1977 I have also been able to work with Eric in my role as treasurer and club captain of the golf section , it would be fantastic to see his name on top of the Lionel Watts clubhouse
5	A legend in the community.
6	A very hard working man for all sections of rugby league and other sports in the area and I think it is definitely well deserved. Regards
7	A very suitable person to receive this honour.
8	Absolute Belrose legend, deserves nothing more !
9	Absolute icon of the club and roll model
10	Absolutely a wonderful tribute to the man who's given everything to the club and community.
11	Absolutely and very well deserved, the hours he has given the community is just unbelievable
12	After all the work Eric has done for his community, he deserves to be recognized in this way
13	All renaming should always be named after the 1st Nations people of the area not for local people who will be long forgotten soon.
14	Anyone who spends thousands of hours on a social football club that has no financial gain to him deserves the right recognition
15	As a community member not involved in local sport the name of this building after an unknown would be not my choice and so I'm thinking there should be alternatives for the vote of locals. Examples could be THE FOREST HALL, Frenchs Forest Showground Hall, Dog Park Hall or Belrose Hub.
16	As a current player. Eric goes above and beyond for the club, so defiantly all for this change!
17	As a former junior player who then moved onto the senior ranks at Belrose Rugby League Club I cannot commend this enough. Mr Galloway is the heart and soul of the club, a local legend and a great man. Many children in the community have benefitted from Mr Galloway's hard work and dedication toward the football club, Belrose rugby league cricket club and the touch football competitions.

* 223 submissions were received with 159 respondents choosing to provide comments. The comments received are provided verbatim with personal details and inappropriate language redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

- 18 As a former president of harbord United Jrlfc, life member and current committee member I would fully endorse the naming of Belrose clubhouse as the Eric Galloway clubhouse.

Having known Eric for many years and dealing with him in the sphere of junior rugby league his commitment to junior community sport and his tireless work is remarkable. A gentleman and passionate advocate for all in local rugby league, regardless of club, but most obviously for Belrose Jrlfc the naming of the new building in his honour is a must and we'll deserved.

- 19 As a long time player I support the renaming of this clubhouse as has has given amazing contributions to the football club over a long period of time.

- 20 As a teacher who worked at Mimosa Public School, Belrose Public School and Kambora Public School and was highly involved in primary school sport in the Davidson area over 20 years I fully support this proposal. Eric Galloway was respected for his contributions to the community.

- 21 As far as I know places can not be named after people still living.

- 22 Been involved with the Belrose rugby league club for 10 plus years and the club wouldn't been where it is today with out him

- 23 Can you be more imaginative & creative.....sigh.....

He won't feel alone, like some women might...

John Fisher Park, Passmore Reserve, Millers Reserve, Nolan Reserve, Adam St Reserve, Stirgess Reserve, Weldon Oval, Mike Pawley Oval, Walter Gors Park, Ted Jackson Reserve, Jamieson Park, McLean Lookout, Berry Reserve, Jaf Renwick Park, Rowland Reserve, Bert Payne Park, Rowland Reserve, Eric Green Reserve, Dunbar Park, Hitchcock Park, Lionel Watts Reserve et etc

- 24 Could not think of a more appropriate person to be recognised this way.

The commitment he has made to Belrose Eagles and rugby league in general is the reason many of the locals worship the ground he walks on. His commitment to give back to the community is something we should all strive to achieve. Can't wait to christen the opening of the Eric Galloway clubhouse

- 25 Couldn't think of a more worthy name for the clubhouse. Fitting acknowledgment for a person who has contributed so much to the local community.

- 26 Dedicates his time to the club, this will be a fitting tribute in his honour. Great man too.

- 27 Definitely deserves it, has always made community sport his priority

- 28 Don't really care about the clubhouse building other than to comment that naming of public buildings, reserves etc after names of people rather than the locality is really confusing. My daughter had to play AFL at Lionel Watts oval and we had no idea where it was. Of course this is easily solved by google maps but after the event we would not recognise the name as referring to that place - no retention. Why not officially call it Belrose Oval and Belrose Rugby League Clubhouse as it has been quite logically called unofficially ! Much easier !!

- 29 Don't think it appropriate to name things after people. There are likely many others who have also contributed over the years and who will contribute in the future. The building should retain an appropriate, generic but descriptive name. Let the Belrose Eagles name it unofficially but it doesn't need to be named officially.

- 30 Eric Galloway all the way.

- 31 Eric Galloway has been a foundation stone for not only BRLFC ,but for the wider community for decades. The naming of such a building would be simply a great fit for someone who has given so much to so many for so long. What a great idea. Well done to those involved for suggesting such a proposal and to the NBC for allowing rate payers the opportunity to have a say - and get cracking!!!!!!!!!!!!

- 32 Eric Galloway has been a stalwart for Belrose Rugby League and local sport in general and this is something that is thoroughly deserved.
I really hope that this happens.
A great man.
- 33 Eric Galloway has been a tireless worker for the Belrose RLFC as well as Belrose RLFC Cricket, Golf and Touch football clubs. He has also served on many sporting bodies in the Manly Warringah area. He is a tireless worker in his endeavour to improve all things Sport. You can only appreciate the effort Eric put in if you have work with him which I have had the privilege to do for over 30 years. Eric truly deserve this honour although I am sure he would not agree.
- 34 Eric Galloway has been the driving force behind the Belrose Rugby League Football Club and its affiliate cricket club, as well as the summer touch football competition run every year at Lionel Watts Reserve, for the past 36 years. During that time he has also served for many years as President of the Manly Warringah Junior Rugby League and the Manly Warringah Sporting Union. The time and energy this man has contributed to his local community is extraordinary and there is no one who is more deserving of this honour than Eric Galloway.
- 35 Eric Galloway has played a large role in making Belrose RLFC what it is today.
- 36 Eric Galloway is an outstanding member of the community and has given so much of his time to the club. I feel it would be well deserved to have the building names after him
- 37 Eric Galloway is long-serving, passionate, dedicated and loves the Belrose Eagles club and the game of rugby league. I couldn't think of a more deserving and appropriate nomination for this honour
- 38 Eric has been a constant worker for the community in many sports and he is deserving of the club house to be named after him.
- 39 Eric has been actively engaged with the Belrose JRLFC as well as the Touch Football and Cricket Clubs during the 40 odd years that I have known him. He has also held a number of positions with Manly Junior League and the Sporting Union.
This would be a fitting honour for Eric in recognition of all the work he has done for the sporting community of Belrose.
- 40 Eric has been involved with the Football Club & many other sporting Clubs in the area for many year. It would be fitting to name the complex after him.
- 41 Eric has been such a wonderful and giving man to this club
- 42 Eric has been the Heart and Soul of that place for 50 years. First one to training and last to leave. Had to deal with all different great and horrible situations up there which he has dealt with tremendous integrity and on top of that he is a true gentleman and an even better bloke. I have no doubt even Lionel himself would approve. The community needs something like this.
- 43 Eric has dedicated a significant portion of his life to supporting rugby league in the Belrose and indeed Northern Beaches areas for nearly 50 years. His efforts have enables generations of kids in our area to play Rugby League in a safe and well managed environment that caters for all levels of ability and skill. His continued and ongoing support for the sport and in particular the club has been selfless and exceptional, and he can still be found collecting field markers late on a Thursday night after Belrose Eagles touch footy has concluded.
- I believe that naming the grandstand after Eric would be a fitting tribute given his service to the local community, and Belrose Eagles in particular.
- 44 Eric has dedicated his life to the club, has spent over 50 years doing what he does best. Would be awesome to see him get some recognition for all his hard work. He deserves it
- 45 Eric has made a life long commitment to the club, the local sporting community and I believe it is suitable acknowledgment for his service over almost 50 years

- 46 Eric has poured his heart and soul into the club and area. I would support this.
- 47 Eric has worked tirelessly for local/junior sport in particular rugby league for almost fifty years. I had the pleasure of working alongside Eric for many years and the hours and dedication that this man has put in are second to none. This community and thousands of children have benefited enormously from his hard work. This would certainly be a fitting award for all his years of volunteering.
- 48 Eric is a bastion of local Rugby League. He has provided guidance and unending support to the game and the area. His contribution is immense and years of commitment to youth and Belrose Eagles Rugby League are legendary.
There is no other name that would be appropriate for this clubhouse. He served over 10 years as President of the Club and is tireless in his contribution and commitment even in these difficult Covid days.
- 49 Eric is a champion who dedicates his life to that club. Without him, Belrose are a shell of a club!
- 50 Eric is a Decent Honest hard working official of the Belrose Rugby League Club and also the wider community. I have known him for 40 plus years and this would be a well earned honour.
- 51 Eric is a great guy. It's a wonderful idea to name the clubhouse after him.
- 52 Eric is a hard working man for junior rugby league in the Manly Warringah and for Belrose football Club for male and female players of all ages.
- 53 Eric is a long standing hard working member of our local sporting communities and I think he would be honoured to have the clubhouse where he spends so much time, named after him.
- 54 Eric is a massive part of Belrose and has been a driving force behind the club.

He has been there for the good and bad times and is a well known and loved member of the community which outreaches outside of Belrose.
- 55 Eric is a true Belrose legend !! It's a no brainer naming the new stand after him.
Not only has he been apart of the league he also runs the cricket for Belrose.
He has dedicated his life to that club.
- 56 Eric is my father and I can say this would be one of the proudest moments of his life, if the club house facility was named after him.
- 57 Eric is the heart and soul of the Belrose Eagles
- 58 Eric is the Pillar of junior sport in our local community. He has given all of his personal time to the local football team, touch football and cricket team. There needs to be more people like Eric. This would be a great honor.
- 59 Every generation of my family starting with my grandfather, then my dad, then myself have all had some involved in Belrose footy and all have great things to say about Eric and the consistent hard work he does for the Belrose footy club. I think he absolutely deserves the club house to be named after him
- 60 Excellent choice of naming new clubhouse for a person who has dedicated many years to children's sport in the forest area.
- 61 Fantastic role model for the community would be a fitting name for the clubhouse, after so many years servicing the various sporting & athletic clubs
- 62 First met Eric Galloway at junior league meetings nearly 20 years ago. I believe it's a fitting tribute to a wonderful ambassador of junior sport

- 63 Full support to honour Eric for everything he has done for Belrose Eagles. I'm very fortunate to have had Eric manage my football team for 6-7 years and have many fond memories with him.
ERRRGGGHHH (Eric's Laugh).
Love from, "Sunshine".
- 64 Great community man that deserves every accolade.
- 65 Great idea
- 66 Great idea and Eric is a tireless worker
- 67 Great man and great commitment to Belrose Rugby League and the Belrose community.
- 68 Has always been heavily involved since my first game to last. He deserves this wholeheartedly.
- 69 Having known Eric Galloway for over 30 years through Belrose Rugby Leagues Club and with Sporting Union I appreciate the many hours over many years Eric has spent to assist and provide sporting facilities and opportunities for his community. Eric would be the most worthy person to be chosen for this buildings name
- 70 Having played for the club for many years there is no one more deserving of a grandstand and clubhouse named after him. Eric has worked tirelessly for countless years working towards making the club the best it can be. Please consider this name change as a go or for all his hard work.
- 71 He is a true club legend
- 72 He's a legend
- 73 His done more then enough for the club and local area/ people too deserve this honour.
- 74 I agree. He has done a lot for the Belrose Club over the years.
- 75 I believe that naming the clubhouse after a person is meaningless, unnecessary and cumbersome for most people.
The oval taking its name from Lionel Watts is already unnecessary. I don't know who Lionel Watts was and don't really care to know. It would be better described by the location, as would the clubhouse.
- 76 I can't think of a more worthy recipient for this honour as Eric.
He continues to play a massive roll in the club and community and that is huge when your nearly 80 This proposal gets my vote 100%
- 77 I couldn't think of a better name of the clubhouse building and a more deserving person for it to be named after. This name should be remembered long after we are all gone for his tireless work and contribution to the Belrose Rugby League Football club. Eric was there when I started as a 4 YO in 1977 and still there when I played my last game 4 years ago in a Golden oldies match at Lionel Watts.
- 78 I couldn't think of a more deserving person.
- 79 I do not believe in naming more places after 'anglo immigrants'.
This does not reflect the changing multi- national composition of our country.
I also do not believe places should be named after people because people's importance is usually short lived, so the names become irrelevant in the long term.
I do believe we need to name more places with indigenous names to reflect that these places had names long before we got here.
Sorry if I already submitted, but I cant remember and I guess it won't hurt to reiterate ...

- 80 I don't believe in naming places after people; people come and go and after a while it's a meaningless name that nobody is really interested in. This is especially true for naming things after 'important' anglo people - there are so many and are they really that important?
I would like to see places named with original indigenous relevance in mind via consultation with local indigenous people. I favour names that are more timeless and recognises the longer aboriginal heritage that 'we' have erased over the years.
- 81 I feel the days of naming facilities after locals who may have contributed to the community are past. Perhaps an indigenous name or a native plant, say the flannel flower , prolific and beautiful this time of year on the peninsula. We have been privileged to live on the peninsular since 1992, I don't know who Lionel and Eric were or what they did, decent members of the community they may have been or are.
- 82 I fully endorse the proposal to name the clubhouse after Mr Eric Galloway.
- 83 I fully support the naming of the Clubhouse after Eric Galloway nobody has done more for the Belrose Football Club than Eric. I met Eric over 35 years ago and he is still supporting the local kids in the area as he did all those years ago.
A legend of the area!
- 84 I fully support this proposal.
- Eric has given a lifetime of support to not only Belrose Rugby League but also the game of Rugby League and also the the local community. I don't beleive we will see this type of personal commitment and contribution from an individual ever again.
- This would be a fitting acknowledgement to name his second actually probably his first home after him.
- 85 I generally support the naming of places, buildings, etc. to recognise the extraordinary efforts provided by individuals associated with the object, place etc.. I cannot add anything related to Rugby League or to Mr Gallaway. But I do support the NBC efforts to better name the many subjects currently offered with new names.
- 86 I grew up as a Belrose Rugby League junior and Eric was always a devoted person towards the club. He was very caring and supportive to all players
- 87 I have grown up hearing of the wonderful work this man has done. Couldn't think of a more deserving person
- 88 I have had the privilege of working with Eric, while managing various football teams. He is a gentleman and a scholar. This is a truly fitting name for the Clubhouse. I'm excited!
- 89 I have known Eric for close to 30 years through both a rugby league and cricket connection when I used to reside in the area. He has been a tireless worker for both sports and also for the local community overall. I couldn't think of anyone more deserving of this recognition and strongly recommend that the motion is passed.
- 90 I have known Eric for over 50 years, mainly through our involvement in Rugby League. Even though we were on opposite sides on many occasions, there is no doubt he was a tireless worker for the game, the district & the young people of Manly Warringah. I fully endorse the naming of the clubhouse as proposed.

- 91 I have known Eric for several decades in my capacity as a junior rugby league referee (1991 to 2009), my involvement with a mini football club for several years (1993 to 1998) and when attending my Son's rugby league games (1993 to 2007).

Eric has almost always been working at the ground whenever I visited Lionel Watts Oval starting early and finishing late, he was almost always in attendance at junior rugby league meetings and almost always in attendance at Junior rugby league referee meetings. I've also noticed Eric fund raising for the Belrose Rugby League club on a regular basis at the local hotel, including as recently as a few months ago.

We need more dedicated volunteers like Eric and I have found Eric to always be honest, reliable, friendly, positive and a true role model for the community.

Eric deserves this honour of having the clubhouse at Lionel Watts Oval named after him. Congratulations Eric !!

- 92 I have personally have known Eric Galloway since I played for Belrose Rugby League Football Club from the age of 6 years, where I played with Belrose for the next 25 years. I am now the old age of 51 years. and my 2 sons played and still are playing for Mona Vale Rugby League Football Club, and when my sons play against Belrose, Eric Galloway is still fully committed and no doubt has given thousands of unknown hours, and as to my knowledge, 40 + years of his life completely committed to any job or tasks that is required to undertake during his lengthy commitment Eric has and is still carrying out.

- 93 I strongly support the proposal to name the club house building at Lionel Watts Oval after Eric Galloway.
I am a fellow Life Member of Belrose R L Club and Patron of the Wakehurst Netball Club, who hold their meetings in the club house.
I have worked with Eric through many years on Club activities and as a delegate to the Manly-Warringah Junior League
Eric is interested in all sports and it was only natural that I garner his, and the Sporting Union, in supporting the Manly-Warringah Netball Association in their drawn out struggle to improve the netball facilities at John Fisher Sports Park - which eventually resulted in a compromise with the Community and Lagoon Groups
If you have a problem and it concerns sport, count on the support of Eric Galloway.

- 94 I strongly support this proposal. I have had an association with BRLC (as the parent of a player, the wife of a coach and board member, as a volunteer and as a sponsor) for over 20 years. In respect of BRLC, I have never known a more committed and passionate individual than Eric Galloway. Eric has worked tirelessly to maintain all aspects of BRLC, including it's financial viability, it's competitiveness, and it's family friendly culture. He has volunteered in every possible capacity, from a valued board member, to picking up rubbish, and all things in between. Eric's commitment to BRLC doesn't just mean commitment to "the local football club", it's commitment to our community.

- 95 I support this, a fitting tribute to the heart and soul of the Belrose Eagles for many decades.

- 96 I think it would be a great inspiration to girls and women in the Northern Beaches to name the clubhouse after an inspiring female involved in sports or the local community. There are already many streets, roads, reserves (in fact right next door) named after men, with greatest respect to Eric Galloway and Lionel Watts.

- 97 I think this is nice, to recognise a community person who has contributed to community life, through recognition of him on a man made structure specific to the place and community/s with which he served. This kind of recognition I believe helps to build a sense of community and place.

- 98 I was not aware of Mr Galloway's contribution to our community, but now that I am, I feel it is entirely appropriate to honour this contribution in this way.

99 I whole heartedly applaud this proposal. Beyond his near 50 years of continuous service to Belrose rugby league, Eric's contribution extends to all of the peninsula through his presidency and life membership of both the Manly Warringah Junior rugby league and Manly Warringah sporting union. Eric, as an accredited referee, officiated junior and schoolboy league games for many years. Eric has been the secretary of the Belrose RL cricket for 40 years and convenor of the Belrose Senior touch for 30. No one has contributed more to sport, junior and senior, in our district. I can think of no better way to acknowledge and commemorate this selfless commitment to local sport than naming the club house 'The Eric Galloway Clubhouse'.

100 I would like the Council to stop giving permanent names to features that represent people from the past, and instead, to name things in a way that is meaningful to everyone in the present, no matter when that present is.

There are three reasons for this:

1) Many people contribute to the good things in our local areas, and many will do so in the future. Naming things after people from the past locks them in as being honoured over and above the people currently contributing or who will do so in the future. Names are essentially icons of ego. We should recognise that many people have, do and will contribute to our area and the reward for that is in the benefits that come with the contribution and the gratitude of those who are around at the time it's achieved. Memorialising certain people for all time privileges people from the past as if their contribution is somehow more important than others now or in the future.

2) Because naming is focused on people from the past, it's also disproportionately skewed towards (white) men. Indeed even in this email, there are three names in the headings for naming proposals, and all of them are anglo-sounding men's names. Even the name of the oval in this proposal, Lionel Watts, is an anglo-man's name. Names of privileged white men are plastered all over the place already. Enough!!

3) Names of places should be meaningful to people of all times, not just people from certain families (many of whom were privileged enough to be able to contribute in the ways they did, such as a mayor) or from certain time periods. Give places names that capture the essence of that place somehow, so that anyone from any time, who goes there can connect with it.

101 I'm against naming geographical places after individuals

102 In the 20 years I have lived in Belrose, and having had both my boys play in the local rugby league competition through from Under 7's to A Grade, it has been my privilege to know Eric Galloway on all levels.

His dedication to ALL sports and his affinity with "Lionel Watts" in particular, would make the naming of the clubhouse and grandstand in his honour a fitting tribute.

103 Isn't this the building that is also to house the Frenchs Forest Showgrounds Committee and equipment?

Following the fire that destroyed the old FF Showgrounds building, Warringah Council promised to provide the FF Showground Committee with new premises, to enable them to continue their gymkhanas and annual show days on the oval. My understanding then was the FFShowground Committee was to share a building with the Belrose Rugby League Club, and I am aware the building has been under renovation.

If the building is shared premises, then I believe this should be reflected in any new name of the building. Thank you.

- 104 It may be more appropriate to name it after the volume of refuse to be found around the clubhouse and stand on a Sunday morning - it is a complete disgrace and easily avoidable if those in charge of the club chose to make the appropriate arrangements.
- 105 It should be named an Aboriginal original name or another Aboriginal name
- 106 It should be named the original true Aboriginal name or another Aboriginal name.
- 107 It should be renamed back to the original true name or another Aboriginal name
- 108 It would be better to name the clubhouse after a female athlete in the area to acknowledge women in sport and also provide a gender balance
- 109 It would be great to call the clubhouse after Eric Galloway, for all the work he does.
- 110 It would honour a local identity who has dedicated his time & service to local sport in the area. People in years to come who were associated or active in the club's served by Eric will be able to pass on their stories & the history in the clubhouse name.
- 111 It's an automatic choice considering what he has done for the sporting community through out all of the Manly Warringah area not to mention what he has done for Belrose
- 112 Just consider the issues that have arisen about Margaret Court and her name at the Tennis Centre in Melbourne or the [REDACTED] Brown stand in Queensland. Better to stick with something safe like "The Eagles Stand" or similar. Another thing, how many of us in the Forest have even heard of Eric, sorry Eric no offense.
- 113 Keep existing name - makes more sense.
Neutrality rather than naming creates more sense of belonging. What if it is later exposed that Eric was not all he was made out to be. Or what about some other member who was just as justified being missed out - Naming individuals is dividing and creates separation rather than amalgamation.
- 114 Knowing Eric personally since the 60's I feel that the work and effort that he has put into the community, not only Belrose, but the entire Manly Warringah area, is something that you cannot buy. His faith, loyalty on honesty shows just what a very good person he is. His work on the MW Sporting Union was very positive when there were problems with the different sporting codes. As a worker for Belrose JRL and the MWDJRL, there has been none better and I feel that this honour is a fitting reward for a thorough gentleman.
- 115 Leave as it is
- 116 Life long member and gives his all the the clubhouse.
- 117 My brother and I played junior rugby league at Belrose for years. After the passing of my younger brother, Eric was pivotal in allowing us to have the wake at this very clubhouse and our dealings with him have always been positive. I wholeheartedly support the naming of the clubhouse to represent and reflect his contribution to the community.
- 118 Never heard of the man and do not agree with naming clubhouses after people who seem to have already received plenty of accolades, how many more does he need.
- 119 no need for that
- 120 No objection if the local community want it too.
- 121 Nobody has done more than Eric and it is an appropriate naming.
- 122 On behalf of the Manly Warringah Cricket Association, and our Patron Brian Ferguson, we support this proposal.
- 123 Over the 15 years I've been involved with the rugby league community I've seen this man spend countless hours not only serving local rugby league but the wider Belrose / Davidson community. There's no one more fitting of this honour.
- 124 Played footy for Belrose and have seen first hand all the effort this bloke puts in for the club and the area. Definitely deserves this

- 125 Please make this happen as I believe it would be a very fitting tribute to Eric Galloway who has tirelessly served the Belrose Eagles Rugby League Football Club for many years.
- 126 Seems a fitting tribute to Mr Galloway -he deserves it!
- 127 Seems like a worthy person to name the club house after
- 128 So well deserved and the right thing to do. The years of total dedication from Eric to the club is just outstanding. Eric Galloway Clubhouse is the correct and only fitting name
- 129 Stop putting memorials to non Indigenous men. I support using Indigenous names.
- 130 Surely you can find some other name. Aboriginal name, pioneer to our area. [REDACTED]
- 131 The best clubman that this club has seen
- 132 The Eric Galloway clubhouse would be a perfect name for the clubhouse in recognition for all Eric has done for both the club and sports in the northern beaches.
- 133 The man has put the northern beaches rugby league on the map. No one deserves it more
- 134 The naming of the clubhouse after Mr. Eric Galloway is supported in recognition of his dedication and commitment in the development of the Belrose Rugby League club.
- 135 There are 2 x clubhouse buildings at Lionel Watts. I am ok with naming the EASTERN building after Eric (he has made a great contribution to the community) but you need to make sure people can identify whether you are referring to the WESTERN clubhouse or the EASTERN clubhouse when saying "meet you at building". Maybe name it the Eric Galloway Lionel Watts (East) clubhouse or something similar.
- 136 There has been a number of local people that have served the local area superbly and in this case, I couldn't think of a more deserving person. A fitting honour to Eric, whose effort and commitment he has contributed to local sport in the local area and district over many decades.
- 137 There is a direct connection between Eric Galloway and Lionel Watts Oval and it is fitting to name the clubhouse after him
- 138 There is no one more deserving of such an honour than Eric
For all his work not only for Belrose Football club and the community as a whole
- 139 There must be a more fitting name, even a traditional name, that would be more eminently suitable. I, for one, have never heard of Eric Galloway, and I have lived in my present home in the area for more than 46 years.
Did the proposal come from his family?
- 140 There would not be a more fitting individual to name this after.
- 141 This has to happen
- 142 This is an appropriate naming of a building
- 143 This Would be a fantastic addition to the clubhouse I support this 100%
- 144 This would be a fitting recognition of the significant contribution Eric has made to community sport on the Northern Beaches, and in the Belrose community especially. I fully support the proposal.
- 145 This would be a wonderful recognition of Eric's lifelong involvement and passion for Belrose RLFC and the community in general.

- 146 This would be an excellent choice. Mr Galloway has been an absolute stalwart of not only the development of junior rugby league but many other codes as well. Over the years he has given countless hours of "unseen" time and effort to assist in the development of these codes. I applaud the nomination.
- 147 In relation to the naming of the new BRLFC clubhouse after Eric Galloway, I couldn't think of a more deserving person. I have known Eric Galloway since I've lived in the area, some 25 years. He is the heart and sole of the club.
- 148 Very appropriate. Eric has committed a significant part of his life to the Belrose jrlfc.
- 149 Very much well deserved
- 150 Very worthy recipient I can think of no one who is more deserving
- 151 We can't pick out single members of the community and rename things. Just leave them generic.
- 152 We have known Eric Galloway for most of our lives having been involved in Belrose Football Club and also interactions with Eric from other local sporting clubs. Eric is well known and well respected amongst the locals and had been a pivotal member of the community. His is certainly well deserved of this recognition. We would throw our support behind this proposal.
- 153 Well deserved. Eric Galloway is a wonderful community spirited man . Congratulations
- 154 What a great idea. Absolutely.
- 155 What a great way to recognize a great person
- 156 What a waste of Council's time and taxpayer funds
- 157 What about naming the people who assisted him to have sufficient time for this club. Behind every important person there is a team of people. Don't name it after one individual, which in time no one knows. How about give recognition to the First Nations land it sits on & find an appropriate name.
- 158 Without a doubt, the heart and soul of the Belrose rugby league club... no more deserving person then Eric! He practically lives there anyway!
- 159 Yes, it should be.

Document administration	
Version	1.0
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Status	Draft
Related Projects	NA
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.



Community and Stakeholder Engagement Report

Northern Beaches Property Management Framework (Stage 1 of 1)

Impact level: 3

Consultation period: 28 February to 30 March 2022

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1. Summary



This report outlines the outcomes of community and stakeholder engagement as part of the exhibition of the Draft Northern Beaches Property Management Framework. The framework guides the management of our land and buildings assets and help us to make short, medium and long term decisions. It was publicly exhibited between 28 February and 30 March, 2022.

The feedback relevant to the Property Management Framework indicated support for the proposed document with comments noting that the framework is clear, concise and easy to understand.

Many of the submissions did not relate specifically to the framework or covered topics outside the scope of the exhibited document. Concerns specific to the framework included some respondents who felt that the opportunity for community feedback and representation on the property steering committee was not adequate.

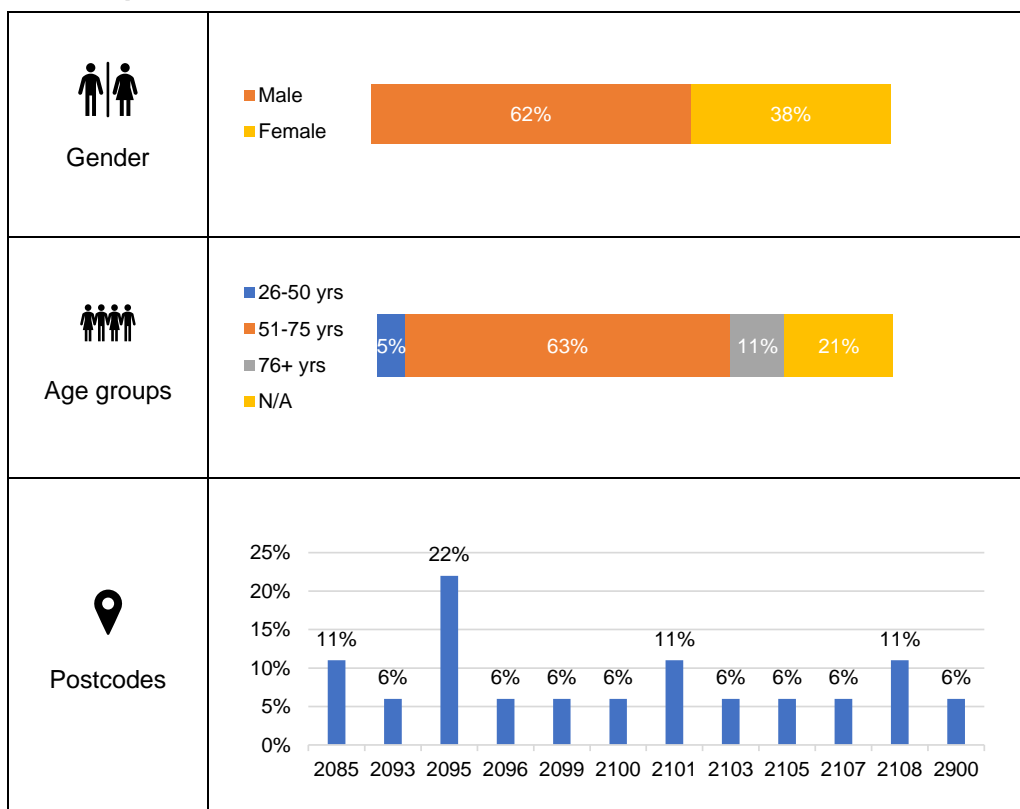
 Total unique responses	18	
 How responses were received	Submission form Written responses (email/letter)	Completions: 18 Number received: 0
 Feedback themes	Opportunity for community feedback Metropolitan Local Aboriginal Land Council (MLALC) relationship Financial considerations - Property sales, leasing, valuation and return metrics	Misunderstanding intent of the framework Environmental conservation Protection of community interests and community input into property outcomes Building classification

1.1. How we engaged

 Have Your Say: visitation stats	Visitors: 661	Visits: 965	Average time onsite: 4mins 45secs
 Digital signs used	Digital signs used		Number of signs: 6

Print media and collateral	Postcards – service centres and libraries	Distribution: 1000
 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 3 editions Council (weekly) e-News: 1 edition Stakeholder emails: 5	Distribution: 22,000 subscribers Distribution: 180,000 subscribers Distribution: 8

1.2. Who responded¹



2. Background

Council owns and manages a wide variety of property that serves a range of community, administrative and commercial uses including 542 buildings and 2,900 land parcels.

¹ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

To guide the management of these land and building assets we developed the draft Northern Beaches Property Management Framework. The framework once adopted will help us to make short, medium and long term decisions. The goal of the property management framework is to ensure the most effective provision and use of these property assets to meet the needs of our community, and protect our environment and heritage.

The draft framework provides principles and guidance on how we will manage our extensive property portfolio over the next five-years including effective consultation, due diligence, and approvals by the Property Steering Committee and elected Councillors.

Community consultation was carried out between 28 February and 30 March 2022 to seek community feedback on the document and whether any content in the draft framework required amendment prior to the final document being presented to Council for consideration and adoption.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of the draft Property Management Framework
- provide accessible information so community and stakeholders can provide meaningful feedback to be taken into account in preparing the final draft to be put to Council for endorsement

4. Engagement approach

Community and stakeholder engagement for the Draft Northern Beaches Property Management Framework was conducted between 28 February until 30 March 2022 and provided an opportunity for community and stakeholders to provide feedback on the draft document.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

A project page was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through our regular email newsletter (EDM) channels.

Feedback was captured through an online submission form embedded onto the have your say project page.

An open-field submission box provided community members a space to provide feedback they wished to contribute. The feedback captured was qualitative only.

During the exhibition some feedback highlighted the need for additional information on our project page. In response our your say page was updated with additional detail providing further clarifications around the scope of the document and where additional information can be found.

Email and written comments were also invited.

5. Findings²

Respondents were generally supportive of the draft Property Management Framework, with respondents noting the framework was “Clear, concise and easy to understand”, and that the document itself was “Impressive” and “One of the better documents provided by Council for considerations by residents and business owners”.

There were a number of responses that did not oppose the draft framework however raised some issues, areas of concern, suggested additions, requested clarity or further detail. The majority of the issues raised by respondents are outside the scope of the draft framework. These issues included planning controls, child protection, asset management programs and capital expenditure planning.

Some concern was raised relating to protection of community interests in Council owned and managed property, the opportunity for community feedback and the opportunity to object to proposed outcomes.

Further detail was requested and community feedback was given on the action in the Draft Property Management Framework proposing to strengthen Council's relationship with the Metropolitan Local Aboriginal Land Council (MLALC).

Additional feedback was received on the management of lands for environmental conservation purposes as well as the need for Council to acquire/transfer Crown Land for the purposes of environmental conservation.

There were no submissions received that directly objected to the exhibited draft Property Management Framework. The key aspects of interest or concerns are presented thematically in Table 1.

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests and other considerations raised	Council's response
Misunderstanding the intent of the draft Property Management Framework.	Some feedback indicated that the draft Northern Beaches Property Management Framework should consider broader Council responsibilities (Planning controls, heritage conservation, child safety, capex planning and asset management). The scope of services offered by Council (e.g. childcare) and the real estate requirements of these services should also be reviewed.	Aspects of Council's operation in relation to planning controls, capital expenditure planning, asset management, child safety, provision of public infrastructure and services (e.g. public transit, sewer, footpaths) bushfire management / safety and procurement of services do not fall within the scope of the Property Management Framework and are addressed in other Council planning and policy documents. Review of the range of services offered by Council is also beyond the scope of the Property Management Framework.

² Note: Sentiment was determined by a qualitative assessment of the comments received.

Theme	Issues, change requests and other considerations raised	Council's response
Metropolitan Local Aboriginal Land Council (MLALC) relationship.	<p>Focusing on strengthening the relationship with MLALC will exclude other parts of the community.</p> <p>Council should not be transferring community land to MLALC.</p>	<p>Strengthening relationships with MLALC and other major landholders will not exclude or be at the detriment to other parts of the community. Council aims to strengthen relationships with and seek feedback from major landholders in the area which includes the MLALC among a range of other major landholders such as Crown Lands and other State and Federal Government bodies.</p> <p>The draft Northern Beaches Property Management Framework does not propose that Council dedicate or transfer title of any Council owned parcel of land to MLALC or any other party specifically. Transfer of Crown Land under Aboriginal Land Claims is carried out under the <i>Aboriginal Land Rights Act 1983</i> and is not a Council function.</p>
Financial considerations - Property sales, leasing, valuation and return metrics.	<p>A listing of all Council owned properties as well as property leasing, valuation and return metrics should be made available to the public.</p> <p>Council should consider the opportunity cost of using publicly owned assets to provide for community services and uses to determine the "true cost" of providing for these uses and services. Council should then identify opportunities to co-locate services into multi use community hubs. The ability of tenants and licensees to pay rent and upkeep in the terms of the lease. Tenants and licensees should be encouraged to add value to premises.</p> <p>Reliance on revenue raised (i.e. through asset sales) to achieve the objectives of the framework may create an incentive to sell assets.</p>	<p>A listing of Council owned and managed properties as well as details of any current agreements (e.g. Leases or licenses) can be viewed as part of the Council Land Register found on Council's website. Specific details relating to property income, value and return are confidential as releasing these details could have negative commercial outcomes for the community.</p> <p>Under the draft Framework, Council will regularly review the utilisation of land and buildings in the property portfolio to determine whether they are being effectively utilised. Co-location of community services and uses may be considered.</p> <p>Under current practise, Council take into account the revenue generating ability of tenants and licensees and their role in delivering community outcomes when negotiating rents and lease terms.</p>

Theme	Issues, change requests and other considerations raised	Council's response
	Be more active in seeking State and Federal Government support for a range of property outcomes such as additional sporting and community facilities.	<p>Sale or redevelopment of Council property would only be considered if it is determined to be underutilised and/or surplus to requirements. These properties are prioritised as part of a Property Action Plan for consideration by the Property Steering Committee.</p> <p>Council will continue to actively seek grant funding from State and Federal Government and have had funding support for many community facilities (including Long Reef Surf Club, Mona Vale Surf Club and Currawong recently).</p>
Environmental conservation.	<p>Council owned / managed lands should not be leased/licensed for use by private individuals, businesses and community groups.</p> <p>Implementation of the Property Management Framework may present an opportunity for Council to acquire parcels of land for conservation and/or have land transferred into its ownership/management.</p>	<p>Active protection and enhancement of the environment is one of the principles guiding the implementation of the Framework. In line with the principles, Council allows various community groups, and other users, where appropriate, to access and use of land under its control.</p> <p>Should the framework be adopted, specific environmental corridors for habitat conservation can be put forward to the Steering Committee for potential acquisition. These potential acquisitions will be assessed by the committee against other proposed acquisitions.</p>
Protection of community interests and community input into property outcomes	<p>Existing and future needs and interests of Community groups should be protected.</p> <p>Concern was raised that the rights and interests of community groups with existing agreements for use of Council facilities should be protected. Noting the</p> <p>An independent expert panel should be established to advise on management of Council's real estate portfolio and real estate transactions.</p>	<p>The draft Property Management Framework requires an annual needs assessment to be carried out to review unmet property needs and user requirement from the community.</p> <p>Consideration will be given to existing arrangements with Council tenants/licensees, future agreements will endeavour to maximise community benefit from Council facilities and provide fair</p>

Theme	Issues, change requests and other considerations raised	Council's response
		<p>and equitable use amongst community users.</p> <p>Community interests will be represented on the Property Steering Committee by the Mayor and Councillors (as elected representatives of their community) and considered by all members of the committee.</p> <p>The draft Framework does not seek to alter existing legislative requirements or practices relating to community notification with regards to Property Dealings.</p>
Buildings should be grouped according to their function and category – e.g. leases of Surf Life Saving Clubs	Buildings should be grouped according to their function and category – e.g. leases of SLSCs should be different to sporting clubs and should reflect their purpose as providing a service to the community.	<p>Under current practice, use of a building is considered when drafting the terms of a lease or license.</p> <p>Council is in the process of reviewing and negotiating the leasing arrangements with the majority of Surf Life Saving Clubs located on the Northern Beaches. Members of the community will have the opportunity to make a submission on the leasing proposals in coming months.</p>

During consultation Council received some questions through online submissions. In response to these questions, we updated our your say page to provide clarity in relation to the intent of the draft framework and the areas it covered.

Staff responded to the community members with detailed feedback and offered the opportunity to discuss concerns and queries with team member.

Below is a list of questions received during the exhibition and our response to those.

Table 2: Questions raised and Council's answers*³

Question raised in feedback	Council's answer
The projected population increase implies more development so how	The Northern Beaches benefits from a unique and diverse cultural heritage, which we are committed to preserving.

architectural heritage aspects of streetscape will, public & residential buildings, be incorporated?	<p>The draft Property Management Framework does not and cannot seek to alter current heritage conservation measures or planning regulations.</p> <p>Information on existing heritage preservation measures and regulations can be found in the Heritage section of our website or the relevant Local Environment Plan or Development Control Plan.</p>
What is the desired outcome of strengthening such a relationship (<i>with MLALC</i>)? Does Council intend to strengthen relationships with other private land owners?	<p>MLALC is a major landholder, adjoining Council owned and managed land. Improved relationships with MLALC will provide land management benefits and build cultural awareness.</p> <p>Council does not intend to strengthen relationships with other private landowners as individuals but does will seek to strengthen relationships with other major landholders such as State and Federal Government Departments.</p>
Has Council established a process where lessees and licence holders have an opportunity to have their leases reviewed by an independent process/person/organisation in the event that council decided that the previous established lease or expired lease substantially disadvantages them if there is a change to the lease or licence to Councils benefit?	<p>Tenants within Council owned property will have the opportunity to have their proposed agreement reviewed independently. Should the property framework be adopted community agreement templates will be part of the Draft Lease and Licence Policy review which will be exhibited for community consultation when drafted.</p> <p>Lease and license templates that are clear, simple and easily understood by all parties are intended to simplify and expedite the process of documenting arrangements for use of Council owned facilities and assets.</p> <p>Moving forward the majority of arrangements will be covered under these standard form agreements with special conditions outlined in a lease schedule.</p> <p>The intent of the community template will be to remove onerous obligations for community groups that would otherwise be standard in commercial leasing agreements and will be written in plain English rather than legal language that can make agreements difficult to interpret.</p>
What is the process for ratepayers to request that Council provide essential street kerbs, gutters and drainage?	<p>Ratepayers can report an issue / submit a request for new kerbing, guttering and drainage on Council's website. All requests will be prioritised for inclusion on a Future Works Ledger for consideration.</p>

Appendix 1 Verbatim community and stakeholder responses*

Number	Submission
1	The framework is clear, concise and easy to understand. The projected population increase implies more development so how will architectural heritage aspects of streetscape, public & residential buildings, be incorporated?
2	<p>It is important that Council does not let people buy land for instance, a knock down rebuild, only to have the Council Townplanners want to place additional restrictions or require numerous and expensive reports and then be indecisive. The Council should look at such land/house for sale and inform the purchaser of intended new requirements. In some cases it seems the Council requirements are so onerous that the Council should itself buy the parcel for public use rather than unfairly shift the expense, indecision and expensive reporting and time delay onto the new purchaser. What should be Council costs are cowardly and unfairly shifted onto the purchaser. The purchaser is most often a ratepayer looking for Council support rather than being treated like some alien leper.</p> <p>The Council appears to have little regard for the family's mental and financial health. If the Council has made a mistake in allowing the parcel sale then they should buy the land back to public use.</p> <p>It would appear that Townplanners are not in a position, or prepared to treat a purchaser in a fair and reasonable way where public reaction to redevelopment is contentious. The indecision and expense is cowardly placed onto the unsuspecting purchaser.</p>
3	<p>One of the better documents provided by Council for consideration by residents and business owners. Thank you.</p> <p>Given that the main focus of an individual is around where they live and possibly work, or play, a listing of Council owned properties in a particular area, that is Council owned, Council managed and whether those properties are under separate legal documentation, that is leased and what the return is to Council and therefore to reduce costs to ratepayers.</p> <p>Many properties should be considered for lease, or restricted lease with a return to Council, but after consideration to the community at large. There have been examples of leases made that do not meet the demands of the community, but may meet a financial goal of Council. (example the kiosk at Little Manly Beach)</p> <p>There are also properties where the conditions of the lease require the lease holder to improve the property, therefore provide an improved property for future use. Sometimes the value of the improvements made by the lease holder are not given sufficient consideration or allowance by Council (example golf courses, especially Long Reef and Warringah)</p> <p>We need to have a better understanding of the value of these properties and the return to Council. In many cases these properties and their income is provided by the community and that community should have more of a say in the allocation.</p> <p>Community consideration can be managed through groups like the Manly Community Forum and the response provided through meetings could be accepted more readily by senior Council staff.</p>
4	<p>Yes. I have read through most of it and it seems an impressive document.</p> <p>May I make one appeal to the Northern Beaches Council over its hold on different land</p>

**Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.*

	<p>reserves.</p> <p>Please be less willing to give away council lands to the Metropolitan Aboriginal Land Council like you did at Belrose ten years ago. Australian land belongs to all Australians not one group because they were here first.</p> <p>I, along with a group of friends, am going to keep an eye out for any attempt by the aboriginal land council to grab land on the Northern Beaches. It is sickening to think that there are hundreds of land claims by aborigines on our beloved Northern Beaches, thanks largely to politically correct "gone mad" state governments and our local councils.</p>
5	<p>Property management and development of the cemeteries was not specifically addressed [pp.11 & 15]. Neither was heritage dealt with in depth, with specifying those who would be responsible for decision making an important statement to include. Some use of community groups should be officially indicated [Historically Societies, professionals in volunteer community consultant committees, U3A, Probus club members etc]</p> <p>The Metropolitan Local Aboriginal Lands Council membership being consulted should include non-member professional, experienced and qualified personnel advising on the matters dealt with regarding lands in the NB. Input based on one cultural background should not be the principal criteria for decisions made affecting a diversity of cultural backgrounds.</p>
6	<p>Nowhere in the document does it say that you will create a baseline condition audit of all building assets in order to EASILY plan and justify assets that are either (a) needing future repairs, and (b) nearing the end of their lifecycle. This should be added into Focus area 1. this goes hand in hand with Focus 4 and the utilisation status of an asset.</p> <p>The Asset Management Plan currently does not have an accurate condition rating of each asset and their future lifecycle / upgrade needs. The policy of the council should be to maintain its assets in a good state of repair as a first priority. Then upgrade and new building projects come secondary.</p>
7	<p>Please do something about the roof in Dee Why library, It is not very inviting to have buckets all over the place to catch the water leaking in every time it rains.</p>
8	<p>I recognise that this is a complex task to harmonise the various policies of the three former Councils, however this Framework does appear to provide for legacy issues that may arise from particular micro community needs since this framework is intended to be strategic. It does not protect the interests of these micro communities or communities of interest who may occupy or use a particular building or piece of land with previously negotiated conditions that may not accord with the final 'harmonised' model.</p> <p>In Establishing the strategic property baseline the peculiarities of each property and its legacy issues should be clearly identified and where changes are deemed necessary broad community consultation should be conducted in accordance with that policy to determine the future direction of the property or occupier. This community consultation should occur BEFORE any report to Council recommending changes or disposal of the property which would only then go on Exhibition for the statutory period and indeed this may not even be deemed necessary. A Consultations Report should be provided as part of the Report to Council.</p> <p>Nowhere in the Framework is it clear how and when community consultation would occur.</p> <p>The Framework does not provide for new community groups that may want to establish themselves to utilise Council land or buildings. For example, a group wanting to establish a community garden or a group of mountain bike riders who might want to lease a section of Council or State own land for their use and then make changes to the land.</p> <p>The Council's desire to strengthen relationships with the Metropolitan Local Aboriginal Land Council is curious in that the MLALC is a major holder of freehold land and is a now significant developer with proposals to up zone their landholdings. What is the desired outcome of strengthening such a relationship? Does Council intend to strengthen relationships with other private land owners?</p> <p>B. Continue to work with Crown Lands on the implementation of the new Crown Lands Act and Land Negotiation Program C. Strengthen relationships with State and Federal Government bodies</p>

	<p>Evaluation of Leases and Licences</p> <p>A. Evaluate existing and expired leases and licences against the policy framework</p> <p>B. Establish lease and licence templates for community tenure arrangements</p> <p>This will be a fraught process and possibly expose Council to some interesting quirks and legacies that may not be in the best interests of the Council. Has Council established a process where lessees and licence holders have an opportunity to have their leases reviewed by an independent process/person/organisation in the event that council decided that the previous established lease or expired lease substantially disadvantages them if there is a change to the lease or licence to Councils benefit?</p> <p>Establishing lease and licence templates for community tenure arrangements is a good idea, however there would be a myriad of circumstances that may not fit the standard templates for a range of reasons. Does Council intend to establish lease and licence templates for commercial/business/NFPs and other types of organisations.</p> <p>Reviewing current provision and utilisation of property</p> <p>A. Review the use of all Council owned and utilised property</p> <p>B. Prepare a Property Action Plan for the Property Steering Committee Review</p> <p>Membership of the PSC includes the Mayor, nominated Councillors, Chief Executive Officer, Chair of the Audit Risk and Improvement Committee and independent property specialists.</p> <p>The Property Steering Committee should have at least one community member or if possible one from each of the five Wards acknowledging the community's interests in any matters canvassed by this Committee.</p> <p>Implementation and Governance</p> <p>A. Establish the governance framework to monitor the Property Action Plan B. Establish and maintain a financial reserve to support the Strategy</p> <p>C. Implement the approved list of property proposals in the Property Action Plan</p> <p>There should be a clear pathway for anyone to challenge any decision at any point in the processes of this policy with opportunities to have decisions considered by an independent authority which would report to the Council outcomes of contested decisions in relation to Council property and lands.</p> <p>Performance and Reporting</p> <p>A. Establish property performance metrics</p> <p>B. Annually report to Council on property performance metrics</p> <p>Property performance metrics must include the vagaries of community use of the properties particularly where the use may not be the 'highest and best'. At the same time monitoring the community use of buildings and land ensuring that the community continues to use the property or land as it was originally intended at the outset of the lease or licence. Any changes, positive or negative must be recorded/noted and acted on as appropriate.</p>
9	<p>This may be an opportunity for nbc to acquire crown land assets and state significant land which were public reserves and places that it did not own before. It is also the publics' opportunity to establish crown land and transference management rules.</p> <p>For example, council's role in management of the vast beaches, beach reserves and bush lands is a serious environmental opportunity for council to protect the area of crown lands and uncategorised lands left for the people of nsw to enjoy, as opposed to entrepreneurs, cement companies and developers to extract money from by destroying these places. To be honest its unfair and very opportunistic of nsw.gov not to publicise to the local people about the land grab thats going on. Council should not be permitted to rent out the beach and bush land reserves for private business operations. We need more open spaces, for not exclusive use by this or that</p>

	<p>community group or local business person. Leases or renting of the public land is not appropriate otherwise for the sake of the environment and the amenity to the public becoming lost. The coastal area and its surrounds needs protection and should not be leased or acquired for any other purpose than for the environment, which has up to now been for the protection of wildlife and enjoyment of all its people, even the country folk.</p> <p>The asset value of such a large portfolio will outstretch council capability and become especially open to mismanagement. Factional interests of ministers do not always have the best interests of the local community in mind or at the most 50% in mind. Ministerial responsibility is open to abuse because the person involves' personal motives which are usually not challenged until its too late. The minister of the day should not be given the power to change permitted use.</p> <p>The "Crown land management rules" are made by the Minister and intended to cover a range of matters, including the maximum terms for leases and licences, standards of conduct for Crown land managers and environmental standards to be taken into account in decision-making. Currently no rules have been made." Crown land management act 2016.</p> <p>Another question remains regarding the transfer of uncategorised land being transferred, under the Crown Lands Management Regulations 2018, land negotiation program (LNP) to council. The review of the regulations was/is designed to advantage local communities, but by the allocation of "state significant land" it would on the whole not be suitable for "local use" in fact transference to council would be detrimental to the local population if it was transferred. Council needs to guarantee use is consistent with the core objectives of being 'suitable for local use' which it definitely is but it depends on what for, as it has been used by the whole state not just the local population of the northern beaches as an essential part of our State environmental infrastructure.</p> <p>Stop the Vesting of state significant land and transferable Crown land into Council's ownership Under Division 4.2 of the CLM Act, the Minister may vest "transferable Crown land" in a Council. The rules so far apply to uncategorised land.</p> <p>"Transferable Crown land" is defined as Crown land that has not been dedicated or reserved, or declared to be a wildlife refuge under the National Parks & Wildlife Act 1974, or which is not required to be used in a particular way under other legislation.</p> <p>Keeping in mind that for land to be transferred to a Council:</p> <ul style="list-style-type: none"> * the Council must agree to the vesting * the land must be wholly within the local government area of the Council in which it is being vested * written consent from the Local or NSW Aboriginal Land Councils is required if the land is subject to a claim under the Aboriginal Land Rights Act 1993, and * the Minister must be satisfied that the land is suitable for "local use". <p>Crown land if vested in Councils is taken to be acquired by the Council as "community land" within the meaning of the LG Act. However, in limited circumstances the land may be vested in the Council as "operational land" and council then is unrestrained to almost do as they wish and destruction is almost guaranteed it. Totally this situation is not in the interests of the local use purpose in fact it is detrimental if transferred and of no advantage to local communities and local use very much depends on the definition applied as the land is already used and respected and has environmental protection on it. That is Native Title. I propose we need to Keep Native title as it is protecting some of our most precious State significant community parcels of bushland.</p> <p>There was a three-year transition period for Councils to implement a plan of management. This expires in three months. During this period (commencing 1 July 2018) Councils, and the general public have been working to save state significant land parcels from destruction. We must ensure appropriate Plan of Management exists in light of the fact that council is not required to hold a public hearing when preparing the first POM, as normally required under the LG Act (provided the category or categories assigned to the land are unchanged) and that restrictions apply to dealings that a Council may have in community land, including a requirement that the dealing is consistent with the core objectives of being 'suitable for local use'. If taking ministerial recognition out of the equation and recognising that categories of local use are destructive and</p>
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	should be categorised as State significant land, and also if native title is not able to protect state significant land then a system needs to be installed to recognise such 'State significant land' with say a hundred year dedication for a reservation period, which may become in perpetuity.
10	<p>Many of us worked long and hard to ensure that hirers of Council facilities (lessors and licensees) met minimum legal requirements in regard to child safety. In 2020 the Council adopted the Child Safeguarding Policy which DOES impose some requirements on facility hirers*. This is not reflected in the Property Management draft framework.</p> <p>This can be easily remedied. I suggest, on page 23 point 3.3 Focus 3: Evaluation of leases and licences, Objectives, add "and that the community is well served and safe."</p> <p>In the 'Background' section of Focus 3 add the sentence; "Lessors and licensees must observe Council policy where relevant, for example the Council's Child Safeguarding Policy imposes requirements on all hirers, lessors and licensees of Council facilities."</p> <p>In the 'Actions' section of Focus 3 add "Ensure lease and licence templates include references to relevant Council policy including the Child Safeguarding Policy."</p> <p>* In the Scope of the Council's Child Safeguarding Policy, it states that "Council requires that those persons, associations, organisations, clubs and groups adopt their own Child Safe Policy". I am very concerned that the Child Safe Policy may be left without practical implementation.</p>
11	<p>The Property Management Framework will be important in deciding the use of Council's property and its aim to "meet the needs of our community, and protect our environment and heritage" should steer and be core to this task.</p> <p>The Framework should not empower Council to become a property developer. However, the draft reads more like a financial investment strategy and the aim to "meet the needs of our community, and protect our environment and heritage" is not integrated through the proposed framework. It seems that the aim is just given lip service and then set aside.</p> <p>Community consultation is essential before property decisions are made.</p> <p>This Draft Framework, at the expense of the community, empowers Council staff and a 'Property Steering Committee' to make decisions some of which should be made by the community and their elected representatives. There should be a more community focussed Property Steering Committee with representatives from the community, perhaps one from each ward. Property has its greatest impact on the area local to the property and so local community representation should also be included for specific properties. Environmental and heritage aspects should also be considered through the appointment of experts in those fields.</p> <p>All decisions made by the Property Steering Committee should be ratified at a full Council meeting.</p> <p>The Land Register should be accurately maintained up to date.</p> <p>Plans of Management for Community Land should be in place as laid out in the local Government Act 1993.</p> <p>There are existing plans for some Council land and the new Framework should not override decisions and resolutions already made by Councillors.</p>
12	<p>The Ingleside Community:</p> <p>Having built our home and lived in Ingleside for the past 14 years we are part of a very small and caring community. We are likeminded people who value the wildlife and wilderness this area provides. Ingleside is a small community who regularly catch up on walks, socialise, meet at the small local shopping centre, support each other through emergencies and care for the environment. The community of Ingleside is a small caring and engaging community who share values to live in a semi-rural area filled with Australian native wilderness and wildlife.</p> <p>Any development should aim to maintain Ingleside's semi-rural and bushland character and build on these special qualities with a minimum block size of 2000 square metres. The current bushland is home to numerous endangered and vulnerable species of birds, animals and plants.</p>

	<p>The South Ingleside Precinct is rich in native plant and animal species, as identified in reports prepared for DPIE by Eco Logical Australia, and reports from others including Ingleside Residents Landcare Group. Eco Logical Australia identifies 23 threatened fauna species and 14 threatened flora species either occurring in the Precinct or likely to occur.</p> <p>There are two endangered Ecological Communities in the Ingleside Precinct Coastal Upland Swamp and Duffy's Forest Community. The Coastal Upland Swamp is listed as Endangered under Commonwealth Legislation and Endangered Ecological Community under State Legislation. It is proposed to be protected, but its hydrology will be dramatically altered and it will possibly be destroyed. The Eco Logical Australia Report failed to acknowledge The Duffy's Forest Endangered Ecological Community. Worldwide, it occurs only in a few locations in Ingleside, Terrey Hills Duffy's Forest and Belrose and is listed as an Endangered Ecological Community under State Legislation.</p> <p>The importance of protecting the existing wildlife and vegetation corridors and connectivity:</p> <p>It is critical to maintain corridors to maximise wildlife habitat. We request there be fauna corridors allowing passage for fauna to move between local reserves within and around the precinct and Garigal National Park to the west, Ku-ring-gai National Park and Ingleside Chase Reserve.</p> <p>The bushfire risk and evacuation routes:</p> <p>Ingleside is a semi-rural area positioned between the only two roads going further up the Northern Beaches – Mona Vale Road and Pittwater Road, and the only road linking these two thoroughfares is Powderworks Road. To the east we have Elanora Heights, Narrabeen and the ocean, and to the west, south and north we have thousands of hectares of beautiful wild bushland, stretching to West Head, Cottage Point and up to Hornsby and across to St Ives and beyond.</p> <p>Powderworks Road was identified as the only safe evacuation route in the 2018 Meridian Report – Bushfire Risk Assessment for the Ingleside Planned Precinct.</p> <p>The residents of entire suburbs of Terrey Hills, Duffy's Forest, Ingleside and Elanora Heights may well be heading down the narrow and windy Powderworks Road required to exit to save their life.</p> <p>Sections of Powderworks Rd from Elanora Heights Shopping village to Garden Street Narrabeen are narrow, extremely steep, bends, raised chicanes, slow zones with recommended speed 40 speed limit, unable to be widened, residents parked cars and densely populated with high number of homes and residents.</p> <p>There is a risk Powderworks Rd is blocked from car accident or breakdown, a fallen tree across the road or smoke and fire from ember attacks several kilometres ahead of the main front would make it impossible to evacuate large numbers of residents. We could suddenly find we have no evacuation route, no access for emergency services, loss of telecommunication with power poles down and poor mobile phone coverage.</p> <p>Cost of infrastructure to the Northern Beaches Council's residents:</p> <p>The average cost to the community infrastructure will need to be financed by Northern Beaches Council and therefore the rate payers. Our property and surrounding homeowners have only private sewer lines or Septic tanks, limited access to water, have no kerbs and guttering, no foot paths and the roads are winding and have one lane in either direction. There is one Bus Route from Mona Vale towards St Ives and the other from Pittwater Road up to Elanora shops both providing very limited timetables.</p> <p>Alternative areas:</p> <p>There are more appropriate areas on the Northern Beaches which already have established infrastructure in terms of sporting facilities, transport, water, sewerage, access to a wide variety of employment and education facilities and provide spaces for new housing and sporting facilities.</p>
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	We look forward to the outcome of your investigations of the future of the Northern Beaches.
13	<p>The process for assessing and prioritizing the maintenance needs of Council owned buildings should be carried out on a systematic basis and involve both Council and building user representation. A rolling maintenance plan should be developed and made available to all parties.</p> <p>The Property Management Framework does not appear to contain any reference to stakeholder (occupant) consultation with regard to maintenance or improvement of Council owned buildings.</p> <p>The Asset Management Strategy should include the process required to schedule routine maintenance. The process for planning minor works should also be included with indicative timeframes to carry out small projects on existing buildings. Flexibility with budgeting/funding for minor works may assist with timely implementation of small projects.</p> <p>The classification of Council building types may need revision. It would be preferable if all buildings were grouped according to their function and category. SLSCs provide an essential volunteer service to the community on behalf of Council. SLSCs are not sporting clubs. SLSCs should be grouped with other emergency service organizations such as SES and Marine Rescue. SLSC buildings are generally located on Crown Land with Council appointed as building manager. Lease arrangements with SLSCs should reflect the unique status of these organizations and be consistent with the Crown Lands Management Act 2016.</p> <p>There has been substantial investment in improving community assets such as walking trails and parks, particularly in coastal locations, since the formation of NBC. Most ratepayers would agree this is a positive development however it has brought additional traffic and parking congestion to many areas. It is disappointing that there is no street kerb/gutter/drainage in some busy locations in these long established built up areas. Perhaps it is now time for Council to focus on the provision of basic infrastructure and services. Recent rainfall events should make this a priority. What is the process for ratepayers to request that Council provide essential street kerbs, gutters and drainage?</p>
14	<p>We would like to see council engage more with community and residents regarding the Property Management Framework, before setting up policies and procedures that concern council property. Up to now, council has placed too heavy an emphasis on the needs of business to the detriment of the local residents and community. For example, with the recent implementation of the Outdoor Dining and Footpath Merchandise Policy, no consultation or consideration of community and local residents has taken place before approval of outdoor dining locations, resulting in some very inappropriate locations being approved. The Outdoor Dining Policy should focus on restaurants that operate in commercial locations such as the Manly Corso area, rather than restaurants operating in quieter residential areas where no consideration has been given to the residents and local community. Further, the council needs to consider segregation of duties within its Property division, as it is not appropriate to have the same officer both designing the policy and enforcing compliance as is the case currently.</p>
15	<p>I suggest that Council review all property to a) determine if for purpose and b) determine the cost of making the property fit for purpose or recommend disposal if the cost benefit was not within reasonable parameters</p> <p>There are many properties the Council owns and manages or leases that could be sold. These could involve a policy change to examine Council's core business. For example child care is not core business and there are a number of excellent private and not for profit operators</p> <p>There needs to be a clear understanding of the financial capacity of clubs that lease and maintain premises with commercial leases in place in all cases but ability to pay and revenue generated (tennis courts are an example) taken into account.</p> <p>Examine the best way to encourage lessees to add value to property and possibly establish a fund to assist with grants and joint ventures utilising community expertise and labor.</p> <p>Review the current procurement and maintenance contracts and in-house/outourcing of labor and property maintenance and building to meet effective and efficient benchmarks</p> <p>As well as a Property Committee establish an independent external expert panel to review and advise on current and proposed property management including disposal and building/ maintenance work</p> <p>Be more active in seeking State Govt and Federal Govt support for a range of property issues</p>

	including additional playing fields and community facilities such as a replacement for Warringah Aquatic centre and addition door sports venues
16	<p>A key issue for the property management approach is to identify the commercial value of land not "community" classified and the opportunity cost of using "operational" land for community or non revenue generating purposes. This will identify the true cost of ownership and recurrent cost of providing a service and potentially allow for alternative ways of providing the service on land that has no economic value.</p> <p>Following on from this the Management strategy should identify opportunities to integrate services and develop a regional and local framework of service delivery in properties that may have multiple used and create a community hub</p>
17	<p>Thank you for the opportunity to provide feedback.</p> <p>My main point of concern is that the framework does not address any form of community engagement outside the strategic plan. The framework is proposing operational decisions concerning community land are to be determined by a Council nominated steering committee without community engagement.</p> <p>I have searched the phrase "community engagement", and it appears only once in the framework document - at the strategic level.</p> <p>The very visible lack of any mention of community engagement runs contrary to the Council's Community Engagement framework and plans. An extract from The Council's Community Engagement Policy :</p> <p>Attachment 1 - Council acknowledges that when undertaking high-impact development on Council-owned and managed land a community engagement process consistent with the engagement framework will be undertaken in addition to the statutory requirements. This includes early input at the concept design stage.</p> <p>I ask Council to refer to and include the Community Engagement Framework and Process in the operational aspects of the framework.</p>
18	<p>BRIEF COMMENTS</p> <p>3.5 Focus 5: Determining future needs Page 26 "This review may also be reactive in nature if a market opportunity is presented."</p> <p>3.6 Focus 6: Implementation and governance Page 27 "Implementing the Property Management Framework will result in financial benefits, be it an ongoing benefit through a commercial development or a one off through the sale of lands. To reduce reliance on rates, these funds will be placed in a financial reserve to support the delivery of the Property Management Framework."</p> <p>Comment Provide an initial reserve fund that will assist financially if a "market opportunity is presented".</p> <p>The reliance on revenue raised rather than rates would provide a financial incentive to dispose of property, at least initially. A revolving fund could be established eventually to invest in property. Other potential sources of funding to acquire property include an environmental levy, similar to the former Pittwater environmental levy.</p> <p>Process Map 1 & 2 Page 33 & 34</p> <p>Comment Community consultation takes place when in conjunction with reclassification and / or rezoning. Otherwise community consultation appears to be limited in both these process maps.</p> <p>"Process Map 1: Re-develop/Re-purpose"</p>

	<p>Public consultation may (or may not) take place in conjunction with further stakeholder engagement.</p> <p>“Process map 2: Divestment of Property” Otherwise no consultation with community prior to Council final approval for disposal.</p> <p>3.2 Focus 2: Strengthen Council’s strategic Council works closely with State and Federal property relationships Page 22 Actions - reference to: “2016 Crown Lands Act” = 2016 Crown Lands Management Act</p> <p>“MetroLALC represent the traditional land owners and first peoples of Australia.”</p> <p>Re traditional land owners: “in contrast to claims under...the Native Title Act 1993 (Cth), there is no need for...proof of traditional connection”</p>
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Document administration	
Version	1.0
Date	1 April 2021
Status	Final
Related Projects	Northern Beaches Property Management Framework
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.



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Property Steering Committee Terms of Reference

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Introduction

The Northern Beaches Council Property Steering Committee (the Committee) has been established to oversee governance and implementation of the Property Management Framework (the Framework). More specifically, the Committee will review and approve the annual Property Action Plan and ensure the items outlined in the Property Action Plan are implemented.

1. Committee Objectives

The objective of the Committee is to review and approve the annual Property Action Plan put forward for its consideration and to provide recommendations on other key property matters put forward to the committee for its consideration. If approved, the committee recommends the annual Property Action Plan to Council for adoption.

The Committee will then oversee the implementation of the approved Property Action Plan. The Plan will include an annual needs assessment outlining and prioritising Council's property portfolio requirements. As outlined in the Property Management Framework, these requirements can be addressed through acquisition of new assets or repurposing of existing Council owned or managed assets. Assets that are surplus to requirement or that no longer meet the needs of the community in their current form will also be identified for potential divestment or repurposing.

Final authorisation for the investment and / or divestment of any property will be determined by Council resolution.

2. Authority

The Property Steering Committee is convened in accordance with the Northern Beaches Council Committee Framework adopted in February 2022 as a Joint Stakeholder Committee (Council). The Committee has no executive powers and must at all times recognise that primary responsibility for management of Council rests with the Council and the Chief Executive Officer, in accordance with the Act.

The Council authorises the Committee, within the scope of its role and responsibilities, to:

- (a) obtain any information it needs from any employee or external party (subject to their legal obligations to protect information);
- (b) discuss any matters with the Chief Executive Officer, Executive Manager, other external parties (subject to confidentiality considerations);
- (c) request the attendance of any employee at Committee meetings; and
- (d) liaise with the Chief Executive Officer to obtain external legal or other professional advice considered necessary to meet its responsibilities.

3. Composition and Tenure

3.1 Members (voting)

Voting Membership of the Committee is set out in the Property Management Framework and includes:

- The Mayor
- Two nominated Councillors
- Chair of the Audit Risk and Improvement Committee
- An independent property specialist

(a) Councillor Members:

The two Councillor members of the Committee will be appointed by resolution of the Council, for the remainder of their elected term. The Council may also resolve to appoint alternative Councillor members to the Committee to attend meetings in the absence of one or more of the three Councillor members. The alternative Councillor members will have the same voting rights as the Councillor member being replaced. New Councillor members of the committee are to be appointed following Council election by resolution of the Council.

(b) Independent property specialist member

Appointments will be made in accordance with Council's Community Committee Framework and Appointment of Community and Stakeholder Representatives Policy. An Expression of Interest process will be conducted to appoint the Independent Property Specialist to sit on the Committee. The independent property specialist member will be appointed for a term of up to two years, after which they will be eligible for extension or re-appointment for one additional term following a formal review of their performance by Council.

Due consideration will be given to ensuring the continuity of independent membership as part of this process. The independent external members can also be removed by resolution of Council.

(c) Chair:

The Mayor will act as committee Chair.

(d) Vacancy:

In the case of resignation from the Committee, another independent member is to be appointed as soon as is practicably possible.

3.2 Attendees (non-voting)

Non-Voting Membership includes:

- CEO
- Director, Corporate and Legal
- Director, Transport and Assets
- Executive Manager, Property
- Manager, Property Commercial and Tourist Assets

As the committee will frequently be dealing with commercially sensitive matters, attendance will generally be restricted to members of the committee. However, Councillors not appointed to the Committee may attend as observers and Council Staff may be required to attend meetings from time to time and may be invited by the Committee Chair or Chief Executive Officer, to address any Agenda item.

4. Role and Responsibilities

The Committee will review and approve the annual Property Action Plan and ensure the items outlined in the Property Action Plan are implemented. The Committee will also provide recommendations on other key property matters put forward to the Committee for its consideration.

Members of the Committee are expected to:

- (a) Understand the relevant legislative and regulatory requirements
- (b) Contribute the time needed to study and understand the papers involved and attend meetings as required
- (c) Apply analytical skills, objectivity and good judgement
- (d) Express opinions frankly, ask questions that go to the fundamental core of issues, and pursue independent lines of enquiry
- (e) Meet the requirements as set out by this Charter; and
- (f) Abide by Council's Code of Conduct in performance of their duties on the Committee.

Committee meetings are to be held at a minimum twice a year. Meetings are likely to be for a duration of 4 hours, incorporating a bus tour of properties to be considered from the Property Action Plan where required.

The responsibilities of the Committee may be revised or expanded by Council from time to time. The Committee may, at any time, consider any other matter it deems of sufficient importance to do so. In addition, at any time, an individual Committee member may request a meeting with the Chair of the Committee.

5 Administrative Arrangements

5.1 Meetings of the Committee

The Committee shall meet at least two times per year.

The need for any additional meetings will be directed by the Chair, although the other Committee members may make requests to the Chair for additional meetings.

Where priorities change between meetings or new urgent issues arise, and where it is not possible to schedule an additional meeting, the Committee will be kept fully informed of all changes via email.

A forward meeting plan, including meeting dates and agenda items, will be agreed by the Committee each year. The forward meeting plan will cover all Committee responsibilities as detailed in this Charter.

5.2 Attendance at meetings and Quorums

A quorum will consist of a majority of voting Committee members. Meetings will ordinarily be held in person but can be by telephone or by video conference.

5.3 Administrative Support

Council will provide secretariat support to the Committee. The Secretariat will ensure the Agenda for each meeting and supporting papers are circulated, at least one week before the meeting, and ensure Minutes of the meetings are prepared and maintained.

Draft minutes of Committee meetings shall be circulated to each member within two weeks of the meeting being held for review with Minutes confirmed at the following Committee Meeting.

5.4 Conflicts of Interest

Council staff and members of the Committee will comply with the Northern Beaches Council Code of Conduct and the Local Government Act in relation to confidentiality, privacy and reporting as part of carrying out their functions as council officials. It is the personal responsibility of each council official to comply with the standards in the Code of Conduct and regularly review their personal circumstances with this in mind.

Committee members must complete an annual written declaration of conflicts of interest as well as declare any conflicts of interest at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any conflicts of interest should be appropriately minuted.

Where members or attendees at Committee meetings are deemed by the Committee to have a real or perceived conflict of interest, it may be appropriate that they be excluded from deliberations on the issue where the conflict of interest may exist.

5.5 Decision Making

The Committee is expected to make decisions by consensus however, if voting becomes necessary, then the details of the vote are to be recorded in the minutes.

Each member of the Committee shall be entitled to one vote only. In the case of an equality of votes on any issue the Chair shall have the casting vote.

Between meetings the Chair may circulate specific time-sensitive proposals by e-mail to members for adoption by the Committee. Members shall be given a set time – no less than 5 (five) days – in which to reply to indicate their agreement with a particular proposal. A member's failure to respond within the timeframe given shall be taken as a vote against the proposal. Any decision taken by the Committee by email is to be noted and minuted at the commencement of the next meeting.

5.6 Induction

New members will receive relevant information and briefings on their appointment to assist them to meet their Committee responsibilities.

5.7 Assessment Arrangements

The Chair of the Committee shall initiate a review of the performance of the Committee at least once every two years. The review will be conducted on a self-assessment basis (unless otherwise determined by the Chair), with appropriate input from management and any other relevant stakeholders, as determined by the Chair.

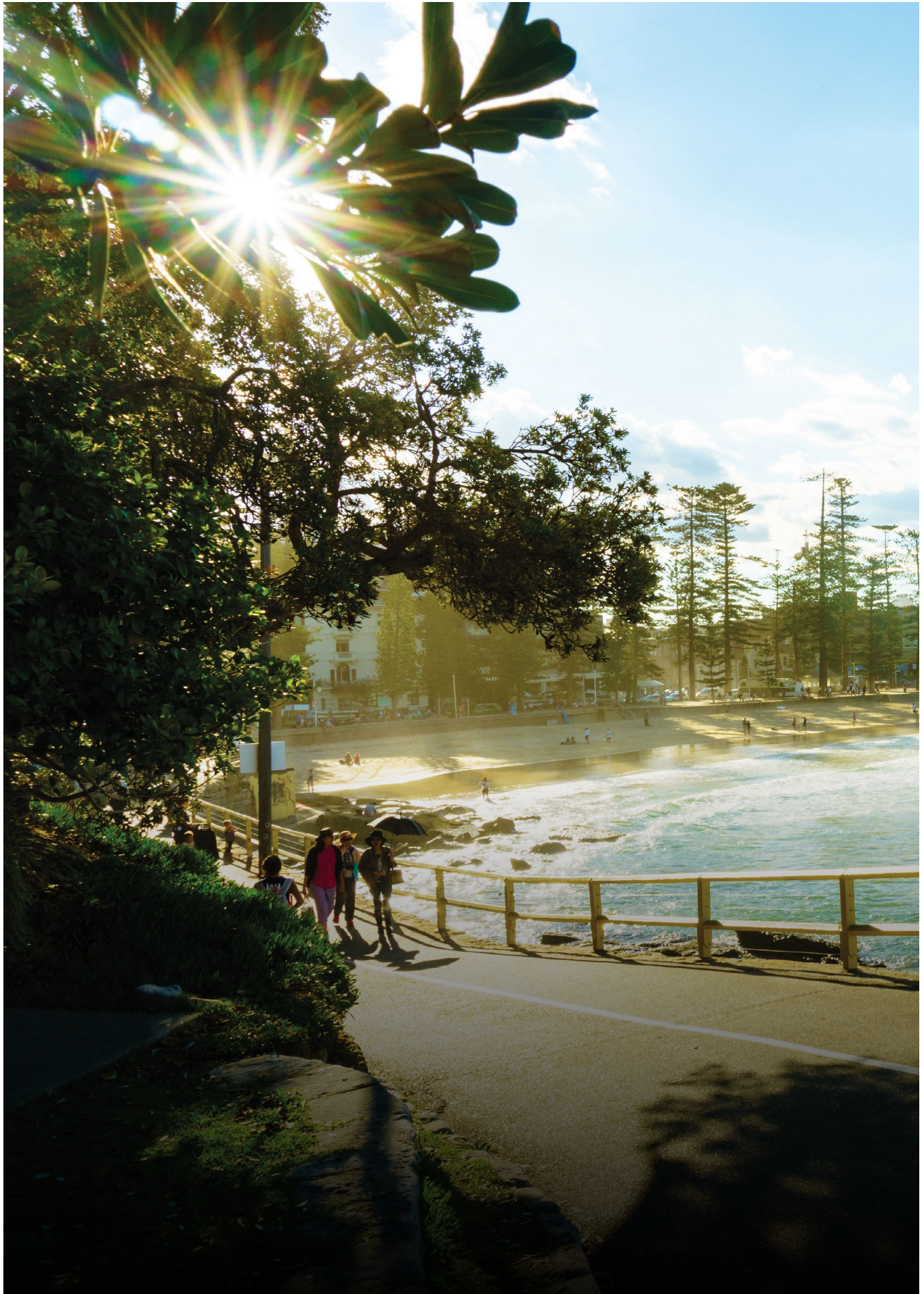
5.8 Charter Review

The Committee will review its Charter annually to confirm it remains current, relevant and accurately reflects the Committee's composition, role and responsibilities. The Committee will approve any changes to the Charter and refer the Charter to Council for adoption.

6 Document Control

Version	Date	Endorsed By	Summary of Changes	Author
1.0				

Draft Northern Beaches Property Management Framework





Acknowledgment of Country

We acknowledge the traditional owners of this land and elders past, present and emerging. We recognise Aboriginal people as the original custodians of the Northern Beaches.

Content

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Executive summary

The amalgamation of Manly, Warringah and Pittwater as Northern Beaches Council in May 2016 created a large and diverse portfolio of land and building assets that serve a range of community, administrative and commercial uses.

The consolidated Council portfolio currently has an impressive 542 buildings and over 2,900 land parcels. The management of these assets range from direct management by Council, to management by community-based committees and private lessees/licensees.

To support the delivery of a broad range of services both now and in the future, the Council Property Management Framework has been led by Council's Community Strategic Planning Framework which consists of Shape 2028 – the Community Strategic Plan (CSP) and Towards 2040 – the Local Strategic Planning Statement (LSPS). Like the CSP, long term sustainability is at the core of the Property Management Framework where the importance of environmental, economic, social and civic perspectives are considered in decision-making around our property dealings.

The goal in managing Council's property portfolio is to ensure the most effective provision and utilisation of the community's property assets to meet the needs of the community both now and in the future.

The purpose of the Property Management Framework

The Property Management Framework is designed to deliver clear and meaningful guiding principles. It will assist Council with its decision-making process whilst continuing to support the community and the service potential of the property portfolio.

It will also provide a solid foundation on which to base key portfolio decisions which address how property is utilised, optimised and developed for the long-term benefit of the community.

Overview of Council's property portfolio

Council's property portfolio consists of Council owned parks, car parks, public reserves, vacant land parcels, buildings on Council land, as well as Crown land under the management of Council. Council owned land is classified as Operational Land or Community Land under legislation and each classification has requirements that must be adhered to.

The structure of the Property Management Framework report

The Property Management Framework has been structured as a two-tier report, with the first section identifying the current state of the property portfolio and the principles guiding the implementation of the Framework. The second section provides our focus areas, the Strategic Property Action Plan and a timeline to implement each focus area. In total, seven areas have been identified supported by 18 actions to be implemented now until 2027. These focus areas involve:

1. Establishing the strategic property baseline
2. Developing Council's strategic property relationships
3. Evaluation of leases and licences
4. Review the provision and utilisation of the community's existing properties
5. Determine future needs
6. Implementation and governance
7. Performance and reporting.

Whilst this Framework has been developed to manage Council's long-term property portfolio, it is necessary to prioritise assets for attention in the short-term to achieve our long-term vision. Property values, uses and needs change over time. An annual review of our needs allows for the identification of potential gaps in the property portfolio to meet service delivery expectations whilst annual review of our existing portfolio ensures the properties we have are fit for purpose, minimise our risk and maximises our benefits.



Message from the Mayor

Council owns or controls a significant number of properties and buildings that provide essential support to every service delivered by

Council to the Northern Beaches Community.

The current property portfolio includes land and buildings that are used for:

- direct service delivery by Council
- the delivery of community-based services by not for profit organisations
- recreational and sporting pursuits
- commercial activity
- passive open space, environmental management and car parking

Improved management of the property portfolio through 7 key focus areas and the creation of a specialist Property Steering Committee presents a significant opportunity to improve the public value derived from Council's property assets.

Property is held by Council on behalf of the Northern Beaches community. Council performs a stewardship role, cognisant of the inherent responsibility to demonstrate good governance, transparency and sustainability in its property asset decision making.

The Northern Beaches Property Management Framework will assist Council to align actions relating to its extensive portfolio of property assets with the objectives of the Community Strategic Plan – Shape 2028 and broader policy objectives.

It is designed to achieve a sustainable property portfolio capable of generating enhanced and sustainable community outcomes. It serves to guide future investment and resource allocation decisions associated with Council-owned and controlled property assets to achieve positive contributions to the diverse and evolving needs of the Northern Beaches community over time.

With population on the Northern Beaches expected to increase by a further 39,000 people in the next 20 years, there will be growing pressure to ensure that Council's property portfolio is managed as effectively as possible ensuring the communities property assets are meeting the needs of the community, the protection of the environment and our heritage now and in the future.

The decision support guides and actions outlined in this Framework will assist Council to determine future strategic actions in relation to its property assets. More importantly, application of this Framework will ensure that Council is able to undertake property management activities in accordance with its statutory obligations and via best practice principles.



Michael Regan, Mayor



Introduction

Northern Beaches Council (Council) administers an area of 254 square kilometres with a property portfolio of 542 buildings and over 2,900 parcels of land.

Council's land and buildings are utilised by a wide range of stakeholders including not-for-profit, public and private sector users.

Council has a crucial role as the manager and caretaker of this property portfolio on behalf of the community. This includes ensuring property remains safe, fit-for purpose, economically and environmentally sustainable, and serves the needs of the community.

1.1 What is the Property Management Framework?

The Property Management Framework identifies strategic principles for managing growth and change, including;

- a set of principles to guide property decisions
- a clear rationale for Council's ownership of property (land and buildings)
- a structure for effectively managing Council's property on behalf of the community
- future strategic focuses and actions with regards to property.

The Property Management Framework is led by Council's Community Strategic Planning Framework which consists of Shape 2028 – the Community Strategic

Plan (CSP) and Towards 2040 – the Local Strategic Planning Statement (LSPS).

It is supported by a range of other Council strategic directions and policies including the Community Centre Strategy, Community Development and Services Policy, Recreation Strategies, Bushland and Biodiversity Strategies and a range of Social Plans.

This Property Management Framework has been developed by HillPDA in consultation with Council Management and the elected Councillors.

1.2 What is the purpose of the Framework?

The purpose of the Property Management Framework is to ensure the most effective provision and utilisation of the community's property assets to meet the needs of the community, the protection of the environment and our heritage.

1.3 What are the principles guiding the implementation of the Property Management Framework?

The following key principles will guide the implementation of the Property Management Framework:

- be strategic in managing the land and property portfolio to optimise community benefit and financial sustainability
- be transparent and responsive in administering the property portfolio to satisfy full accountability to the community
- be active in the protection and the enhancement of the environment
- be creative and adaptable to meet the future needs of the community
- be protective of heritage, considerate in adaptive reuse and accountable for cultural significance to the community

- invest in property to foster improved environmental, social, cultural and economic outcomes in accord with Council's Strategic Planning Framework and objectives
- leverage the property portfolio to achieve a commercially sustainable return on assets where appropriate
- explore and foster new and ongoing partnerships to maximise the community benefit arising from shared facility use and digital connectivity.

1.4 In what context does this Framework sit?

The Property Management Framework is led by Council's Community Strategic Framework as outlined in Figure 1. The Property Management Framework operates within the context of the following related Council policies.



10

Figure 1
Council's Strategic Planning Framework

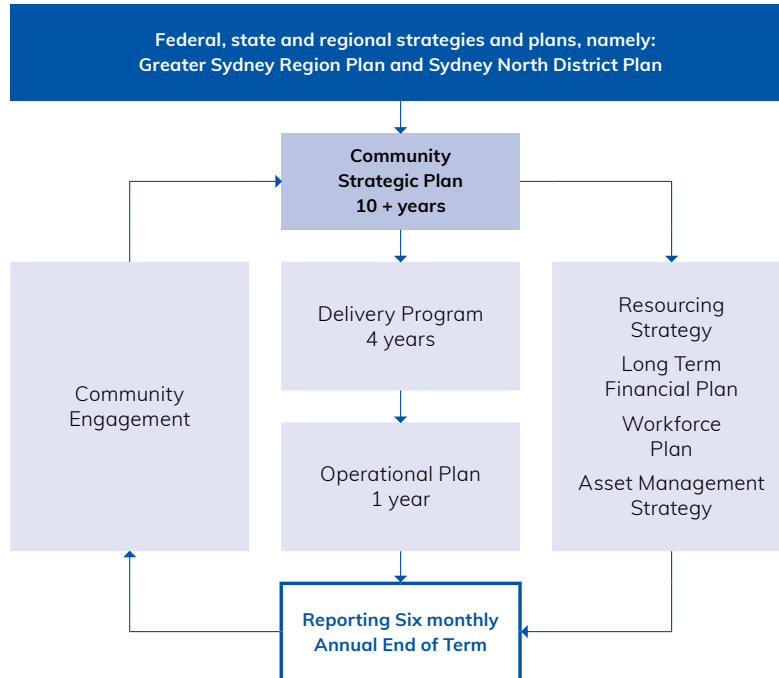
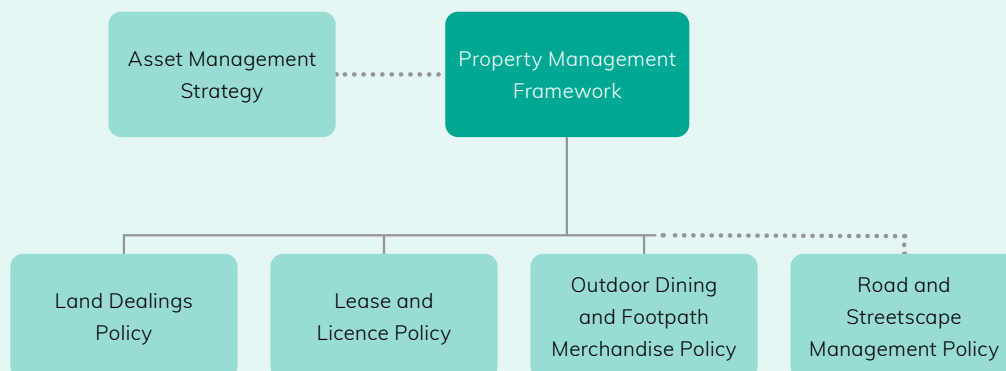


Figure 2
Council's Policy Framework



Asset Management Strategy

This strategy provides a framework for consistent and effective asset management across all assets. It shows the link between the outcomes and goals in the Community Strategic Plan and the day-to-day management of our assets.

Land Dealings Policy

From time to time Council undertakes the purchase or sale of property in addition to various other land dealings.

This policy is to ensure these dealings are undertaken in an open and transparent manner that will provide best value for the community.

Leasing and Licencing Policy

This policy provides Council and community user groups with a consistent, structured and transparent framework for the leasing and licencing of Council owned assets that is fair and equitable while optimising the use of Council assets.

This policy establishes guiding principles to maximise community access to Council facilities and obtain market rental for commercial properties.

Outdoor Dining and Footpath**Merchandise Policy**

This policy aims to support a vibrant streetscape that is safe and welcoming, attracting tourists and locals to visit, enjoy and return. The appropriate placement and regulation of outdoor dining furniture and display of footpath merchandise that ensures safe and equitable access to the footpath can be achieved whilst supporting local businesses.

Road and Streetscape Management Policy

This policy establishes guidelines and principles for the management of activities on Council's public road reserves.



2.1 What is property?

Property in this Framework refers to Council owned:

- parks
- car parks
- public reserves
- vacant land parcels
- buildings on Council land, as well as
- crown land under the management of Council.

This list excludes specialised infrastructure assets such as roads, bridges, pipes, harbour facilities, sewerage treatment plants and other plant and equipment items. This specialised infrastructure is managed in accordance with Council's Asset Management Strategy and relevant Asset Management Plans.

The types of building uses include town halls, leisure centres, libraries, childcare and community centres (including youth and aged care services), arts and cultural services, pavilions, grandstands and sporting clubs (including surf lifesaving clubs), works depots, council offices, carparks, holiday accommodation and other investment properties that Council own and manage.

2.2 What type of land does Council own/manage?

Council is both a landowner and a land manager. Under the Local Government Act 1993, land under Council's control, other than roads and Crown Land (as defined being land under the Crown Land Management Act 2016) must be

classified as either Operational Land or Community Land. Essentially the classification aligns with the primary purpose for holding the property and determines requirements for which Council can have dealings in public land, including selling, leasing or licensing. Council can reclassify properties at any time subject to public review and statutory considerations.

Council is the Roads Authority for all Council public roads and their use and management is governed by the Roads Act 1993. This Framework does not specifically consider the management of Council roads. The Road Asset Policy provides further information regarding Councils approach to managing this type of land.

This Framework also considers land that Northern Beaches Council manages on behalf of the Crown. Since the implementation of the Crown Land Management Act 2016 in July 2018, Council managed Crown land is dealt with, in the most part, the same way Council owned land is

Community Land

Generally, it is land intended for public access and use. Community land is property held for administration, operations, recreation, and/or infrastructure. It also includes property that is held for native bushlands, environmentally sensitive reserves and coastal fringes, bushfire and flood zones and any other land for conservation and environmental management.

Community land cannot be sold, nor can it be leased, licenced or any other estate over the land granted for more than 21 years (30 years with Minister's consent). Community land is governed by a Plan of Management (PoM).

managed under the Local Government Act 1993.

Operational Land

Operational land has no special restrictions other than those that may apply to any freehold parcel of land. Operational land would ordinarily comprise land held as a temporary asset or as an investment (e.g. commercial and residential property), land which facilitates the carrying out by Council of its functions or land which may not be open to the general public, such as a works depot.

In circumstances where a lease of over 30 years is considered appropriate on land with a primarily community purpose, Council may investigate an application to reclassify the land to operational land to facilitate a long term lease

Crown Land

Crown Land Manager

Council is the Land Manager for a number of Crown Reserves and is responsible for the care, control and management of most of the Crown Reserves located within the Northern Beaches Local Government Area. Council is the appointed Crown Reserve Manager of the Narrabeen Lagoon State Park, Manly Dam State Park and Currawong State Park.

Devolved Crown Land

Any Crown land that is a public reserve for the purposes of the Local Government Act 1993 with no appointed Crown Land Manager or that is not held under lease from the Crown is considered to be devolved to Council Management in accordance with section 48 of the Local Government Act 1993.

Since the inception of the Crown Land Management Act 2016, Councils now manage Crown Land as if it were public land under

the Local Government Act 1993, subject to some Ministerial oversight. Transitional arrangements are in place for the management of Crown Land that does not have a current PoM. Over time Council will put in place a PoM for all Crown Land it manages.

Leased Land

Council has several properties for which it is the Lessee. Whilst not common there are times that Council is required to meet a community or operational need through the lease of property. These agreements may have a peppercorn rental from another government department or full commercial rental from a private owner.

2.3 Why does Council hold land?

Council holds and manages property to support the delivery of a broad range of services to meet the needs of the community both now and into the future. The needs and principles identified in Council strategies and policies inform why Council owns and manages property on behalf of the community.

In recent years the NSW Government has acknowledged that local councils are best placed to manage locally important public land. As a result, further Crown land is planned to be transferred to Council through the Crown Land Negotiation Program in the future.

Additionally, Council also holds land for current and future financial benefit. This benefit may be achieved through capital appreciation of underdeveloped sites, as well as investment from income generating properties.

2.4 Council's current property portfolio

Council currently manages, on behalf of the community, a property portfolio of 542 buildings and over 2,900 parcels of land. This can be summarised as follows:

Buildings

Building type	Examples	Number of buildings
Emergency Services	RFS, RFB, SES, Marine Rescue	24
Sports Buildings	Golf, Tennis, Bowls, Football	125
Recreation Buildings	Brookvale Oval & Pittwater Rugby Park	11
Theatre Buildings	Glen Street Theatre	1
Community Buildings	Community Centres, Libraries, Youth, Childcare, Scout	90
Operational Buildings	Depot and Plant Buildings	52
Amenities Buildings	Public Amenities	64
Waste Buildings	Council Kimbriki Buildings	5
Rental Buildings	Lakeside Holiday Park, Currawong	115
Aquatic Buildings	Manly & Warringah Aquatic Centres	5
Beach Buildings	Surf Lifesaving & Swim Clubs	33
Admin Buildings	Dee Why Civic Centre, Manly Town Hall, Mona Vale Admin	8
Carpark Buildings	Whistler St, Peninsula, Bungan Lane	9
Total		542

Land

Land type	Number of parcels	Area (m2)*
Community land	2,237	10,460,272
Operational land	168	1,058,227
Crown Land under management	535	14,022,885
Total	2,940	25,541,384

*note that the area has been rounded to the nearest whole m2.

Land register

Under section 53 of the Local Government Act 1993 Council is required to keep a register of all land vested in it or under its control. The register contains information that is constantly changing and evolving in line with the implementation of new legislation and ongoing property and land dealings. The register can be accessed through Council's website.

2.5 Council's dealings in land on behalf of the community

Council manages the use of this land under the direction of the Local Government Act 1993. As such, use by the community can be exclusive (lease), non-exclusive (licence) or generally publicly available. Council currently

has three (3) legacy policies regarding the leasing and licencing of Council owned and managed land and one action included within this Framework is to put in place a new Leasing and Licencing Policy.

The following is a summary of current Council property agreements:

Agreement type	Number**
Council building lease	188
Council building licence	66
Land lease	30
Land licence	4
Road Reserve lease / consent	183
Outdoor dining licence / approval	216
Airspace lease	11
Merchandise Approvals	34
Telecommunications Agreements	19
Council as Lessee	5
Total	756

** note that a number of the leases and licences referenced in these numbers are expired / on hold-over pending the implementation of the Leasing and Licencing Policy.



2.6 Acquiring and disposing of land

Council buys and sells land regularly and is an active player in the property market. Given the size of Council's property portfolio and its ever changing needs, it is common practice for Council to acquire land for general public purposes such as road widening, open space, sporting grounds, environmental protection and general community facilities along with land suitable for redevelopment and/or investment purposes. Disposal of Council land is also required from time to time and can be voluntary, where land is deemed to be underutilised and burdensome, or involuntary where land is obtained by other government departments via compulsory acquisition for a public purpose.

Regular acquisition and disposal of land is a healthy activity in a property portfolio as varied and large as that managed by Council over the long term. In addition to Council's applicable policy and procedure documents, transactions of this nature are also governed by the Local Government Act 1993.

Council currently has three (3) legacy policies regarding the acquisition and disposal of land and one action included within this Framework is to put in place a new Land Dealings Policy.

The new Land Dealings Policy will address the principles for the acquisition and disposal of land and other land dealings while the related Land Dealings Guidelines Document will outline how these functions are carried out.

Council's Local Environmental Plans (LEPs) identify land reserved for acquisition. While the majority of these land parcels are already in public ownership and not deemed priority acquisitions, reserved land will be considered as part of the Property Management Framework.



Our goal

Ensuring the most effective provision and utilisation of the community's property assets to meet the needs of the community, the protection of the environment and our heritage.

To deliver the principles outlined in this Property Management Framework, Council has established seven focus areas, supported by 18 actions. These are explored in more detail on the following pages. The strategic action plan with the implementation timeline can be found in Appendix A.

Focus	Actions
Focus 1: Establishing the strategic property baseline	<ul style="list-style-type: none"> • Prepare, consult on and finalise Property Management Framework • Align property policies with the Property Management Framework • Perform a baseline review of Council's Land Register • Update the Land Register
Focus 2: Strengthen Council's strategic property relationships	<ul style="list-style-type: none"> • Strengthen relationships with the Metropolitan Local Aboriginal Land Council (MetroLALC) • Continue to work with Crown Lands on the implementation of the new Crown Lands Act and Land Negotiation Program • Strengthen relationships with State and Federal Government bodies
Focus 3: Evaluation of leases and licences	<ul style="list-style-type: none"> • Evaluate existing and expired leases and licences against the policy framework • Establish lease and licence templates for community tenure arrangements
Focus 4: Reviewing current provision and utilisation of property	<ul style="list-style-type: none"> • Review the use of all Council owned and utilised property • Prepare a Property Action Plan for the Property Steering Committee (PSC) Review
Focus 5: Determining future property needs	<ul style="list-style-type: none"> • Conduct an annual needs assessment of potential gaps in the Property Portfolio • Incorporate the needs assessment in the draft Property Action Plan
Focus 6: Implementation and governance	<ul style="list-style-type: none"> • Establish a Property Steering Committee as a committee of Council to oversee the Property Action Plan • Establish and maintain a financial reserve • Implement the approved list of property proposals in the Property Action Plan
Focus 7: Performance and reporting	<ul style="list-style-type: none"> • Establish property performance metrics • Annually report to Council on property performance metrics

3.1 Focus 1: Establishing the strategic property baseline

Objective

To establish and maintain a contemporary suite of property policies and timely and accurate property data to support the management of Council's property portfolio.

Background

The formation of an agreed and publically available Property Management Framework with clear direction is the first step in aligning Council and the community's direction of the property portfolio and its management. This Framework will be available for public consultation prior to adoption.

The existing policy framework needs to complement the Property Management Framework, reflect industry best practice and be consistent in its application across Northern Beaches. A new Outdoor Dining and Footpath Merchandise Policy for the Northern Beaches came into effect on 1 July 2019. New policies for Land Dealings, Leasing and Licencing as well as Road Asset & Streetscape Management need to be developed to align with the Framework and replace the policies of the former Councils. This will streamline and address equity issues in the application of policies based on the former local government boundaries.

The Property Management Framework and policies need to be regularly reviewed to ensure they deliver the outcomes expected by Council and the community. It would be appropriate to review the Framework and policies every five years.

Accurate data on the property portfolio is critical to facilitating informed decisions. Council

owns and manages in excess of 2,900 land parcels and is active in the local property market through land acquisition, divestment, parcel changes, land transfers from other agencies and other land transactions. A thorough stock take of each parcel is important to ensure the portfolio continues to meet the needs of the community. This review needs to be carried out on an ongoing basis.

Council maintains a Land Register and Building Asset Register. These are used by a large number of business units within Council, as well as providing information to the community and other NSW State Government agencies. The Registers need to be updated to reflect the changes in the portfolio.

Actions

We will:

- Prepare, consult on and finalise the Property Management Framework
- Align Property Policies with the Property Management Framework
- Perform a baseline review of Council's Land Register
- Update the Land Register

3.2 Focus 2: Strengthen Council's strategic property relationships

Objective

To strengthen relationships with major land owners on the Northern Beaches and better co-ordinate the management of public and private land to deliver improved outcomes for the community.

Background

Council, the Metropolitan Local Aboriginal Lands Council (MetroLALC) and the NSW Government (National Parks and Wildlife Service and Crown Lands) manage the vast majority of land on the Northern Beaches.

MetroLALC represent the traditional land owners and first peoples of Australia. The land managed by MetroLALC is often of environmental and cultural importance and borders Council owned, Crown Lands or National Park. Improving relationships with MetroLALC will provide land management benefits, build cultural awareness and assist the MetroLALC to fulfil its objectives.

A substantial proportion of Crown Land is managed by Council on behalf of Crown. Since the implementation of the Crown Land Management Act 2016, Council's management of Crown Lands has become more involved, with additional responsibilities devolved to Council. Council is also participating in the Crown Lands "Land Negotiation Program", through which it is intended to transfer local lands to Councils where appropriate. Council's Property Team have almost daily liaison with Crown Lands across a range of areas. It is intended to continue to develop and improve these working relationships to improve effectiveness in the administration of Crown Land on the Northern Beaches to the benefit of our community.

Council works closely with State and Federal Government agencies to meet the property needs of the community, (e.g. Transport for NSW; Service NSW; NSW Department of Planning, Industry and Environment; and Department of Infrastructure, Transport, Cities and Regional Development, National Parks and many others). Building these relationships, provides a shared understanding of Council's direction and needs, opens up opportunities for property co-funding and grants and will lead to improved outcomes for the community.

Actions

We will:

- Strengthen relationships with the Metropolitan Local Aboriginal Lands Council (Metro LALC)
- Continue to work with Crown Lands on the implementation of the 2016 Crown Land Management Act
- Strengthen relationships with State and Federal Government bodies

3.3 Focus 3: Evaluation of leases and licences

Objective

Streamline the leasing and licensing process and update tenure agreements for all property to ensure fair and equitable allocation of community land and assets.

Background

After establishing the Leasing and Licencing Policy identified in Focus 1 a full review of existing tenure arrangements is required to ensure formal agreements are consistently applied, meet Council's legislative requirements and the needs of the community. The review of existing arrangements will assist to prioritise lease and licence renewals for implementation.

One of the key difficulties in ensuring effective and timely leasing of the communities land and buildings is coming to agreement with community groups about property leases and licences. Due to the legal nature of these documents, it is often a protracted process to come to a final agreed document with the community users who may never have had to work through a document of this type before.

As such, it is proposed to establish standard lease and licence documents that are easy to read and are demonstrably fair and even. These will then be used for community leases and licences, with the discussion points kept to the schedules of the documents which relate to tenure, timing etc. In this way, the timeline for lease and licence renewals should be significantly reduced, as well as reducing the cost imposition for both Council and the community groups involved.

Actions

We will:

- Evaluate existing and expired leases and licences against the policy framework
- Establish lease and licence templates for community tenure arrangements

3.4 Focus 4: Reviewing current provision and utilisation of property

Objective

To regularly review the utilisation of land and building(s) in the property portfolio to determine whether they are being effectively utilised and to develop an annual Property Action Plan.

Background

As Council's strategic direction and user groups change and develop over time, so too must the property portfolio.

Each parcel of land and building in the property portfolio, needs to be assessed on its benefit to the community and whether it is effectively utilised.

This review is carried out in line with the principles identified in the LSPS.

The review identifies the property as one of the following:

Unimproved Land

- Appropriately used and required – the property is required, well utilised and / or meets a specified community need.
- Underutilised – the property is not well-utilised and / or no longer meets the intended community need.
- Unresolved – the property's use is currently unresolved due to external factors.
- Surplus – does not meet a specified community need.

Improved Land

- Fit for current use – the property is fit for purpose and may or may not require minor refurbishment.
- At end of useful life - the property is no longer useful to the Council for community or operational purposes.
- Underutilised / not-utilised – underutilised for what benefit the property could provide to the community.
- Redundant - no longer required by Council for community or operational purposes.

If the property is 'fit for current use' or 'appropriately used and required', there is no further action. If the property is potentially surplus to requirements or if there is an opportunity to redevelop/repurpose for other uses, this opportunity is to be summarised and presented to the CEO for consideration (i.e. strategic decision).

Following this, any properties still considered surplus to requirements or suitable for

redevelopment / repurposing by the CEO are presented to relevant Council business units to:

- ensure the property is surplus / underutilised
- understand if the property has cultural / heritage significance
- verify whether the property has future requirements.

Additional due diligence is required before making a decision on the future of the property. This includes a review of any current or pending statutory planning controls, valuations, feasibility studies, associated documentation and potentially further stakeholder engagement to discuss findings. In addition, a risk assessment using Council's Enterprise Risk Management Framework is required.

At the completion of the review, properties identified as surplus to requirements or with an opportunity to redevelop/repurpose/ re-use are prioritised in order of benefit opportunity to the community. These properties are collated as part of a Property Action Plan for consideration by the PSC.

This will be done annually in line with other actions within the Property Management Framework.

Actions We will:

- Review the use of all Council owned and utilised property
- Prepare a Property Action Plan for the Property Steering Committee (PSC) Review



3.5 Focus 5: Determining future needs

Objective

To consider whether the Property Portfolio is meeting the current and future needs of Council and the community in developing the annual Property Action Plan.

Background

While Council owns a large portfolio of land and a large number of buildings, there are always additional requirements and desires from within Council and the community in general. The purpose of this focus is to clearly identify these unmet property needs, both specific e.g. *Council wishes to buy a certain property for the completion of a bushland corridor*, and in general e.g. *Council requires 2,000sqm in each town centre for Community Hubs*. These requirements may be immediate, but may also be required in long term planning for the future.

The priorities identified in the LSPS are considered when reviewing unmet property needs. These priorities cover needs around biodiversity, open space, community facilities, affordable housing, heritage and transport corridors.

An annual desktop needs assessment will be undertaken to review unmet property needs and user requirements. This review may also be reactive in nature if a market opportunity is presented.

The needs assessment will identify either:

- a specific need that is met by a particular property
- a generic need that may be met by a variety of properties.

These specific and generic needs that fit Council's user requirements will be shortlisted and presented to the CEO for initial feedback.

A check will also be undertaken to see if there is a cross-Business Unit opportunity that adds to the business case to acquire the property. This cross business opportunity may extend beyond Council to include state agencies, not-for-profit organisations etc.

Specific Identified Property

If a specifically identified property meets the Council's user requirements, then further investigation is undertaken to ensure appropriate Information is presented to the PSC to make an informed decision.

The level of due diligence at this stage must be suitable for the property being acquired. This may include review of any current or pending statutory planning controls, appraisals/ valuations, feasibility studies, associated documentation and potentially further stakeholder engagement to discuss findings. In addition, a risk assessment using Councils Enterprise Risk Management Framework is required.

Council's LEPs include land reservation acquisition maps of specific properties that will also be considered.

General Identified Need

If a general need has been identified which is not property specific e.g. *2,000sqm of community space in Brookvale*, this need is first reviewed against the properties identified as hold and re-purpose. Where this need is unable to be met, the requirement will be presented to the Property Steering Committee for potential inclusion as an acquisition on the Property Action Plan.

At the completion of the review of use of existing Council property, the list of prioritised property needs are included as part of a Property Action Plan for consideration by the PSC.

Actions

We will:

- conduct an annual needs assessment of potential gaps in the Property Portfolio
- incorporate the needs assessment in the draft Property Action Plan.

The PSC recommends the annual Property Action Plan to Council for approval. The PSC also oversees the implementation of the approved Plan.

Councillors' role is to approve the Property Management Framework and provide final authorisation for the investment and / or divestment of any property. All land dealings, including confidential land/property dealings, will be subject to approval by the Councillors as per the Land Dealings Guidelines.

3.6 Focus 6: Implementation and governance

Objective

To establish a sound governance framework to oversee the development and implementation of the Property Action Plan.

Background

Governance refers to the management review and approval process, the powers of authority and responsibility, communication covering its scope and procedure, consultation both internal and external to community and other key stakeholders. Property is an area where there is significant financial and non-financial risks for Council. Sound and efficient governance arrangements must be in place to mitigate the risks.

The Property Steering Committee (PSC) oversees the development and implementation of the annual Property Action Plan. The PSC is a Council committee with its authority, membership, roles and responsibilities, reporting and administrative arrangements detailed in the committee charter. Membership of the PSC includes the Mayor, nominated Councillors, Chief Executive Officer, Chair of the Audit Risk and Improvement Committee and independent property specialists.

Implementing the Property Management Framework will result in financial benefits, be it an ongoing benefit through a commercial development or a one off through the sale of lands. To reduce reliance on rates, these funds will be placed in a financial reserve to support the delivery of the Property Management Framework. This ensures any funds received are wholly utilised for the intent of the Framework and allows the continued growth of these reserves to provide for the future requirements of the community.

The financial reserve is to be set up specifically for:

- community infrastructure
- environmental acquisitions
- commercial developments.

Proposed actions from the Property Action Plan may include acquisition, redevelop / repurpose or disposal. Appendix B includes process maps that Council Officers will follow in implementing these actions.

In addition to the process maps Council Officers have further detail on implementation in Council guidelines and standard processes including:

- land dealings guidelines
- project management methodology
- risk assessment process.

The financial reserve will be managed as per Councils Long Term Financial Plan.

As a final approval step the acquisition or disposal of properties are required to be presented back to Council as a confidential report for adoption by the full elected council (as per the Local Government Act 1993 Section 377 1(h)).

3.7 Focus 7: Performance and reporting

Objective

To transparently report on the performance of the property portfolio and the implementation of the Property Management Framework to Council and the community.

Background

Regular reporting on the performance of the property portfolio drives accountability and is an important element of the governance framework.

In implementing the Framework, metrics for monitoring the performance of the property will be established. The metrics will include financial and non-financial measures and address the Property Management Framework's key principles.

An annual report on the implementation of the Property Management Framework will be presented to Council based on the metrics. The report will also identify the improvements made on behalf of the community in terms of provision and utilisation of property, as well as how the unmet need is being addressed.

Actions

We will:

- establish a Property Steering Committee as a committee of Council to oversee the Property Action Plan
- establish and maintain financial reserve to support the Framework
- implement the Council approved list of proposals in the Property Action Plan.

Actions

We will:

- establish property performance metrics
- annually report to Council on property performance metrics.




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Strategic action plan

The following is a summary of the actions within the Property Management Framework and their proposed implementations timeline.

Strategic focus	Action	2022	2023	2024	2025	2026
Establishing the strategic property baseline	<ul style="list-style-type: none"> Prepare, consult on and finalise Property Management Framework 	●				
	<ul style="list-style-type: none"> Align property policies with the Property Management Framework 	●	●			
	<ul style="list-style-type: none"> Perform baseline review of Council's Land Register 	●				
	<ul style="list-style-type: none"> Update Land Register 	●		●		●
Developing Council's strategic property relationships	<ul style="list-style-type: none"> Strengthen relationships with the Metropolitan Local Aboriginal Lands Council (MetroLALC) 	●	●	●	●	●
	<ul style="list-style-type: none"> Continue to work with Crown Lands on the Implementation of the new Crown Lands Act and Land Negotiation Program 	●	●	●		
	<ul style="list-style-type: none"> Strengthen relationships with State and Federal Government bodies 	●	●	●	●	●
Evaluation of leases and licences	<ul style="list-style-type: none"> Evaluate existing and expired leases and licences against the policy framework 	●	●	●	●	●
	<ul style="list-style-type: none"> Establish lease and licence templates for community tenure arrangements 	●	●			
Review the provision and utilisation of the communities' existing property	<ul style="list-style-type: none"> Review use of all Council owned and used Property 	●		●		●
	<ul style="list-style-type: none"> Prepare a Property Action Plan for Property Steering Committee (PSC) Review 	●	●	●	●	●

Strategic focus	Action	2022	2023	2024	2025	2026
Determine future needs	<ul style="list-style-type: none"> Conduct an annual needs assessment of potential gaps in the Property Portfolio 	●		●		●
	<ul style="list-style-type: none"> Incorporate the needs assessment in the draft Property Action Plan 	●			●	
Implementation and governance	<ul style="list-style-type: none"> Establish a Property Steering Committee as a committee of Council to oversee the Property Action Plan 	●				
	<ul style="list-style-type: none"> Establish and maintain a financial reserve 	●				
	<ul style="list-style-type: none"> Implement the Council approved list of proposals in the Property Action Plan 		●	●	●	●
Performance and reporting	<ul style="list-style-type: none"> Establish performance metrics 	●	●			
	<ul style="list-style-type: none"> Annually report to Council on property performance metrics 	●	●	●	●	●



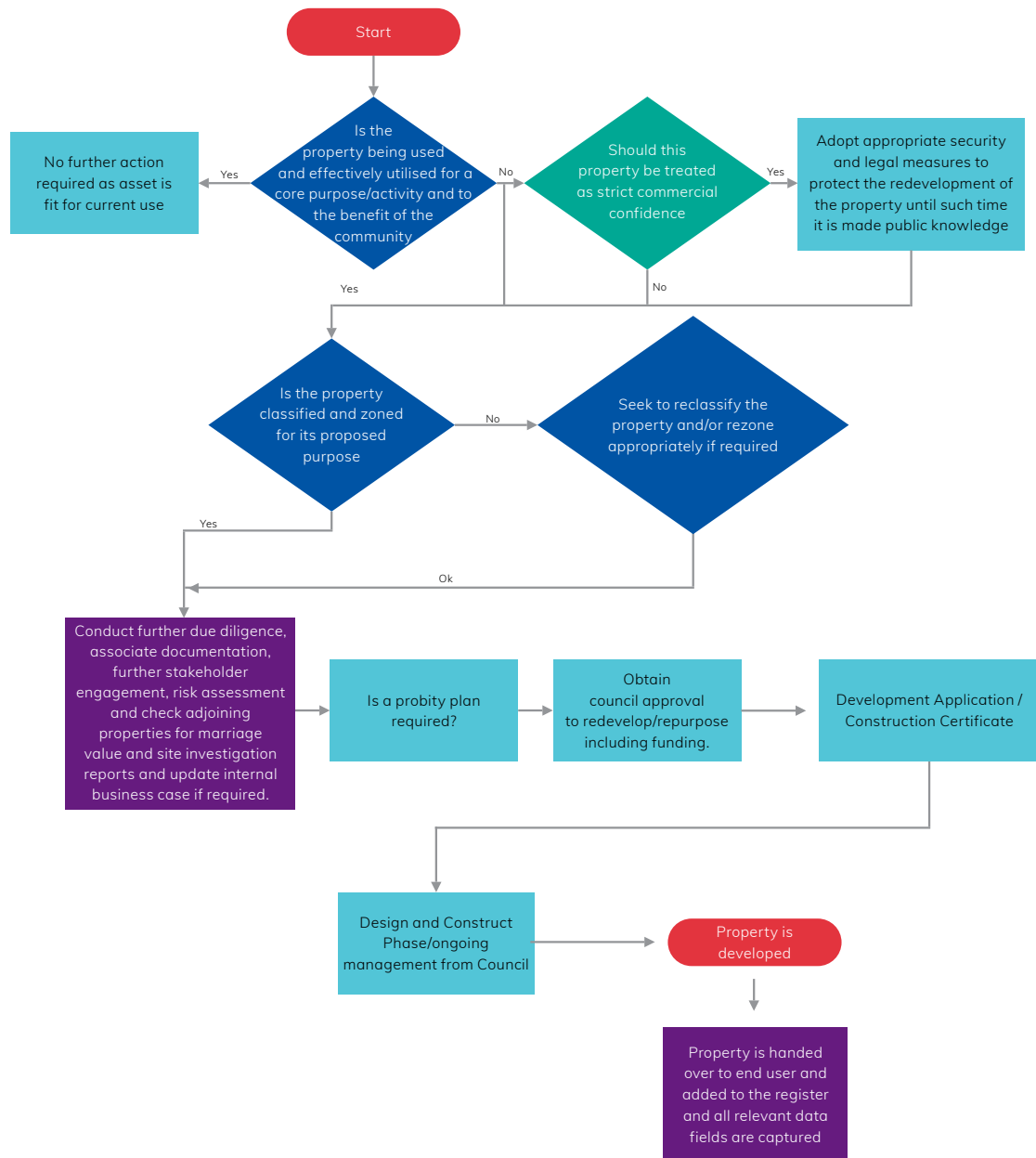
Appendix B: Process maps

Process map 1

Re-develop/Re-purpose

Property is underutilised or there is an opportunity to redevelop/re-purpose the property.

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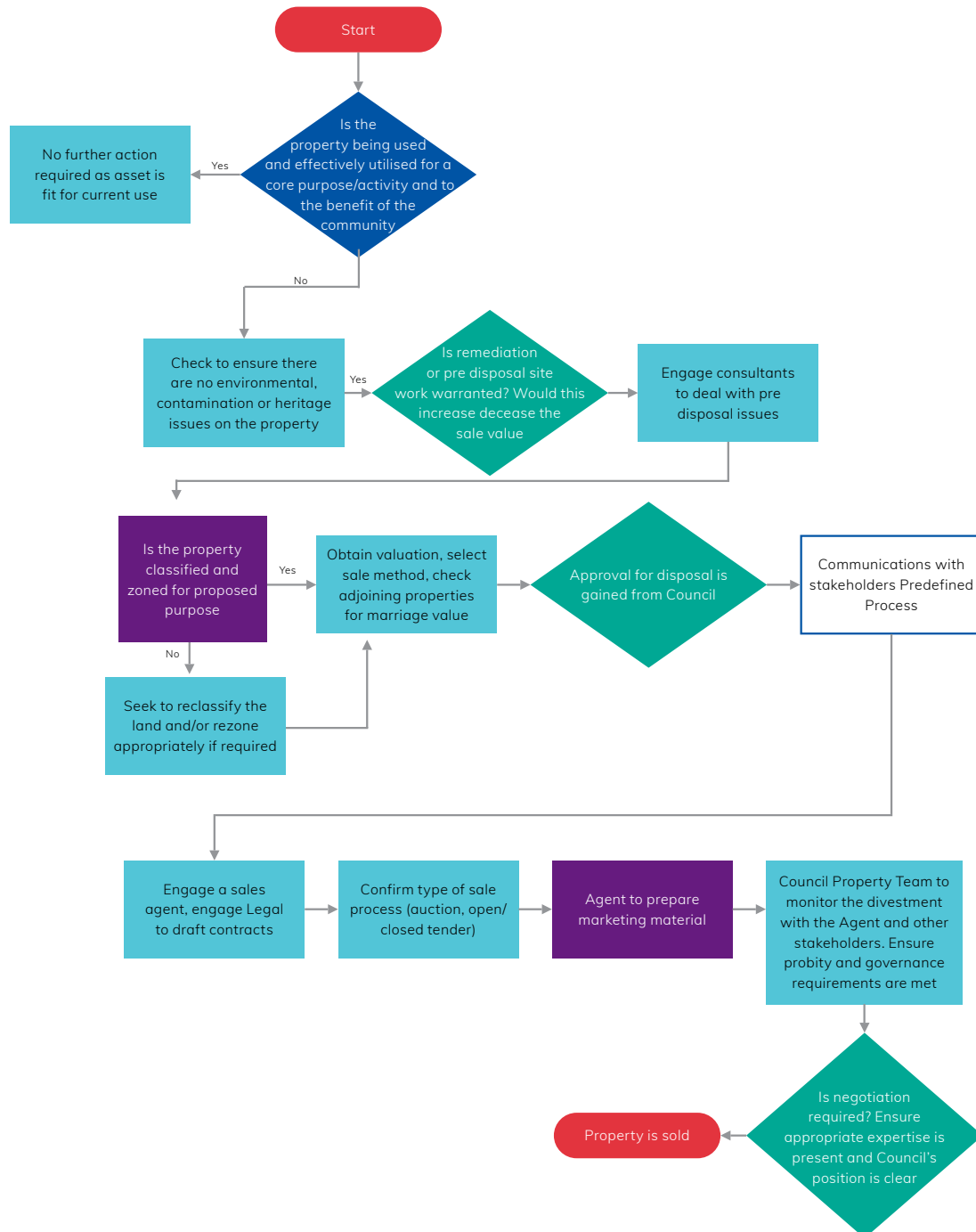


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Process map 2

Divestment of Property

Property is surplus to Council needs and is identified for disposal.

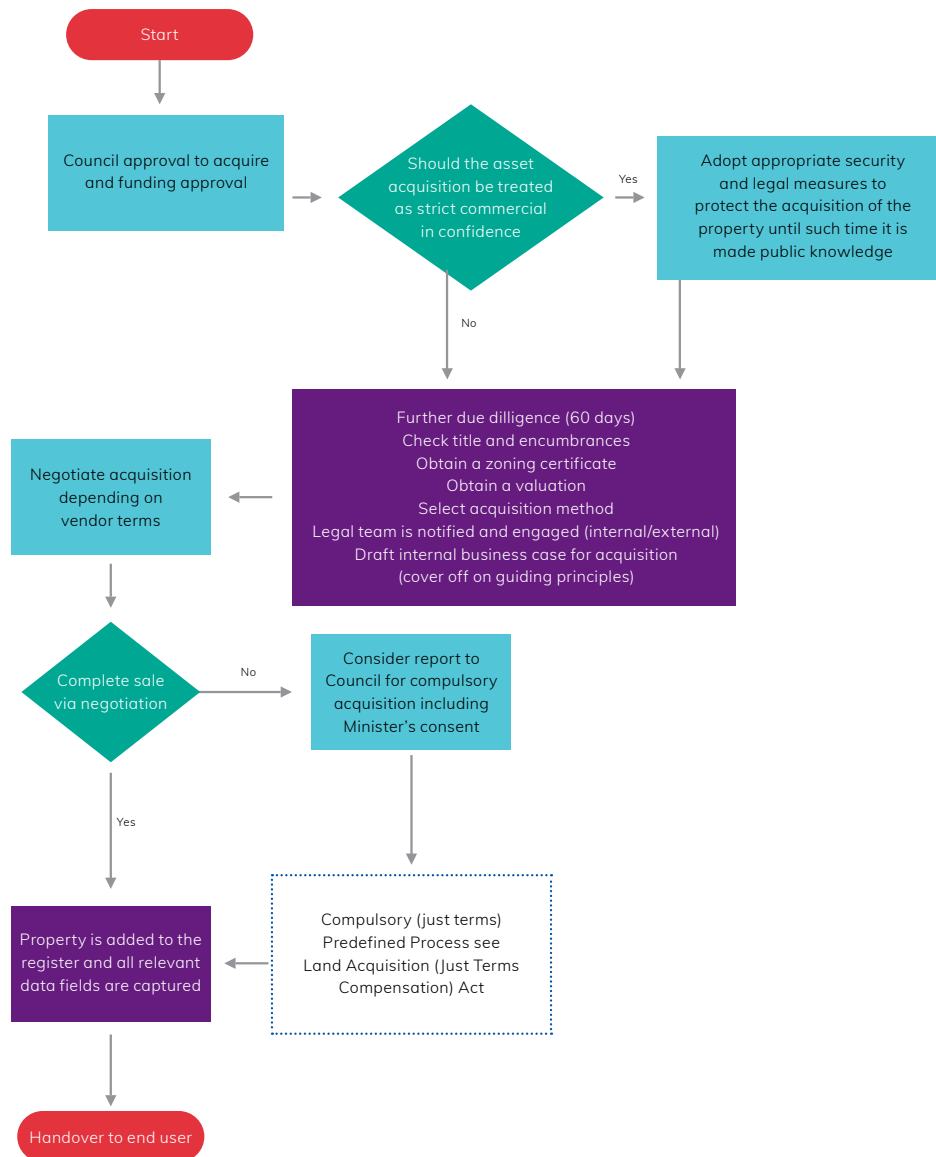


Process map 3

Acquisition of a property

Property is identified as meeting the needs of the community or Council's investment criteria or strategic to Council.

35



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Definitions

Council's "property" includes parks, car parks, public reserves, vacant land parcels, buildings on Council land, and Crown land under the management of Council.

"Internal Stakeholders" include Council business units such as Environment & Climate Change, Parks & Recreation, Strategic & Place and Community, Arts & Culture.

"Strategic Relationships" include the Metropolitan Local Aboriginal Land Council, Crown Lands, Roads & Maritime Services (RMS), Service NSW, NSW Department of Planning, Industry & Environment, NSW Department of Education, Department of Infrastructure, Transport, Cities and Regional Development and other State and Federal departments.

The "Land Register" is a database of Council property that is used by a large number of business units within Council, as well as providing information to the community and other NSW State Government agencies.

This information is kept within a central database that is also available via a Spatial Information system known as SEA.

The "Property Action Plan" is a shortlist of Council's properties that require resolution.

Responsible Officer

Director Corporate & Legal



Community and Stakeholder Engagement Report

Wyatt Avenue, Belrose Bike Park Plan of Management

Consultation period: 29 October 2021 to 12 December 2021

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1. Summary

This report outlines the outcomes of community and stakeholder engagement on the draft Wyatt Avenue, Belrose Bike Park Plan of Management (PoM) between 29 October 2021 and 12 December 2021.




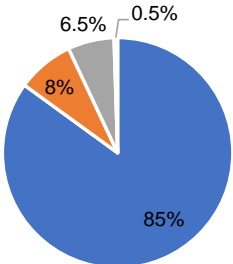
The feedback collected during consultation mostly revealed a high level of support for the proposed junior bike park on Wyatt Avenue. Supportive comments cited the health and recreational benefits of such a facility and the importance of having a safe place for children to practice and develop their bike skills.

Some who were supportive of the bike facility concept felt that Council should consider another location for it.


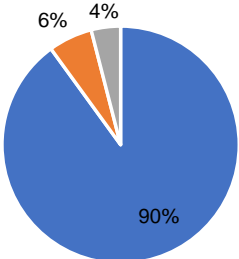

Concerns were expressed about potential increase to traffic congestion and parking issues on local streets, additional noise, and impacts on the surrounding bushland and natural habitat.

Council engaged an independent consultancy (Parkland Planners) to conduct a public hearing about the proposed land categorisation.





1.1. Key outcomes

 Total unique responses	173*	
 How responses were received	Online submission form: Written submissions (email): Public hearing submissions:	Completions: 164 Number received: 6 Number received: 7
 Online sentiment question 1: Do you support the draft Wyatt Avenue Bike Park Plan of Management?	 <div data-bbox="1082 1489 1295 1624"> <ul style="list-style-type: none"> Support Support with changes Don't support Neutral/undetermined </div> <p>Total responses = 164</p>	

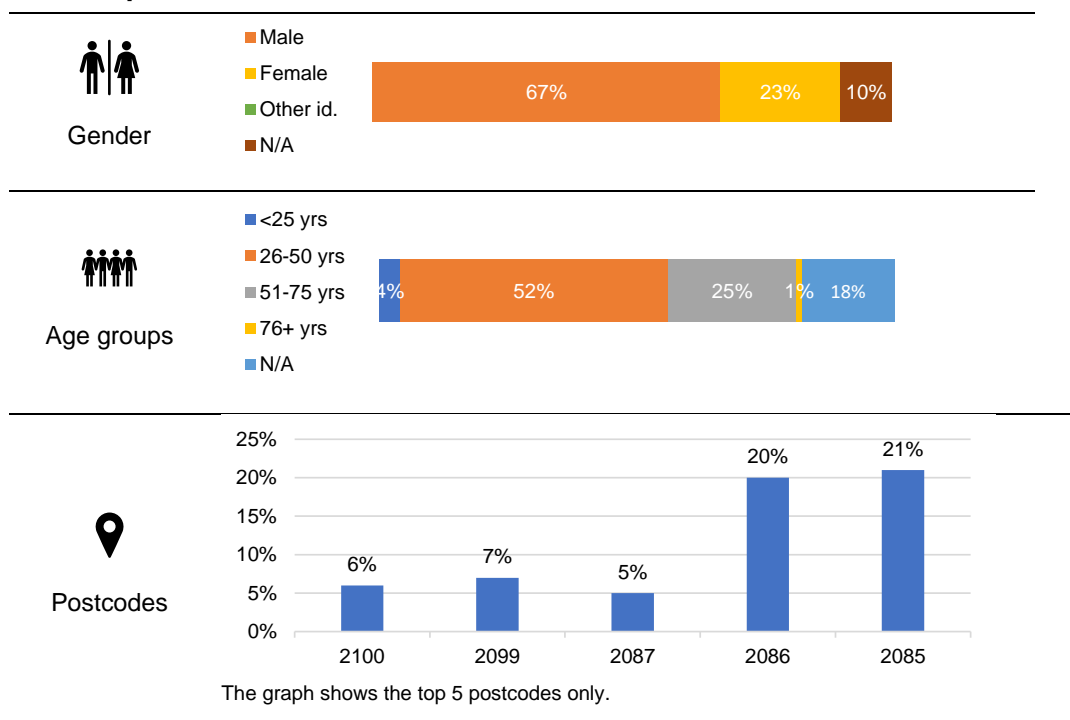
* One respondent provided a submission via email and via the online Your Say platform. Three respondents provided a submission via the online Your Say platform and at the public hearing

 <p>Online sentiment question 2: Do you support the proposed categorisation of Lot 102 DP 1244381 and lot 2620 DP 752038 as Park?</p>	 <p>■ Support ■ Support with changes or Changes requested ■ Don't support</p> <p>Total response = 164</p>	
 <p>Feedback themes</p>	<p>Parking and traffic congestion. Protection of the environment. Accessibility. Toilets required.</p>	<p>Noise. Skill development. Alternate use of site.</p>

1.2. How we engaged

 <p>Have Your Say: visitation stats</p>	Visitors: 2785	Visits: 3247	Av. time onsite: 1m13s
 <p>Print media and collateral</p>	<p>Mailout: to parts of 2085 Site signs used: Yes</p>		<p>Distribution: 93 Number of signs: 2</p>
 <p>Electronic direct mail (EDM)</p>	<p>Community Engagement (fortnightly) newsletter: 3 editions Council (weekly) e-News: 1 edition Resident and stakeholder email: two</p>		<p>Distribution: 20,000 subscribers Distribution: 150,000 subscribers Distribution: 348</p>
 <p>Face-to-face sessions</p>	Online public hearing (Teams): 1		Attendance: 5

1.3. Who responded¹



2. Background

In March 2019, the NSW Government sold land on Wyatt Avenue, Belrose on the condition that Council classify the land as Community Land and develop a public recreation facility on the site.

In late 2020, we engaged with the community on a concept plan for a proposed junior bike skills area on the land known as Lot 102 DP 1244381 and Lot 2620 DP 752038. Earlier this year, we proposed to categorise the site as Park and amend the Generic Parks Plan of Management (Former Warringah) to include the land and facilitate its use for a bike park and public recreation.

While there was general support for the Park categorisation and use of the site as a bike park, we received feedback that, due to the specialised nature of the proposed bike park, a site-specific Plan of Management would be preferable.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way

¹ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

- identify community and stakeholder concerns, local knowledge and values.

4. Engagement approach

Community and stakeholder engagement for the draft Wyatt Avenue Bike Park Plan of Management was conducted over a six- week period, from 29 October 2021 to 12 December 2021, and consisted of a series of activities that provided opportunities for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

A project page² was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through onsite signage, resident and stakeholder notifications, Council's E-News and our Have Your Say community engagement newsletter.

Feedback was captured through an online submission form embedded onto the have your say project page. The form included a question that directly asked respondents for their level of support on the draft Plan of Management and proposed land categorisation.

An open-field comments box provided community members a space to explain or elaborate on their support, not support or neutral sentiment as well as any other feedback they wished to contribute.

We held an online public hearing where community members had the opportunity to speak with the project team, ask questions and make a verbal submission.

Email and written submissions were also invited. Contact details for the project manager were provided as a channel for the community to ask any questions about this project.

We asked a uniform set of questions of participants in all activities. Results provide responses across a spectrum of demographics, expertise, experience and understanding of our local government area.

5. Findings

Feedback on the Wyatt Avenue Bike Park Plan of Management echoed what we heard in the late 2020 consultation on the junior bike skills area concept plan, with the majority of comments in support of providing this type of facility in the area.

Many people said it was much needed, "an excellent initiative", "looks amazing" and indicated that will be very popular and "a great community asset", especially during the pandemic.

Respondents in support of the proposed facility agreed with it being designed and built for a younger cohort and beginner riders, as the nearby Bare Creek facility is too advanced for small children. We heard from a lot of local residents who mentioned the importance of having a safe place for children to practice bike skills near their home.

² <https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bike-skills-area>

The proposed improvements to the natural environment outlined in the concept plan were also well received.

A few respondents gave suggestions regarding technical elements that should be included in the bike facility.

Some people were supportive of the junior bike park facility, but also queried if Wyatt Avenue, Belrose was the best place for it and whether Council would consider other locations.

While the minority of responses received, there were others who were strongly opposed to placing this facility on the proposed site in Wyatt Ave.

Concerns were expressed about potential increase to traffic and congestion, parking issues on local streets, additional noise and impacts on local biodiversity.

Table 1 below outlines the key issues raised through the online comment forms along with our response to each.

Further detail and recommendations are provided in the Parkland Planners produced Public Hearing and Submissions Report for Proposed Categorisation of Wyatt Avenue Bike Park, dated 10 February 2022.

In their report, Parkland Planners provide an overview of and responses to verbal submission received at the public hearing on 2 December 2022. The Parkland Planners report also outlines any written submissions regarding the proposed land categorisation.

Table 1: Issues raised through the online comment form

Theme	What we heard	Council's response
Support	93% of submissions supported the draft Plan of Management and the proposed use and management of the properties	Noted.
Categorisation should be sports ground	Several submission suggested an alternative categorisation as sportsground citing that the active recreation activity proposed would be better served by that categorisation.	Park is a more suitable categorisation as it still permits the proposed use but is more sympathetic to the surrounding environment.
Traffic congestion and parking	There are already too many cars and buses on Wyatt Avenue and this proposal will increase traffic congestion.	We anticipate that most people using this facility will be local children who will ride or walk to the park.
	We should provide a shared path connection to the facility so that people (especially children) can access the space safely.	Council has identified a shared path link from Forestway to John Colet School as a tier 3 link for construction and is subject to future funding.

Theme	What we heard	Council's response
	There is currently not enough parking on Wyatt Avenue, especially during peak school and weekend sport use, and this proposal will make matters worse.	There is no opportunity to increase parking on Wyatt Avenue. There is parking available nearby, adjacent to the Wyatt sportsground.
Protection of the environment	The surrounding bushland and local fauna need to be protected.	Secure fencing between the bike park the school and the adjoining bushland will be established as part of the design.
	The removal of trees will compromise wildlife habitat.	Council will replant Eucalyptus seiberi, which is an endemic Duffys Forest Endangered Ecological Community plant species, to offset the removal of trees due to public safety concerns, low retention value or exotic species.
Accessibility	The facility and surrounding open space need to be accessible for everyone, including older people accompanying their grandchildren.	The area will have a natural feel with seating for the community, including the elderly. It is expected that many people will enjoy watching the activities within the park.
	The site should include recreation facilities for other age groups.	The size of the site is not large enough and additional facilities cannot be accommodated without compromising the bike park or natural environment.
Toilets required	Public toilets will be needed in reasonably proximity to the track.	Existing public toilets are available 130 metres away in Wyatt Avenue Reserve sportsground. These are considered suitable for expected demand and within reasonable distance to the facilities.

Theme	What we heard	Council's response
Noise	<p>Riders will have all-hours access to the facility and residents on the street will be impacted by the noise.</p> <p>The Plan of Management should clearly outline permissible hours of use of the bike facility.</p>	<p>It is not proposed to floodlight the park which should discourage after-hours use.</p> <p>At this point in time there are no plans to restrict access.</p> <p>If anti-social behaviour does develop, Council will ask the Police to include the park in its patrols.</p>
Skill development	<p>The bike facility needs elements that allow for progression and the development of skills to transition to the Bare Creek intermediate tracks.</p>	<p>There is a lengthy learning curve between this bike park and Bare Creek Bike Park as a hub for experienced riders.</p> <p>This facility will have features that are somewhat progressive regarding how to ride on dirt and jumps.</p>
Alternate use for the site	<p>The proposed site should be for passive recreation (or in other words open and green spaces where people can sit and enjoy the area) which will benefit older residents in the area.</p> <p>Other locations for this bike skills park should be considered.</p>	<p>The suburb of Belrose is well provided with several pocket parks for passive recreation. There is also open space around the sports field on Wyatt Avenue which also allows for passive recreation.</p> <p>Demand for bike riding facilities is very high across the Northern Beaches LGA. We have seen an increased demand for the recreational pursuit of bike riding over the last 12 months at over 100 sites where kids build their own jumps.</p> <p>Council is also looking at a range of other sites for bike facilities which we believe will help provide a range of options for bike riders and not lead to overuse of this site.</p>

Appendix 1 Verbatim community and stakeholder responses*

A. Online submissions³

Number	Comment
1	The plan of management has been well constructed and includes improvement of the natural environment and ongoing management of the site to remove weeds and exotic species and retain and improve Duffy's Forest Community species. This site will provide a much needed recreational facility for junior bike riders and other users. Well done Northern Beaches Council! I look forward to seeing the end result.
2	I like the idea of a bike track being so close to lots of people.
3	If this park is for younger riders that require parents to drive them there - there is no parking. When there are soccer matches there is no parking at the weekend at all so adding to this with a new park will make it even more congested.
4	It is far too difficult to turn from Charleroi Road into Wyatt Avenue already. There are far too many cars and buses coming along Wyatt Avenue already! I have no doubt that not all participants would ride their bike to the park.
5	Excellent proposal for this unused land, and great to have another zone for young children to use safely
6	fantastic idea
7	Traffic management is a big issue here around school opening and closing times. Very dense traffic and no parking at these times how will this be addressed.
8	Definitely agree with more beginners bike park with smaller jumps
9	Keen cyclist and want the kids to enjoy safely a fantastic sport 👍
10	This looks great for the little ones however it really requires a toilet. I understand there is one across the road however this is not suitable or safe for toddlers especially if you have multiple kids with you.
11	Please also include the provision of a shared path on the southern side of Wyatt Avenue from Cotentin to Forestway in the scope of works as currently nothing provided (currently a very worn and uneven dirt path in the grass).
12	Traffic congestion and lack of parking. Maybe one park could be a car park. The congestion in Wyatt on the weekend when the sporting field is being used is very dangerous for all the children running around. I have lived in the area for the last 25 Years, obviously, those proposing this plan have not. I will hold the council accountable for the serious injuries that this plan will incur. Why not put this facility with the new Bike Park on the old TIP site. I am bemused that it was never considered. Thanks, [REDACTED]
13	All kids want to do is jumps on bikes. I believe you should make this a small Bear creek area. Where kids can learn safely how to improve there skills. This would also help stop the kids making there little jumps everywhere
14	If you think little kids will ride unassisted and not be driven to this park you're delusional. You need off street parking otherwise it will be a nightmare. In addition toilets need to be built.

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

³ Some people only answered the sentiment question in the online submission form and did not provide further comments.

	Having kids needing to cross a road to visit a bathroom is impractical especially if you have multiple kids. Don't be tight asses and spend the money building it properly.
15	Great option for young kids to skill up in a safe place.
16	leisure area, bike path and playground will be amazing an amazing addition to the area. We are so excited and looking forward to using the area once it is completed.
17	great community asset!
18	The more outside activity areas the better for the communities health.
19	Great initiative! I'm a 49 year old dad with average skills so this might even suit me (Bare Creek is mostly too dangerous for me!)
20	Very pleased to have a junior biking facility as my children are not up to Bare Creek yet. Parking might be an issue around school pick-up/drop-off times. My children are at John Colet School and it's already difficult to park in the area around 3pm.
21	Toilets would be a good addition as small children usually can't hold on for long.
22	if you can introduce a parking area in the plan that would be great, as John Colette school's parents are terrible at parking and park on corners and in bus zones!!
23	Great initiative. Maybe we will not be mowed down by bicycles, tricycles, or anything else on wheels whilst walking around Lionel Watts Oval from now on
	Perhaps look for other places to have a similar facility as centennial park which could diffuse the parking issue if there were multiple entries..
24	It will help keep more cyclists off the road.
25	The facility seems well planned, but I question the need to place it here. Building a similar track adjacent to the existing facility at JJ Hills, or even at Bare Creek, would provide a more linear progression in terrain allowing kids to move between areas as they feel ready. It would also make it easier for families to satisfy different appetites within the family. Having totally separate "Big Kids Parks" and "Little Kids Parks" makes it more difficult to get the whole family involved at once, and limits the opportunities for the little ones to learn from the bigger ones.
26	I think a junior bike area is a great idea - and very much needed! I'd like it as big as possible!!
27	This is much needed to minimize the injuries of kids at Bare Creek Bike Park. Without an alternative, Bare Creek will keep drawing in beginners who are way out of their depth there.
28	Good project.
	Good concept.
29	There should be additional educational road safety items located around the park, stop signs, crossings, how to cross a road safely etc to help prepare young riders for the real world hazards.
30	I am opposed for the destruction and removal of trees and native habitat
31	Lack of vehicle parking. local streets are narrow and John Collett school parents use lots of space for pick up and drop off. Existing playing fields also lack parking and the proposed bike park, with parents picking up and dropping off youngsters! (with time taken to unload bikes)will cause absolute chaos in the local streets
32	This will be a great addition to Bare Creek, which is aimed at higher level riders. Needs toilet facilities included.
33	Wonderful initiative to bring more people on the Northern Beaches into biking in an environment that won't be intimidating or dangerous. Will complement Bare Creek and other sporting facilities to reach into the youth market and engage them better.
34	I think this is a great idea, and a stepping stone for kids to hone their skills before they progress to Bare Creek. It would be really great if a bike path could be sent in the direction of Bare Creek bike park as well, but I do support the proposal as it is.
35	This is so needed as a gateway to riding bare creek. The perfect progression zone to move from pumptrack to dirt jumps. My 2 kids age 4 & 7 would love a facility such as this to safely progress their jumping skills to one day build up to joining me at bare creek. The happiest kids I have ever met are kids riding bikes 🚲
36	I'm 15 years old and believe that it is a great idea to build another bike park, however I think the location is to close to bare creek and needs to be moved to an area that desperately needs new

	facilities like Curl Curl and Freshwater. These areas have an extremely large amount of mountain bike riders who are in love with the sport and desperately need proper facilities to facilitate their growth in this sport. This plan also needs some larger intermediate jumps, as the engineer stuff won't entertain the bike riders here, causing more illegal trails to be built. Please accommodate to the extremely large amounts of bike riders in this area with a quality facility that has progressive and larger jumps.
37	I support councils investment into all MTB infrastructure it's really needed as the sport has expanded massively of late. It's great to see these parks becoming more common but trails are also needed, this is more challenging given available land for sure but it would be great to see some of the unsanctioned trails formalised. Great work
38	Ensure there are progressive features available to help prepare young riders for the more advanced features at the bare creek bike park.
39	Would be great to see the park include a number of beginner to immediate jumps and drops that serve as progression for younger and less experienced riders in preparation for Bare Creek which is not overly beginner->intermediate friendly. One particular feature that is incredibly popular at the recently rebuilt Golden Jubilee bike park in Wharoonga is a medium size step up trick jump with bark landing. This is a very safe way to start learn tricks and is by far the most popular feature at the park and takes up only a small amount of room. Other than that, something like the Mt Stromlo evolution trail (albeit smaller) would be very well received - this trail builds from small jumps at the beginning to quite large towards the end, all with multiple options for different skill levels. Overall I very much appreciate the new support for MTB as a community activity - thank you councils all around!!
40	I generally support the concept and submission. It may be the case that many young riders will be brought to the park by cars utilising bike racks. In view of this could consideration be given to optimising the current car park surrounding Wyatt Avenue which will be the closest "off street " parking.
41	After school hours, and particularly on weekends, many beginner riders and families are going to Bare Creek bike park, and riding trails that are beyond their capabilities. A dedicated beginner-friendly bike park is needed in the area.
42	This is a good idea and there is a need for facilities to aid in the progression of young riders before they start riding at parks like Bare Creek. The site should have a version of a pump track and small jumps as well as the normal basic loop that possibly has some features like small berms. In short the facility should have undulating and slightly challenging terrain that will teach riders how to properly shift their weight and control the bike leading up to them being able to pump and jump as well as ride properly through berms.
43	Think it's a great idea to have this. Also wondering if maybe council could build an indoor skatepark with a foam pit so riders can try new tricks without hurting themselves. There is no foam pit in an indoor skatepark until 1 hour drive north or west
44	Concept plan does not clearly show a junior bike park which meets needs of local junior riders. There is a need to ensure that progression features are provided, aimed at the junior level, which allow for development of fundamental basic skills needed for Bare Creek Bike Park. At present, Bare Creek Bike Park is negatively affected by injuries and trail damage as a result of younger riders attempting intermediate-level trails without the necessary skills or knowledge. The Wyatt Ave proposal has the potential to address such problems, by providing a starting point for such riders. As such, the "various skill level options and pump elements" should be planned carefully to ensure that there is a graduated progression from the Wyatt Ave park through to the intermediate trails at Bare Creek Bike Park.
45	Keep it up. We need this
46	I endorse full use of all available council land for the public.
47	As an experienced mountain biker with young kids aged 2-7 I'm very keen for a place we can all enjoy together. The younger kids also get a thrill from seeing older riders.

	<p>It appears from the plan there is just the one junior loop which could potentially become boring for the kids as they progress, and then it may be too big a step to move on to bare creek.</p> <p>It looks like there could be more levels of difficulty fit in to this one location.</p> <p>Very excited to see what comes of this!</p> <p>Thank you!!!!</p>
48	<p>Make sure there is progression from this facility to Bare creek bike park. This can be an important step in providing riders with the skills they need to progress to bare creek- this means progression with speed, height and steepness of jumps as well as other skills. Ideally the hardest jumps at the new park will be harder than the easiest jumps at bare creek. The current progression from the blue to black line at bare creek is significant for newer riders and a well built green to blue version of bare creek would make everything safer. The jumps need to be big but well built (correct trail speed) and low consequence (tabletops with long wide landings and no corners). When riding with my kids I find the mill creek park jump trail 'up the turps' to be awesome as it has two takeoffs on each jump allowing us to ride together and encourages the kids to progress safely.</p>
49	<p>Hi Team,</p> <p>The proposal for the beginners bike park is a fantastic addition to the fledgling off road cycling network on the Northern beaches. I think this ties in nicely to the Bare Creek facilities where less experienced riders can hone their skills before progressing.</p>
50	<p>The sport is growing and is favoured by children (not whom of all want to play a ball sport). The beaches are FILLED with bikes, and as stepping stone facility needs to exist to teach people how to safely ride their bikes. Places like this will also limit illegal trail building.</p>
51	<p>What a great idea! Would love to see this put into place</p>
52	<p>It is wonderful news the council is investing into mountain biking.</p> <p>A connecting trail between this and Bare creek would be a great addition and will be well used. Mountain biking can be enjoyed together by whole family unlike huge sport fields that only cater for a small percentage of young children. Mountain biking builds confidence, relationship and improve mental health, at the same time bring people together outdoors and in nature. Well done council and please keep setting this example to other councils, ie Hornsby and Ku-ring-gai</p>
53	<p>I believe it is a worthy use of the land. I do however hold concerns there is no description of the bike track materials- will it be crushed quartz/road base style, will it be sealed like bare creek and JJ Melbourne pump tracks or will it be dirt like Lionel Watts. The dirt track at LW poses risks due to how changeable the landscape can be when children and adults adjust ramp heights and positions. Often people enter with their own shovel, this compromises the predictability and integrity of the course causing greater risk of injury. Sealed would be ideal in parts where reshaping or erosion would be a risk and crushed quartz may mirror bare creek in parts to get a feel for the materials they will step up too.</p> <p>There is no indication of a target age range for this course, only that it is a beginner track and should be a feeder to bare creek. There is not an indication if the intent is to shape it with very minor undulation fit for a balance bike toddler type "beginner", where it is effectively a flat path, or whether it is a place to legitimately extend a child's "beginner's skills" beyond pedestrian riding to cultivate skill which reduces risks associated with going to bare creek too soon.</p> <p>It would be ideal to have shading considerations for the two viewing areas.</p> <p>Waste removal- there are absurd levels of waste left at Bare Creek compared to minor levels of waste litter at JJ Melbourne. What are the considerations for placement of bins, grounds keeping and frequency of waste removal so that the environmental impact is minimized.</p> <p>Given the shape of the land and therefore visibility? from the road through the park, is it likely to attract undesirable and delinquent behaviour and how is this mitigated.</p>


	Otherwise bring it on! It's great to see investments like this from council!
54	Sounds like a great idea to reduce crashes at bare creek.
55	Excellent initiative. Positive recreation for junior members of our community is urgently needed. As a nation with a significant obesity issue helping kids develop confidence and a love of active exercise is critical to the health of our future generations.
55	This compliments well the existing bike infrastructure which is I'll suited to beginner riders.
56	I think this is a fantastic idea. I would like to see some sort of license provided so that individuals and companies can run Skills Days and other training events. You may also want to consider running trail care days and bush care days so that younger riders understand the impact riding has and what we can all do to find balance between riding, looking after our bush land and respecting the lands indigenous owners
57	This is great use of land, cycling must be the biggest sport that families do together and a learning and progressive park would be a great addition to the cycling community. The popularity of bikes is enormous and I believe more riding facilities are needed to fulfil the needs of the community. Cycling is such a great way for children and adults to use there spare time and the more facilities we can create for them will only enhance there growth in more ways than just cycling.
58	Bigger is better. The more trials/parks the better it is for all riders
59	The pandemic has seen an increase in bike use on the Northern Beaches. Children need a safe place to learn and practice their bike skills.
60	This sounds like a great use of the space, offering an exciting opportunity for active sports. I do hope that it will also be easily accessible by bike (maybe in combination with public transport), too, so that it's not required to have to drive there in a car.
61	This is a great cycling initiative and it will make it safer for young kids to learn bike riding skills.
62	It will be a great addition for local kids and give the less skilled riders which Belrose bike park does not cater for a facility.
63	Not enough parking in the street. You can't expect young ones to ride their bikes there. Very unsafe as Charleroi Rd has cars parked usually on both sides of the street and there is only room for one car to go down or up at a time, so include bikes in the picture and it would be very dangerous. Waste of council money.
64	Kids definitely need safer places to ride their bikes. This would be AMAZING!!
65	It looks great and will be a great community addition!
66	Any extra public space for recreation by any sport is welcome.
67	Looks amazing! Well done! Will there be any covered areas for shelter, either from (unexpected) rain or sun? Could there be an option for a bike trail from the back of the park (end opposite Wyatt Ave) through to Linden Ave, connecting through to Bare Creek bike park so riders don't have to go near Forest Way? Would definitely be good to have a widened path down Wyatt Ave to access the park.
68	Wyatt Avenue Bike Park <u>Re Draft Plan of Management</u> 3.3.2 Table 4 Values of Wyatt Avenue Bike Park Environmental "Includes and adjoins Duffys Forest Endangered Ecological Community and a wildlife corridor" An intensive multi-purpose use for bikes is not compatible with the protection of the Duffys Forest EEC or wildlife habitat.

	<p>3.3.3 The Vision for the Park refers to “<i>bike riding and complementary recreation and social activities in a natural and attractive setting</i>”.</p> <p>The Vision does not mention the Duffys Forest Endangered Ecological Community (DFEC) or the wildlife corridor.</p> <p>3.4.4 Physical constraints</p> <p>“<i>Future use and development of the site must take the presence of the Duffys Forest Ecological Community and the bush fire risk into account.</i>”</p> <p>Also take into account the ‘protection and rehabilitation of DFEC and the wildlife corridor’.</p> <p>3.4.9 Scale and intensity of use and development</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • <i>the small size of park</i> • <i>existing mature trees and other vegetation</i> • <i>its location in a wildlife corridor</i> <p>“<i>It is expected that park users will self-regulate the numbers of users on site at any time...</i>”</p> <p>Self-regulation will not be adequate prevent impacts associated with intensive use.</p> <p>4.2.3</p> <p>Table 7 Environmental actions</p> <p>Re DFEC</p> <p>“<i>Encourage native regeneration</i>”; “<i>Improve the condition of Duffys Forest vegetation on site</i>”</p> <p>I support these actions, but it will be difficult to protect DFEC from informal bike access / trails.</p> <p><u>Re Categorisation</u></p> <p>The categorisation of ‘Park’ does not include environmental objectives.</p> <p>‘Natural area’ (bushland) would be more appropriate to protect the DFEC and wildlife corridor.</p> <p><u>General Comments</u></p> <p>The proposed use as a Junior Bike Park conflicts with the conservation values of the site, which include the threatened DFEC and wildlife corridor.</p> <p>The bike use also poses a potential threat to adjoining areas of bushland and DFEC due to informal access.</p> <p>The DFEC has been protected as an offset to compensate for the loss of this vegetation community.</p> <p>A particular concern is the observation of widespread damage inflicted on bushland within Parks and Reserves due to unauthorised bike access. Perpetrators include juniors (school children).</p> <p>Currently there is a lack of control, supervision, surveillance and education to curb the ongoing damage and loss of native vegetation that is occurring.</p> <p>The Park has scope for passive recreation, as a compatible use, and education associated with bush regeneration.</p>
69	<p>1. Wyatt Avenue Bike Park proposal</p> <p>Thank you for the opportunity to once again comment on this proposal for a bike park in Wyatt Avenue. I strongly object to this inappropriate plan.</p> <p>In October 2020, I was informed of Council's proposal to develop the site as a Junior Bike Skills Area. This proposal was placed on public exhibition before the parcel of land had even been categorised. I provided a detailed submission of objection to that proposal. In March 2021, the site was then exhibited for community comment on its categorisation as a park in the Generic Parks Plan of Management. No alternative uses for the site, other than a bike skills area, were</p>

	<p>put forth during the consultation process thus creating a confirmation bias for the initial bike park proposal.</p> <p>I have read the draft Wyatt Avenue Bike Park Plan of Management and attended the online public hearing in December 2021.</p> <p>I am very disappointed to see that the plans for this site remain essentially unchanged from the original proposal of October 2020.</p> <ul style="list-style-type: none"> • None of the adverse impacts on local residents or on the environment have been recognised. • No alternative uses for the site have been considered. • The bike park is a single-use facility that does not provide for a range of community users. No alternative locations have been proposed for a junior bike skills area, despite this being part of the original plan for the nearby Bare Creek mountain bike park. • The site is too small and unsuitable for the proposal. This is a residential street and there will be adverse impacts on residents from traffic, parking, noise, and all-hours access. • The site is in an ecologically sensitive area mapped as a wildlife corridor - this is incompatible with the proposed high impact, recreational use of the site. • The landscaping will be unsustainable and will be subject to trampling, erosion, and potential vandalism from unauthorised track modifications. • The Plan of Management is vague and contains proposals that were not part of the original concept placed on public exhibition, such as leasing/licensing of the bike park and its role as a feeder facility for the Bare Creek mountain bike park. • The intended age and number of users is unspecified and will lead to conflicts between visitors. <p>2. Issues arising from public hearing</p> <p>I attended the online public hearing on 2nd December 2021. This hearing highlighted several issues of concern.</p> <ul style="list-style-type: none"> • Several attendees sought assurances that the Wyatt Ave Bike Park would be integrated with the advanced Bare Creek bike park and would incorporate technical features to upskill young users, so they are more prepared for the advanced adult course. They stated that the Bare Creek facility has proved too difficult and dangerous for young users, resulting in high rates of injury. The Wyatt Avenue site is not suitable as an intermediate mountain bike training area. Such an area should be incorporated into the Bare Creek facility, as per the original concept plan for that site. • At the meeting, there was an obvious mismatch between what Council stated as the vision for the site (kids on training wheels, parties for 5-year-olds) and the expectations from some community members, particularly mountain bikers. The Plan of Management is not clear, proposing a mish mash of incompatible uses. If expectations are not managed, the site will be open to conflicts and it will be impossible to control undesirable uses. • Council claim that the track will be hard surfaced and vandal proof to prevent "kids with shovels" destroying it, as has happened in most other parks of this type. The park contains expanses of open, soft landscaping and is not the least bit vandal proof. The damage in local bushland is ample evidence of what can be achieved with a shovel. • Approximately 4 million dollars was raised, via a waste levy, for the Bare Creek bike park. Less than half of the money from this enhancement fund has been spent. No one at the public hearing could adequately explain why the remaining funds cannot be used to establish a junior bike skills area at Bare Creek, as per the original plan for that site.
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	<ul style="list-style-type: none"> When asked, Council stated there are no current plans for private booking of the park; however, the PoM clearly presents this as an option to fund maintenance of the park. I strongly oppose private leasing/licensing of this land. It was noted at the public hearing that the Bare Creek mountain bike facility has been far more popular than anticipated. Given this trend, it is likely that this popularity will translate to the proposed Wyatt Avenue bike park, raising many concerns about sustainability and environmental damage on the very small site. <p>3. Draft Plan of Management</p> <ul style="list-style-type: none"> The draft PoM does not specify the preferred age and number of users, instead stating that the park is likely to get crowded but <i>"park users will self-regulate the numbers of users on site at any time"</i>. This is unacceptable. There needs to be a clear indication of the sustainable number and type of users. The plan also mentions school groups – why would school groups be using a small park like this? We already lose the playing fields and children's playground to a private school on weekdays, it is unacceptable for another publicly funded park to be appropriated for school use as well. The PoM shows an area of threatened vegetation (Duffy's Forest Ecological Community) on the north-west corner of the site. This area is dissected by the bike track. This is not an acceptable management strategy for an EEC. The draft PoM pays lip service to enhancing and protecting this vegetation but even with supplementary planting and "encouraging natural regeneration", the area will be unsustainable and subject to physical disturbance from trampling, intrusion, and the building and repeated use of the bike track. The PoM recognises the site as part of a Priority 1 wildlife corridor but provides no management strategy to protect this function. The site will be cleared and fenced and used for high impact recreation, negatively affecting not just the site but the surrounds that are used for nesting, foraging and wildlife movement. The draft PoM proposes maintaining an APZ around the site which will further compromise bushland integrity and wildlife habitat. The draft PoM opens the door for future lease/licence agreements for the bike park. I am opposed to private licencing arrangements for this ratepayer funded public park, particularly the granting of exclusive use by single users or organisations. The park is too small and should always be available for public access. The draft PoM states that no parking is required because local children will walk or ride to the park. The first community consultation for the bike park plan records that 38% of respondents live in the 2085 (Belrose) postcode area. 62% of respondents live outside this area and would need to drive to the park. It is absurd to suggest that children would ride from many suburbs away to reach a park teaching them to ride a bike. The 35 spaces at Wyatt Reserve are fully occupied during weekend match days and by John Colet School on weekdays. These spaces will also be impacted by unbuilt, but approved, developments in Wyatt Avenue. There are bus stops that limit parking near the site. This places the parking burden onto local streets and residents. The draft PoM proposes that the park will cater to the community but provides no features that would encourage or provide for general community users. There is no seating other than a couple of tiny, multi-purpose viewing areas and a grassed area designated as a bike practice area. The park does not provide for a variety of uses by local residents, only bike riders. The park will not be secured. The draft PoM does not propose a strategy for dealing with out-of-hours undesirable behaviour other than police patrols. Lack of lighting will
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	<p>not be a deterrent. John Colet School is illuminated at night and there are streetlights providing ambient light. Darkness is an inducement, not a deterrent, to anti-social behaviour and there is ample evidence of such in adjacent bushland.</p> <p>4. Adverse impacts</p> <ul style="list-style-type: none"> • Parking and traffic. As previously discussed, there will be adverse impacts on residents from out-of-area visitors trying to park. The draft PoM and evidence from the Bare Creek facility suggests that numbers will be high and unpredictable from day to day. It is unreasonable for council to add a new sporting/recreational facility to a residential street and assume that there will be sufficient parking on street or at Wyatt Reserve. Residents are currently dealing with the parking needs of John Colet School, weekend match days, three recently approved DAs with insufficient parking allocation (a childcare centre, the school expansion, and a boarding house) plus the parking restrictions imposed by the bus stops on the northern side of Wyatt Ave. • There will be adverse impacts on residents from increased disruption, noise, and activity. The clearing of trees and exotic vegetation will exacerbate noise from John Colet School to my home. This will be an active, not passive, recreation area. There will be ongoing noise from park users and noise associated with traffic, parking and increased foot traffic. No noise study has been conducted yet residents will be dealing with a huge disruption to neighbourhood peace. • Wyatt Avenue is a residential street and this new proposal provides nothing to enhance the neighbourhood or enjoyment for the people that live here. We bear the brunt of every new development approval and reap none of the benefits. A quiet bushland park could be enjoyed by young and old and would be much more appropriate for this sensitive location. • The site is too small. It is only 40m wide. The newly planted trees, landscaping and grassed area will be under so much user pressure in this small enclosure that it seems unlikely to survive. The loop track (8) comes so close to the eastern boundary that the survival of proposed landscaping here (13) is highly unlikely. It may end up as an eroded dust bowl like the park at the top of Red Hill (Peninsula Views). • The facility will have unrestricted access and may be used by anyone at any time. This is unacceptable to me as a residential neighbour. • Council has no authority over the adjacent, threatened bushland, which will be under the management of Transport for NSW. If damage and intrusion occur in the surrounding area because of this proposal (highly likely) then Council will not have to act or take responsibility for it. Given the damage that is already happening from bike riders in bushland surrounding Wyatt Avenue, it seems irresponsible of Council to designate an extremely limited area that proposes to attract more bike riders to this sensitive locality. The chain wire fence may or may not prevent users accessing adjacent bushland. The provision of a raised viewing platform at the rear of the site means that the 1.8m boundary fence becomes less effective as a height barrier. • We do not need more bike riders in Belrose, or in Wyatt Avenue and surrounds. Our bushland is being catastrophically destroyed by bike riders. Why is Council providing a duplicate bike riding facility when one has already been built a few streets away? This adds to the burden in our suburb and increases the sense of entitlement from bike riders who lobby for our suburb and bushland areas to be pressed into service for their interests. <p>5. Preferred uses for site</p> <ul style="list-style-type: none"> • I do not agree with Council's proposal to create a bike park or to open the area up to active, essentially single-use, recreation.
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	<ul style="list-style-type: none"> The proposal to develop the site as a bike park is not a "passive" recreational use, and although active recreational uses are permitted in parks, this proposal will conflict with the guideline to "<i>not unduly intrude on the peaceful enjoyment of the land by others</i>". It is fanciful to think that this park could be peacefully enjoyed by others when it is designed specifically for bike riders, where lawns and picnic areas are also designated as bike practice areas, where use will be unsupervised and available all hours, and where no extra parking is provided to mitigate potential conflicts with residents and users of the existing sports facilities and school. There are no passive parks in this area for peaceful outdoor appreciation of the locality, particularly for the less active. We have sporting fields and a few tiny pocket parks with a swing set but nothing of this size or potential. Incredibly, during Covid restrictions, locals were forced to take tables and chairs to Wyatt Reserve for picnics as there are no suitable passive parks in this area. A quiet landscaped park would be of great benefit to this local area, for old and young, and would fulfil the core objectives for managing the site as a park, without the conflicts and intrusion created by the bike park plan The site would more appropriately be conserved as habitat and a buffer to the adjacent endangered bushland through assisted regeneration and weed control works. This would be a much more sustainable and environmentally sensitive use of the site. Failing that, a passive park that respects the environmentally sensitive location and provides a place for quiet enjoyment and relaxation would better serve the local community. Council's response to revegetating the site as a bushland buffer was to state there are constraints as the site is fire-prone and there is a need to protect adjacent assets (including the John Colet School) from bushfire threats. The RFS guidelines do not preclude revegetating the site. It is perfectly possible to plant a site zoned as a fire buffer and retain it as a habitat corridor provided the RFS planting and maintenance guidelines are followed. The APZ for John Colet School should not extend onto adjacent public land. <p>Why have alternative options not been presented for comment? Why haven't more passive and inclusive recreational options been offered for public consideration?</p> <p>Council states that community feedback for the proposed bike park has been positive. Of course, any new recreational offering from council will be greeted with enthusiasm by the public, and it should be noted that no alternatives were offered to the community. It is possible that a passive park, or some other design, would have also been met with positive feedback, however a confirmation bias was established by presenting the completed bike park plan as if it was the only option. I have no doubt that lobbying from certain sectors of the community has been given greater attention than that of the truly "local" community, which is composed of a diverse range of potential users with varying needs.</p> <p>I think it is important to give greater weight to feedback from residents who will be directly affected by this development, just as with any other neighbourhood DA.</p> <p>This park will have adverse impacts on the sensitive local environment and the local neighbourhood and I urge Council to reconsider this proposal.</p> <p>Yours Sincerely,</p> <p></p>
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B. Emailed submissions

Number	Comment
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1	Really like the plans. All for it! Thanks!
2	<p>Northern Beaches Council</p> <p>Attention: Cameron Henery Senior Asset Management Officer Parks & Recreation Dear Sir,</p> <p style="text-align: center;"><u>Proposed Junior Bike Skills Park</u> <u>Wyatt Ave Belrose</u></p> <p>Thank you for the opportunity to provide a submission on this proposal.</p> <p>We are strongly opposed to placing this facility on this site in Wyatt Ave. This area is a residential neighbourhood and the proposal will add to the existing adverse impacts on this residential neighbourhood. There are other sites that are more suitable where the facility will not have impacts on the residents and the natural environment. The nearby Bare Creek Bike Park was designed to include a bike skills training facility.</p> <p><u>Public Hearing</u> We were not able to attend the recent public hearing, however, we requested another local resident [REDACTED] who lives in Wyatt Ave to speak on our behalf. We agree with all the details that were provided by [REDACTED]; she provided Council with the impacts that this proposal will cause to the 'local' residents and the natural environment together with the unsuitability of this small site for the proposal.</p> <p>We state again that no consideration has been given to the immediate local residents in Wyatt Ave and the adjoining streets.</p> <p><u>There has been no consideration of the following:</u></p> <ul style="list-style-type: none"> • Alternative sites for this proposal • Alternative uses for this site • Revegetating the site with local native species to assist in the protection of the surrounding threatened Duffys Forest Community including critical endangered Grevillea Caleyi. • Existing adverse impacts on residents from the school and sporting facilities on Wyatt Reserve • Further adverse impacts from existing approved development applications in Wyatt Ave • Current Council planning associated with the proposed new LEP for the Northern Beaches Local Government Area • The need for a native bushland park for the seniors in homes within this residential neighbourhood • The need for a native bushland park for the seniors in the nearby existing Seniors developments • The need for a native bushland park for the seniors who will be housed in the existing approved developments applications for senior's developments (not yet built) in this area <p>The existing approved development applications in Wyatt Ave that have not yet been built include:</p> <ul style="list-style-type: none"> • Child Care Centre for 60 children and associated staff • Boarding House for 62 lodgers

	<ul style="list-style-type: none"> Expansion of John Colet School from 200 students to 350 students together with associated staff <p>All of these approved development applications have very little off street parking</p> <p>The senior's developments in this area include the following:</p> <ul style="list-style-type: none"> Wesley centre on the corner of Wyatt Ave and Forest Way Glenaeon Retirement Village on Forest Way near Wyatt Ave Recently completed senior's development on Forest Way between Wyatt Ave and Hews Pde Approved development application for a very large senior's development on Forest Way near Wyatt Ave Many seniors in the existing residential neighbourhood <p>It is essential that the residential character of this neighbourhood be assessed prior to determining any proposal for this site. The residential character includes bushland with mainly single detached dwellings and seniors living developments both existing and approved.</p> <p><u>Exhibition of the Proposal</u></p> <p>The proposed facility has been exhibited through the Northern Beaches LGA and beyond – submissions have been received by Council from locations a long way from this residential neighbourhood – yet the proposal has been presented by Council in the documentation and at the Public Hearings, as a facility for the 'local' community. Although the changes to the generic plan of management may have needed to be advertised throughout the LGA, the proposed use should have only been advertised locally, similar to a development application.</p> <p>Exhibiting the proposal to our large LGA for a facility that is intended for a local community is unacceptable and irresponsible.</p> <p>It is unreasonable to inflict more traffic and more on street parking into the local residential street(s) from the LGA and beyond. This will cause more safety concerns particularly for young children and seniors.</p> <p><u>Impacts of the proposal</u></p> <ul style="list-style-type: none"> This small site is designed with some small vegetated areas and some grassed areas where it is proposed to be used for bike skills. The proposed use will quickly degrade the grassed area and excessive of the areas adjoining the trail will destroy the plantings. The end result will be a dusty site with excessive noise affecting the residents. <p>This facility is right in the middle of the residential community and the Dust and Noise will penetrate the homes having the potential to give respiratory health issues. The facility will also increase the noise issues in this residential area.</p> <p>Land clearing represents a fundamental pressure on the land environment, causing the loss and fragmentation of native vegetation. Land clearing can also lead to a variety of impacts on soils, including erosion and loss of nutrients. Clearing of land for this type of facility undermines the ecosystem and the quality of life on the residents with poor air quality. Like the soil that supports it, vegetation is fundamental to ecosystem processes and human survival.</p> <ul style="list-style-type: none"> The proposal will add to the cumulative traffic and on street parking associated with the existing developments in Wyatt Ave together with the traffic and on street parking requirements of the existing approved developments in Wyatt Ave.
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	<ul style="list-style-type: none"> • Already there have been changes in traffic facilities and on street parking included in the consent conditions for approved development applications in Wyatt Ave; this is an attempt to address the existing traffic and parking conditions in Wyatt Ave. The proposal will add to the adverse impacts in this residential neighbourhood. • The proposal involves the removal and clearing of 15 trees and vegetation on the site. The site is within a threatened Duffys Forest Community, including critical endangered species and a habitat for native fauna. This valuable bushland needs to be protected. Although the proposal includes the planting of local native species in some small areas, we have already seen the destruction of bushland in and around the adjoining School. Introducing more active recreation into this area will result in further destruction on the site and in the surrounding area. <p><u>Management Plan</u></p> <ul style="list-style-type: none"> • The draft management plan is very broad and vague on how the site will be managed. The plan states that the site will be self regulating – this is unacceptable. • The users of the facilities are undetermined. The initial Council proposal was always presented as a skills facility for the very young children learning to ride a bike for the first time. • This proposed facility is certainly unsuitable for training people with advanced skills for facilities such as the Bare Creek Bike Park. • Due to the small size of the site and the extensive areas for bike riding; there will be destruction of the plantings, particularly when there will be no management of the users on the site. • This public hearing showed that there is little understanding of the proposed use of this facility as it has not been clearly defined in the management plan. If there are not defined uses it will become impossible to control any undesirable uses of the site. • Leasing the site. We strongly object to the Council leasing the site to a single user. This site is too small to be leased to a single user and should be always open to the general public. • Due to the location of this site being within valuable bushland, there needs to be ongoing adaptive management approach to the environmental consequences of this facility. <p><u>Bare Creek Bike Park</u></p> <p>This Bike Park is close to Wyatt Ave; the proposed Bike Skills facility should be located at this site. The design for this bike Park includes a Bike Skills Training Facility.</p> <p>The Bare Creek Bike Park is located on a previous waste land fill facility which was closed in 2014.</p> <p>Since 1995 we were members of the local community on the Community Monitoring Committee which was arranged by the NSW Waste Services. Council staff also attended these meetings that were held at least 3 times each year.</p> <p>This committee monitored the waste operations impacts on the local community and considered the end use of the site. The local community preferred a passive use of the site.</p>
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	<p>From all the various alternative end uses for the site, the State Government determined that Mountain Biking would be the end use.</p> <p>To ensure that there would be sufficient funding for the end use, the community members suggested that an enhancement fund be established. Waste Services agreed to this proposal and arranged for an extra \$1 to be added to the charges for each tonne of waste delivered to the site.</p> <p>This funding was collected over a number of years and invested. The amount of funds available at the closure of the facility in 2014 was about \$4million.</p> <p>The Council agreed to manage the Mountain Bike Facility and Waste Services arranged the design and construction of the facility in consultation with Mountain Bike Riders.</p> <p>The design included trails and other facilities e.g. walking tracks, onsite parking, amenities, skills training facilities, picnic areas, etc.</p> <p>The existing facility has used about \$1.7m of the enhancement fund.</p> <p>There is adequate funding available to provide the proposed skills training facility at this Bike Park.</p> <p>This would be a more suitable site where there would be no impacts on residents and off street parking would be available and/or could be extended.</p> <p><u>Alternative uses for the site:</u></p> <p>There have been no alternative uses for the site presented by Council to the community.</p> <ul style="list-style-type: none"> • Bushland Park for the local neighbourhood – particularly Senior Residents As mentioned above there are many senior's developments existing and planned for this area. There are also many seniors in the immediate residential neighbourhood. <p>The land surrounding the site was previously Crown Land has been transferred to the Roads and Maritime Services to be maintained as bushland and used as an offset required for the bushland removed for the construction of Warringah Road.</p> <p>We request that Council seriously consider a passive facility such as a native garden area with seating for local residents particularly seniors.</p> <p>The Park should contain only have local native species in the gardens together with information signs detailing the local flora and fauna in the Park and the surrounding area.</p> <ul style="list-style-type: none"> • Retaining the site with Bushland As mentioned above the land surrounding the site has been transferred to the roads and Maritime Services as an off set for the bushland removed in the reconstruction of Warringah Road. <p>This site could be revegetated with local species and added to the surrounding bushland to further strengthen the preservation of the Duffys Forest community and the habitat for native fauna.</p> <p>We strongly urge Council to revisit the possible uses of the site when considering the details of this submission.</p> <p>Yours Sincerely [REDACTED]</p>
3	Refer to online submission no. 69 above
4	<p>Good afternoon Cameron, thanks for the email,</p> <p>Though I'd like to participate in the mentioned online public hearing, I already have an all day commitment on the 2 December. Therefore, I won't be able to attend.</p>

	In general I support the Park and wish you all the best in following the necessary procedures and with the 2 December public hearing. Best regards [REDACTED]
5	Thank you for your email re Wyatt Avenue, Bike Park Plan. I am not in support of the proposal.
6	We totally agreed with bike track plan. Please go ahead Council !

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4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors

Northern Beaches Council

4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors | Northern Beaches Council

DOCUMENT TRACKING

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Template 2.8.1

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Abbreviations

Abbreviation	Description
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
BGL	Below Ground Level
CEMP	Construction Environmental Management Plan
CHL	Commonwealth Heritage List
Coastal Management SEPP	<i>State Environmental Planning Policy (Coastal Management) 2018</i>
DAWE	Department of Agriculture, Water and the Environment
DBYD	Dial Before You Dig
DPI	Department of Primary Industries
DPIE	Department of Planning, Industry and Environment
ELA	Eco Logical Australia
EPBC Act	<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation, 2000</i>
EPL	Environmental Protection Licence
FFA	Flora and Fauna Assessment
FM Act	<i>Fisheries Management Act 1994</i>
KFH	Key Fish Habitat
LEP	Local Environmental Plan
LGA	Local Government Area
NES	National Environmental Significance
NHL	National Heritage List
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	National Parks and Wildlife Service
NRAR	Natural Resources Access Regulator
NSW	New South Wales
NSW EPA	New South Wales Environmental Protection Authority
OEH	Office of Environment and Heritage
PCT	Plant Community Type
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
REF	Review of Environmental Factors

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Abbreviation	Description
RSWMP	Regional Strategic Weed Management Plans
SDS	Safety Data Sheet
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SHR	State Heritage Register
SIS	Species Impact Statement
SoHI	Statement of Heritage Impact
WHL	World Heritage Inventory
WM Act	<i>Water Management Act 2000</i>
WoNS	Weeds of National Significance

Executive Summary

Eco Logical Australia Pty Ltd (ELA) was engaged by Northern Beaches Council to prepare a Review of Environmental Factors (REF) for the proposed bike skills park located at 4-6 Wyatt Avenue, Belrose.

The environmental assessment and determination of the proposal has been undertaken in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). For this proposal, Northern Beaches Council is both a public authority proponent and the determining authority. The REF has been prepared in accordance with Clause 228 of the *Environmental Protection & Assessment Regulation 2000* (EP&A Regulation 2000).

Field survey identified vegetation within the study area as Plant Community Type (PCT), *PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest* and weeds / exotics. One Threatened Ecological Community was identified within the study area, being *Duffy's Forest Ecological Community in the Sydney Basin Bioregion*, which is listed as Endangered in accordance with the *Biodiversity Conservation Act 2016* (BC Act). No threatened fauna species were recorded within the study area during field surveys; however, the vegetation contains potential foraging habitat for highly mobile threatened species such as *Glossopsitta pusilla* (Little Lorikeet) and *Pteropus poliocephalus* (Grey-headed Flying-fox). One threatened flora species (*Grevillea caleyi*) has been previously recorded north of the study area from BioNet records. This species was not recorded within the study area; however, indirect impacts were assessed to determine if the proposed works will impact upon this species.

Tests of Significance in accordance with Section 7.3 of the BC Act were undertaken for the above threatened species and endangered ecological community, which concluded that the proposed works are unlikely to have a significant impact. Therefore, the preparation of a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not recommended.

Significance Assessments in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) were also undertaken for Grey-headed Flying-fox and *Grevillea caleyi*, which also concluded that the proposed works are unlikely to have a significant impact.

An assessment of Aboriginal heritage was undertaken in accordance with the Due Diligence Code of Practice as set out in *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010). No recorded Aboriginal sites or objects were identified within the study area.

Overall, the proposed works are not likely to have a significant impact on any aspect of the environment if the proposed mitigation measures are implemented.

1. Introduction

1.1 Project Description and Background

Eco Logical Australia Pty Ltd (ELA) was engaged by Northern Beaches Council to prepare a Review of Environmental Factors (REF) for the proposed Junior Bike Skills Park located at 4-6 Wyatt Avenue, Belrose (Figure 1). The works are proposed to provide opportunities for young local riders to develop cycling skills and confidence, and will include a junior bike trail loop, an informal grassed open space for practicing bike skills, a seating/picnic area, an accessible entry path loop and other landscape elements (Figure 2).

As part of this assessment, the following studies were undertaken. The findings of such studies have been incorporated into this document:

- Flora and Fauna Assessment (ELA 2017); and
- Aboriginal Heritage Due Diligence Assessment.

1.2 Project Location and Context

The study area is located within the suburb of Belrose, within the Northern Beaches Local Government Area (LGA). The proposed works are located at 4-6 Wyatt Avenue, Belrose (Lot 2620 DP 752038 and Lot 102 DP 1244381) (Figure 1).

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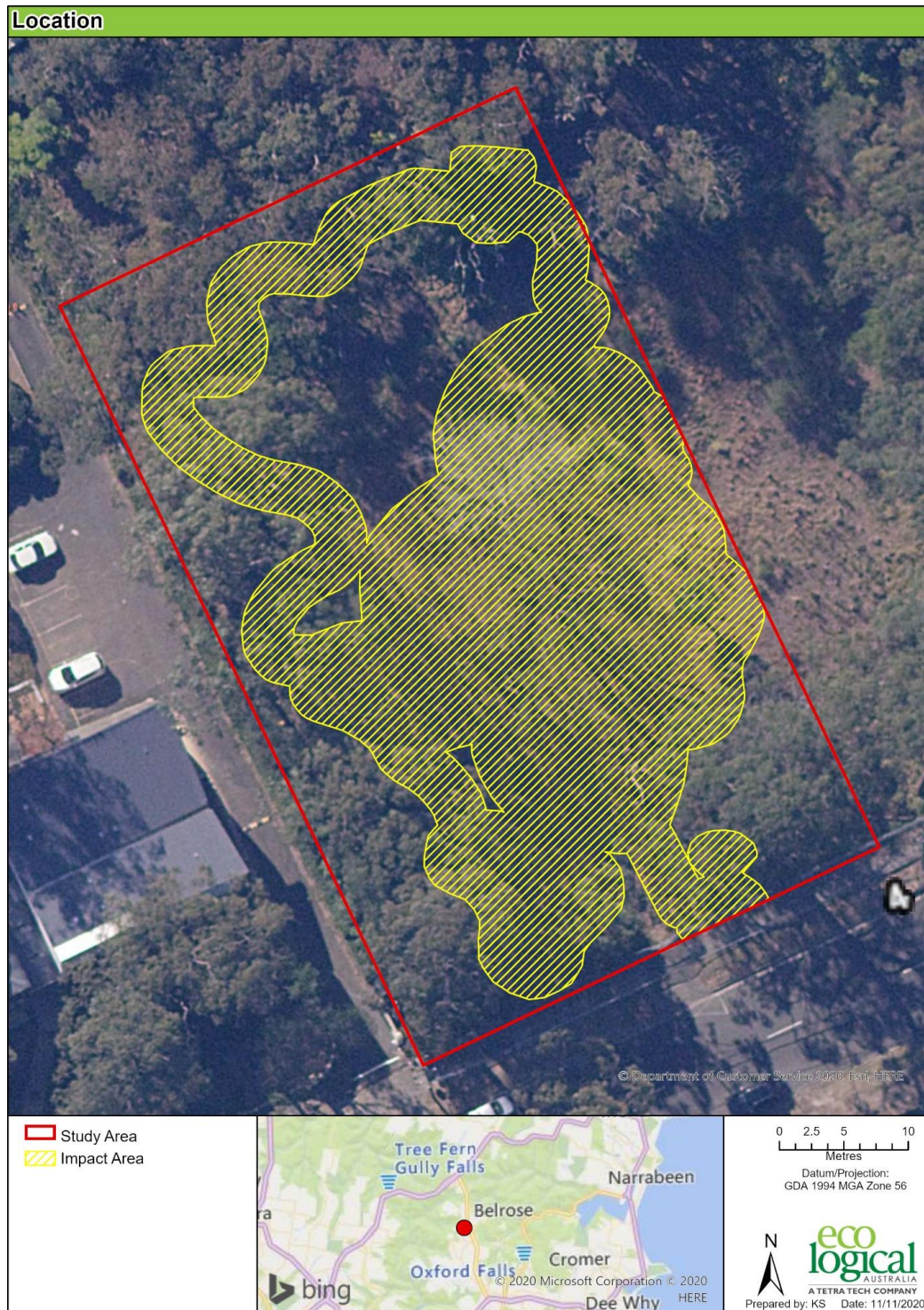


Figure 1 Location of the proposed works

1.3 Land Use and Ownership

1.3.1 Land Use

Under the Warringah Local Environmental Plan (Warringah LEP) 2011, the study area is zoned as DM (Deferred Matter). Schedule 6 of the Warringah LEP 2011 states:

Land identified as “Deferred matter” on the Land Application Map within the meaning of Warringah Local Environmental Plan 2011 is, for the purposes of this Policy, taken to be in Zone E3 Environmental Management.

Therefore, the following objectives are applied to the site:

E3 (Environmental Management)

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To ensure that development, by way of its character, design, location and materials of construction, is integrated into the site and natural surroundings, complements and enhances the natural environment and has minimal visual impact.*
- *To protect and enhance the natural landscape by conserving remnant bushland and rock outcrops and by encouraging the spread of an indigenous tree canopy.*
- *To protect and enhance visual quality by promoting dense bushland buffers adjacent to major traffic thoroughfares.*

1.3.2 Land Ownership

The works will occur on lands that are owned and managed by Council. No additional property acquisition will be required for the works to take place.

1.4 Detailed Scope of Works

A detailed concept plan can be found in Figure 2.

1.4.1 Site Set Up

- A Dial Before You Dig Assessment (DBYD) will be undertaken prior to any excavation or construction works to locate any service infrastructure present on site.
- Transport of machinery, equipment and materials to the site and establishment of site storage and parking areas. No formal compound area is proposed.
- Installation of sediment and erosion protection measures in accordance with the 'Blue Book' Soils and Construction, Managing Urban Stormwater (Landcom, 2004) with reference to Chapter 5 'Erosion Control: Management of Water'.
- Installation of protection and exclusion fencing around vegetation that is to be protected and to delineate area of works.
- Installation of fencing to restrict pedestrian access.

1.4.2 Construction Work

The following works will be undertaken within the study area:

- Vegetation removal within delineated footprint only.
- Construction of Bike Launching and informal play areas.
- Construction of raised viewing platform to northeast of site.
- Development of central viewing space adjacent to informal play area.
- Formulation of junior bike trail loop (paved)
- Informal path connection to raised viewing platform will be comprised of steppingstones
- Erection of front 1.2 m high black metal playground fencing bordering bike launching area.
- Construction of eastern and northern boundary fence consisting of high black metal posts and black chain wire.
- Landscape planting of low feature vegetation.

A 2 m buffer around the proposed bike track for construction / accidental impacts has also been allowed for to account of impacts such as machinery placement, vehicle access and accidental trampling of vegetation.

1.4.3 Post Construction Work

- Removal of excess materials and disposal of excavated debris as appropriate.
- Establishment of native species cover and density within revegetation areas through revegetation works.

A Construction Environmental Management Plan (CEMP) will be prepared prior to on-ground works. This will specify the location of proposed site compound and stockpiling areas for materials and equipment, and 'no go' zones around environmentally sensitive areas. The CEMP will also prescribe erosion and sediment controls during the construction period and include further mitigation and safeguards in accordance with Section 5.

1.4.4 Machinery, Equipment, Access and Ancillary Works

Works will be undertaken predominantly using machinery such as:

- Excavator(s) for earthworks
- Cement Truck
- Hand tools (shovels, rakes)
- Crawler/truck crane for pile installation

Access to the site will be via the existing road infrastructure (Wyatt Avenue).

1.4.5 Duration and Working Hours

Work hours will be in accordance with Northern Beaches Council standard work times detailed below which will minimise impacts to residents in proximity to the works:

- Monday to Friday 7.00am to 5.00pm
- Saturday 8.00am to 1.00pm
- No work on Sunday or public holidays

Works are aimed to commence in early 2021.

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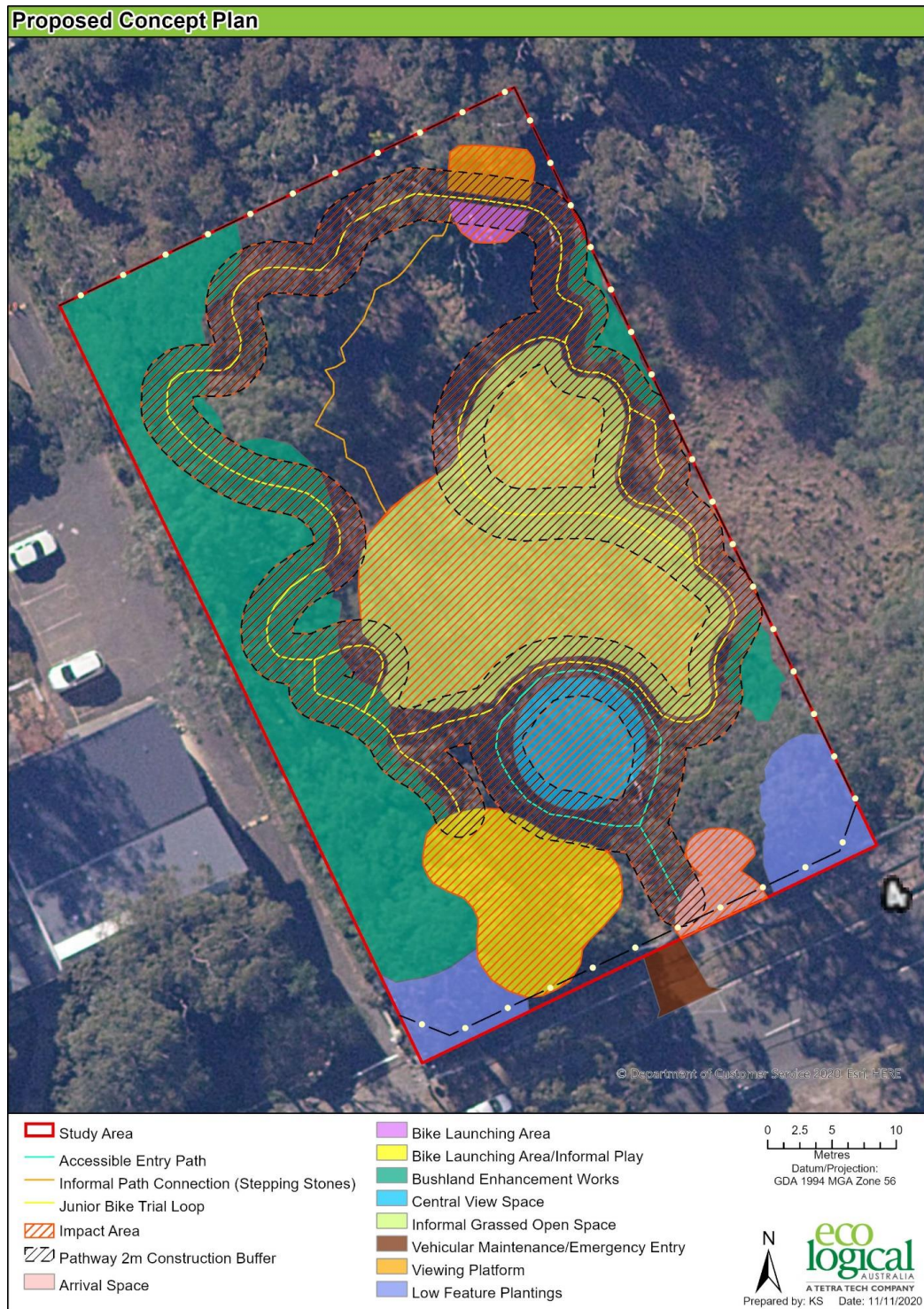


Figure 2: Proposed concept Plan

1.5 Project Justification and Consideration of Alternatives

A concept plan for the Wyatt Avenue, Belrose reserve has been developed by Council to ensure its use and enjoyment by the local community (Figure 2). With the increase in recreational cycling the Northern Beaches, Council is seeking to provide opportunities for young riders to develop their skills and confidence and ultimately encourage an active and healthy lifestyle for young children.

The proposal will integrate a junior bike loop, informal grassed open space, a seating/picnic area, an accessible entry path loop and other landscaping. This will allow for increased visitation by local residents who wish to undertake recreational activities.

The do-nothing approach would not incentivise healthy participation in recreational activities for younger children and residents in the local area and was not considered. Furthermore, if the works are not undertaken the biodiversity values of the site may continue to be negatively impacted through the spread of weeds.

2. Statutory and Planning Context

Table 1 Statutory Framework

Name	Relevance to the Project
Commonwealth	
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	<p>The EPBC Act protects Matters of National Environmental Significance (MNES), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others). Any actions that will or are likely to have a significant impact on the MNES require referral and approval from the Australian Government Environment Minister. Significant impacts are defined by the Commonwealth (reference http://www.environment.gov.au/epbc/guidelines-policies.html) for MNES.</p> <p>MNES have been identified within and near the site. Significance Assessments were undertaken for one threatened fauna species, <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox) and one threatened flora species, <i>Grevillea caleyi</i>. The assessments concluded that the proposed works are unlikely to significantly impact to MNES.</p>
State	
<i>Biodiversity Conservation Act 2016</i> (BC Act)	<p>The BC Act seeks to conserve biological diversity at bioregional and State scales; to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations; to assess the extinction risk of species and ecological communities and identify key threatening processes through an independent and rigorous scientific process; and to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity. Section 7.3 of the Act requires proponents of activities subject to Part 5 of the EP&A Act to determine whether they will have a significant impact on threatened species. The test for significant impact is described in section 7.3 of the Act. A significant impact also occurs if the activity is carried out in an area of outstanding biodiversity value.</p> <p>If a significant impact is likely to occur, the proponent of the activity must prepare a Species Impact Statement (SIS) in accordance with section 7.20 or a Biodiversity Development Assessment Report (BDAR).</p> <p>Tests of Significance was undertaken for the following threatened species and ecological community:</p> <ul style="list-style-type: none"> • Duffys Forest Ecological Community • <i>Grevillea caleyi</i> • <i>Glossopsitta pusilla</i> (Little Lorikeet) • <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox). <p>The assessments concluded that a significant impact is not likely to result and therefore the preparation of a SIS or BDAR is not recommended.</p>
<i>Biosecurity Act 2015</i>	<p>The Biosecurity Act repealed the <i>Noxious Weeds Act 1993</i> and provides a framework for the prevention, elimination and minimisation of biosecurity risks posed by a biosecurity matter, dealing with a biosecurity matter, carriers and potential carriers, and other activities that involve a biosecurity matter, carriers or potential carriers.</p> <p>Part 3 of the Biosecurity Act applies a general biosecurity duty for any person who deals with a biosecurity matter or a carrier to prevent, eliminate or minimise any biosecurity risk they may pose. Under section 23 of the Act, a person who fails to discharge a biosecurity duty is guilty of an offence.</p>

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Name	Relevance to the Project
	<p>Whilst the Act provides for all biosecurity risks, implementation of the Act for weeds is supported by Regional Strategic Weed Management Plans (RSWMP) developed for each region in NSW. Appendix 1 of each RSWMP identifies the priority weeds for control at a regional scale. However, landowners and managers must take appropriate actions to reduce the impact of problem weed species regardless of whether they are listed in Appendix 1 of the RSWMP or not as the general biosecurity duty applies to these species.</p> <p>A number of priority weeds, as identified within the Greater Sydney RSWMP, were present within the study area and will require management by Northern Beaches Council.</p>
<i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>	<p>The EP&A Act is the principal planning legislation for NSW. It provides a framework for the overall environmental planning and assessment of proposals.</p> <p>As Northern Beaches Council is the proponent, the works are to be assessed as 'development permissible without consent' under Part 5 of the EP&A Act. Accordingly, Northern Beaches Council must satisfy Sections 5.5 and 5.6 of that Act by examining, and taking into account to the fullest extent possible, all matters which are likely to affect the environment. This REF is intended to assist, and ensure compliance, with the EP&A Act including Sections 5.5 and 5.6.</p> <p>This report addresses the requirements of s228 of the EP&A Regulation 2000.</p>
<i>Fisheries Management Act 1994 (FM Act)</i>	<p>The FM Act provides for the protection, conservation and recovery of threatened species defined under the Act. It also makes provisions for the management of threats to threatened species, populations and ecological communities defined under the Act, as well as the protection of fish and fish habitat in general.</p> <p>Threatened aquatic species, populations and communities are listed under Schedules 4, 4A and 5 of the FM Act, while key threatening processes are listed under Schedule 6.</p> <p>No mapped watercourses or Key Fish Habitat (KFH) occur within, or in close proximity to the study area. Therefore, no impacts to areas which are mapped under the FM Act are likely to occur.</p>
<i>National Parks and Wildlife Act 1974 (NPW Act)</i>	<p>The NPW Act is administered by the Director-General of the National Parks and Wildlife Services, who is responsible for the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas (among others). The main aim of the Act is to conserve the natural and cultural heritage of NSW. The Act aims to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (AHIP) is required.</p> <p>A requirement of Clause 16 of the Infrastructure SEPP is for consultation with the National Parks and Wildlife Service (NPWS) where the proposed works occur on or adjacent to National Parks Estate. The proposed works are not within or adjacent to national park and therefore consultation is not required.</p> <p>ELA has undertaken an Aboriginal Heritage Due Diligence Assessment to determine any potential impacts to Aboriginal objects or places. The assessment did not identify any Aboriginal items or objects within the study area. Therefore, a significant impact as a result of the proposed works will not occur to any registered Aboriginal items or objects.</p>
<i>Heritage Act 1977</i>	<p>The Heritage Act provides protection of the environmental heritage of the State which includes places, buildings, works, relics, movable objects or precincts that are of State or local heritage significance. A key measure for the identification and conservation of State significant items is listing on the State Heritage Register (SHR) as provided in Part 3A of the Heritage Act.</p>
<i>Protection of the Environment Operations Act 1997 (POEO Act)</i>	<p>The POEO Act is the key environmental protection and pollution statute. The POEO Act is administered by NSW OEH and establishes a licensing regime for waste, air, water and pollution. Relevant sections of the Act are listed below:</p> <ul style="list-style-type: none"> • Part 5.3 Water Pollution • Part 5.4 Air Pollution • Part 5.5 Noise Pollution • Part 5.6 Land Pollution and Waste

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Name	Relevance to the Project
	Any work potentially resulting in pollution must comply with the POEO Act. Relevant licences must be obtained if required. No licences have been identified as being required including an Environmental Protection Licence (EPL).
<i>Water Management Act 2000 (WM Act)</i>	<p>The WM Act aims to provide for the sustainable and integrated management of water resources for NSW. The Act requires developments on waterfront land to be ecologically sustainable and recognises the benefits of aquatic ecosystems to agriculture, fisheries, and recreation.</p> <p>The WM Act is administered by the Natural Resources Access Regulator (NRAR) and establishes an approval regime for activities within waterfront land, defined as the land 40 m from the highest bank of a river, lake or estuary.</p> <p>A Controlled Activity Approval (CAA) is typically required for work within waterfront land. Section 91E of the Act creates an offence for carrying out a controlled activity within waterfront land without approval. According to Section 41 of the <i>Water Management (General) Regulation 2018</i>, a public authority is exempt from Section 91E (1) of the Act. The works are also not located within 40 m of the highest bank of a river, lake or estuary.</p>
Planning Instruments	
<p><i>State Planning (Infrastructure) Policy (ISEPP) 2007</i></p> <p><i>Environmental Policy (Koala Habitat Protection) 2019</i></p>	<p>The aim of this Policy is to facilitate the effective delivery of infrastructure across NSW by identifying whether certain types of infrastructure require consent, can be carried out without consent or are exempt development.</p> <p>Pursuant to Clause 65 (3) of the ISEPP 2007, development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council for the purpose of:</p> <ul style="list-style-type: none"> (i). roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges, (ii). recreation areas and recreation facilities (outdoors), but not including grandstands (v). landscaping, including landscape structures or features (such as artwork) and irrigation systems, (vi). amenities for people using the reserve, including toilets and change rooms <p>(b) environmental management works,</p> <p>As the works will be undertaken in order to develop a recreation area, the associated landscaping and viewing platforms and involve environmental management works, the development will be assessed as development without consent.</p> <p>Part 2 of the Infrastructure SEPP contains provisions for public authorities to consult with other agencies prior to the commencement of development, as described in Section 5.</p> <p>The Koala Habitat Protection SEPP aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.</p> <p>The Northern Beaches LGA is considered land to which the Koala Habitat Protection SEPP applies. However, the proposed works are to be assessed under Part 5 of the EP&A Act, to which this SEPP does not apply.</p>
<i>Warringah Environmental Plan 2011</i>	<p>In accordance with the Warringah LEP 2011, the study area is zoned as the following:</p> <ul style="list-style-type: none"> • DM (Deferred Matter)

3. Existing Environment and Impact Assessment

3.1 Landform, Geology and Soils

3.1.1 Existing Environment

The proposed works are located within the Somersby soil landscape (Figure 3). The Somersby soil landscape is characterised by gently undulating to rolling rises in deeply weathered Hawkesbury Sandstone plateau. Typically, the geology of the Somersby soil landscape consists of Hawkesbury Sandstone comprising medium to coarse-grained quartz sandstone with minor shale and laminite lenses.

A preliminary site investigation was undertaken by Prensa Pty Ltd on behalf of Government Property NSW (2016). From the investigation, it was determined that there was one registered groundwater bore within a 500 m radius of the site. The bore was drilled to approximately 30 m below ground level (BGL) and logged ground conditions which indicated a composition of sandstone to 30 m BGL. Water bearing zones were encountered at 4.8 m BGL and 24.3 m BGL in consolidated rock.

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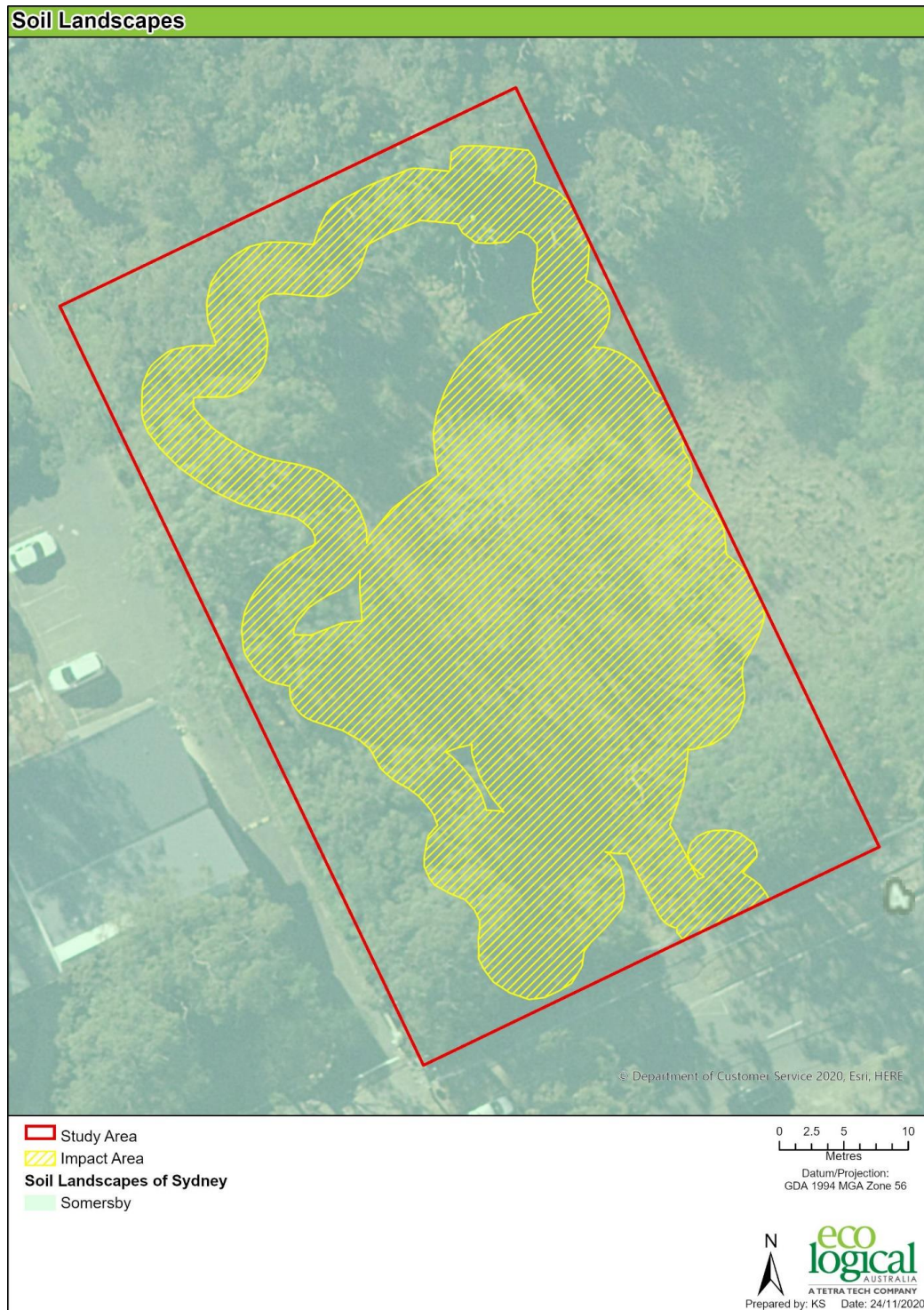


Figure 3: Mapped soil landscapes in relation to the study area (Sydney 100k sheet)

3.1.2 Impact Assessment

The proposed works will require vegetation removal and excavation works. The works will require disturbance of soil and earthmoving machinery within the disturbance footprint.

Additionally, regular activity from reserve use on exposed soils may lead to soil compaction, which has the potential to affect soil permeability and strength.

As such, designs and pathways should avoid areas with highly erodible or exposed soils and impermeable areas. The removal of the leaf litter and upper soil profile exposes these soils to compaction, displacement, deposition and waterlogging. Regular activity on exposed soils can impact on the soil strata, eroding upper layers and compacting subsoil layers. This breaks down the overall soil structure and may reduce habitat viability for soil dependent fauna.

Furthermore, a Dial Before You Dig (DBYD) assessment is to be undertaken to locate any existing services infrastructure prior to undertaking earthworks.

During operation, impacts to landform, geology and soils are not anticipated as no impacts below the ground surface will occur during day to day use of the park.

The risk of soil erosion and sedimentation during the works will be low if the mitigation measures described in Section 5 are implemented.

3.2 Contaminated Land and Acid Sulphate Soils

3.2.1 Existing Environment

The New South Wales Environmental Protection Authority (NSW EPA) Contaminated Land Register was checked for known contaminated land or potential contamination risk within the suburb of Belrose. There are no current or previous contamination notices that apply within the study area. There was no obvious indication of gross contamination (i.e. staining, odours or distressed vegetation) noted on the soil surface during the field survey.

This does not however eliminate the risk of contaminated soils occurring within the site. Given the site is located a relatively long distance from developments, it is unlikely that gross contamination exists or that any existing contamination would pose a risk to human health or the environment. However, illegal dumping may have occurred within the area.

A review of databases in accordance with Clause 6.1 of the Warringah LEP 2011 and the Office of Environment and Heritage (OEH) 2017 mapping indicated that the site is located in an environment where 'no known occurrence of acid sulphate soils' occurs and are therefore unlikely to be impacted (Figure 4).

Prensa's Preliminary Site Investigation (2016) highlighted that two residential properties were previously located within the study area that have since been demolished. The report stated that it is likely that these properties contained asbestos containing material. However also stated that if stringent demolition practices were undertaken during their removal in accordance with National and State legislation and guidelines for the safe removal of asbestos, then the potential risk of associated asbestos in soil contamination was considered to be low.

If it cannot be guaranteed the above practices were adhered to when demolishing the previous residences, testing for asbestos containing material should be undertaken prior to the commencement of construction works.

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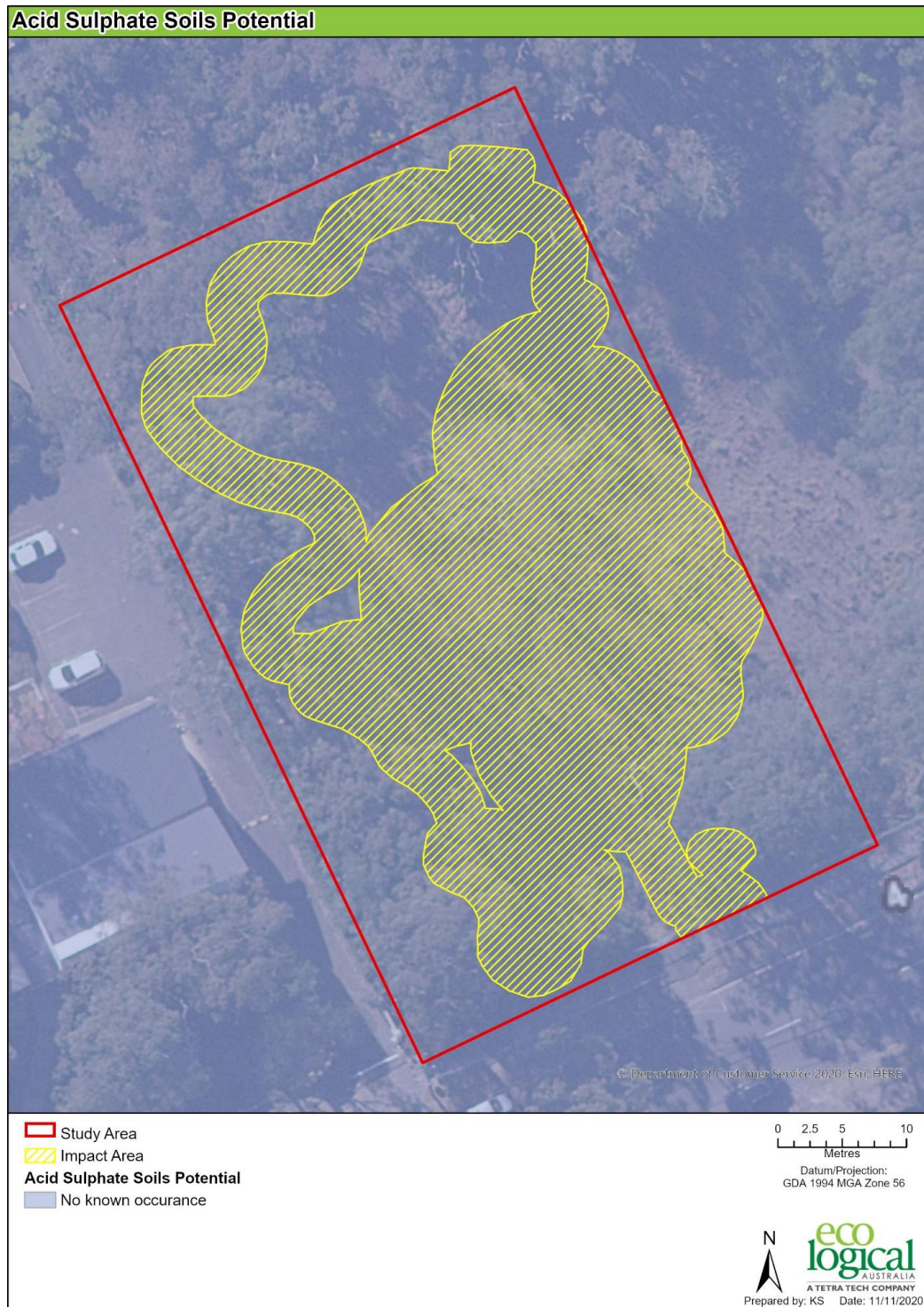


Figure 4: Mapped potential for occurrence of Acid Sulphate Soils within the study area

3.2.2 Impact Assessment

Based on current site condition, there is low potential for contamination to exist on site. If contaminated soils are suspected such as through visual assessment, odorous smells or if it cannot be confirmed that stringent demolition practices were undertaken for removal of the previous residences within the study area, further surveys should be undertaken to assess the risk.

If any excess soil is to be taken offsite for disposal or reuse, material should be tested to ensure it is safe for end use or disposed of in accordance with EPA (2014) Waste Classification Guidelines. If contamination is suspected, contact the Northern Beaches Council Environmental Compliance and Natural Environment and Climate Change units.

Use of hazardous chemicals will be required to undertake the works. Chemicals such as fuel and oil for the running of machinery will be used.

The potential environmental impacts associated with the proposed works that relate to contamination include:

- Pollution of sediments from chemical spills (e.g. fuel or oil from machinery);
- Accidental spillage of concrete; and

Mitigation measures have been provided in Section 5 to address and mitigate any impacts associated with the incidental discovery of soil contamination and accidental chemical spills.

3.3 Waterways and Aquatic Habitat

3.3.1 Existing Environment

The study area is located within the Sydney Metro Catchment Area. However, no RAMSAR wetlands or Coastal Management areas as mapped within the *State Environmental Planning Policy (Coastal Management) 2018* exist within or in proximity to the study area.

The closest watercourse to the study area is Fireclay Gully, which is mapped as a first order Strahler Stream. It occurs approximately 430 m to the northwest of the study area.

3.3.2 Impact Assessment

No impacts to mapped watercourses are anticipated as a result of the proposed works due to nature and proximity of the works in relation to the nearest watercourse.

Sediment and erosion fencing will be erected prior to the commencement of works and will be maintained until after their completion, which will ensure that no impacts (though already highly unlikely) will occur to any watercourses.

3.4 Biodiversity

3.4.1 Existing Environment

The following terminology has been used for this section:

- Impact area – refers to the portion of the disturbance footprint that is to be directly affected by the construction of bike track and associated infrastructure.
- Study area – refers to the entire project footprint, demarcated by the lot boundaries. This includes direct and indirect impacts.

Both the impact area and study area are presented in Figure 1.

3.4.1.1 Vegetation Communities

Previous vegetation mapping identified the following vegetation community within the study area (DPIE 2016) (Figure 5):

- Duffys Forest Ecological Community
- Urban Exotic/Native.

Field survey were conducted in 2017 and identified one native Plant Community Type (PCT) within the study area as the following (Figure 6):

- *PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest*
- Exotic/Cleared Lands/ Quarry.

A description of the PCT and exotic vegetation is provided below.

3.4.1.1.1 PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest

PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest has a highly restricted geographic distribution and is strongly associated with shale lenses and lateritic soils overlaying Hawkesbury Sandstone (NSW Scientific Committee 2019). This PCT is a component of Duffys Forest Ecological Community listed as an endangered ecological community under the BC Act (BioNet Vegetation Classification - accessed 13 November 2020). This community is not under the EPBC Act.

This vegetation community was identified along the northern and north-western boundary of the study area. The vegetation was in a modified form of *PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest* due to the presence of weeds and historical disturbance within the study area. Until recently, the study area contained a house and landscaped garden.

The distribution of *PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest* extends beyond the northern boundary of the study area into a large tract of intact native vegetation directly north of the study area. The patch of PCT 1786 is approximately 2.6 ha in size (based on ELAs 2017 vegetation validation (ELA 2017)) and represents the local occurrence for this PCT.

This vegetation community is typically characterised by a dominant canopy of *Corymbia gummifera* (Red Bloodwood), *Eucalyptus sieberi* (Silvertop Ash), *Eucalyptus haematoma* (Scribbly Gum) and *Eucalyptus punctata* (Grey Gum) in lesser frequencies. However, the vegetation within the study area contains a

modified version of this community. One canopy species was recorded within this PCT, *Eucalyptus sieberi*. The vegetation within the study area lacks a diverse midstorey of Myrtaceae species. The groundcover has been disturbed and contains exotic species namely *Stenotaphrum secundatum* (Buffalo).

3.4.1.1.2 Exotic/Cleared Lands/ Quarry

Cleared and disturbed lands were also mapped within the study area. These areas do not correspond with a known PCT or vegetation community. These areas contain a highly disturbed soil profile and have been colonised by opportunistic weeds and occasional native species. Landscaping of planted native canopy trees has also occurred along the south-western, southern and south-eastern boundaries.

A large open area in the centre of the study area contains exotic grasses and shrubs; *Stenotaphrum secundatum*, *Andropogon virginicus* (Whisky Grass), *Nephrolepis cordifolia* (Fishbone Fern), *Senna pendula* (Senna) and *Monstera deliciosa* (Monstera).

The road frontage along Wyatt Road and south-western boundary contains planted native canopy of *Eucalyptus microcorys* (Tallowwood), *Eucalyptus grandis* (Flooded Gum) and *Eucalyptus botryoides* (Bangalay). These native species are not considered locally indigenous to the PCTs mapped in the study area. Exotic trees, *Liquidambar styraciflua* (Liquidambar), *Erythrina x sykesii* (Coral Tree) are interspersed with planted native species. The midstorey contains opportunistic native coloniser; *Pittosporum undulatum* (Sweet Pittosporum) and exotic weed *Lantana camara* (Lantana). Although *Pittosporum undulatum* is a native species, it is not considered locally indigenous to PCT 1786. The ground layer contained exotic grasses such as *Stenotaphrum secundatum*, *Hydrocotyle bonariensis* (Largeleaf Pennywort), *Cortaderia selloana* (Pampas Grass) and *Agapanthus* spp.

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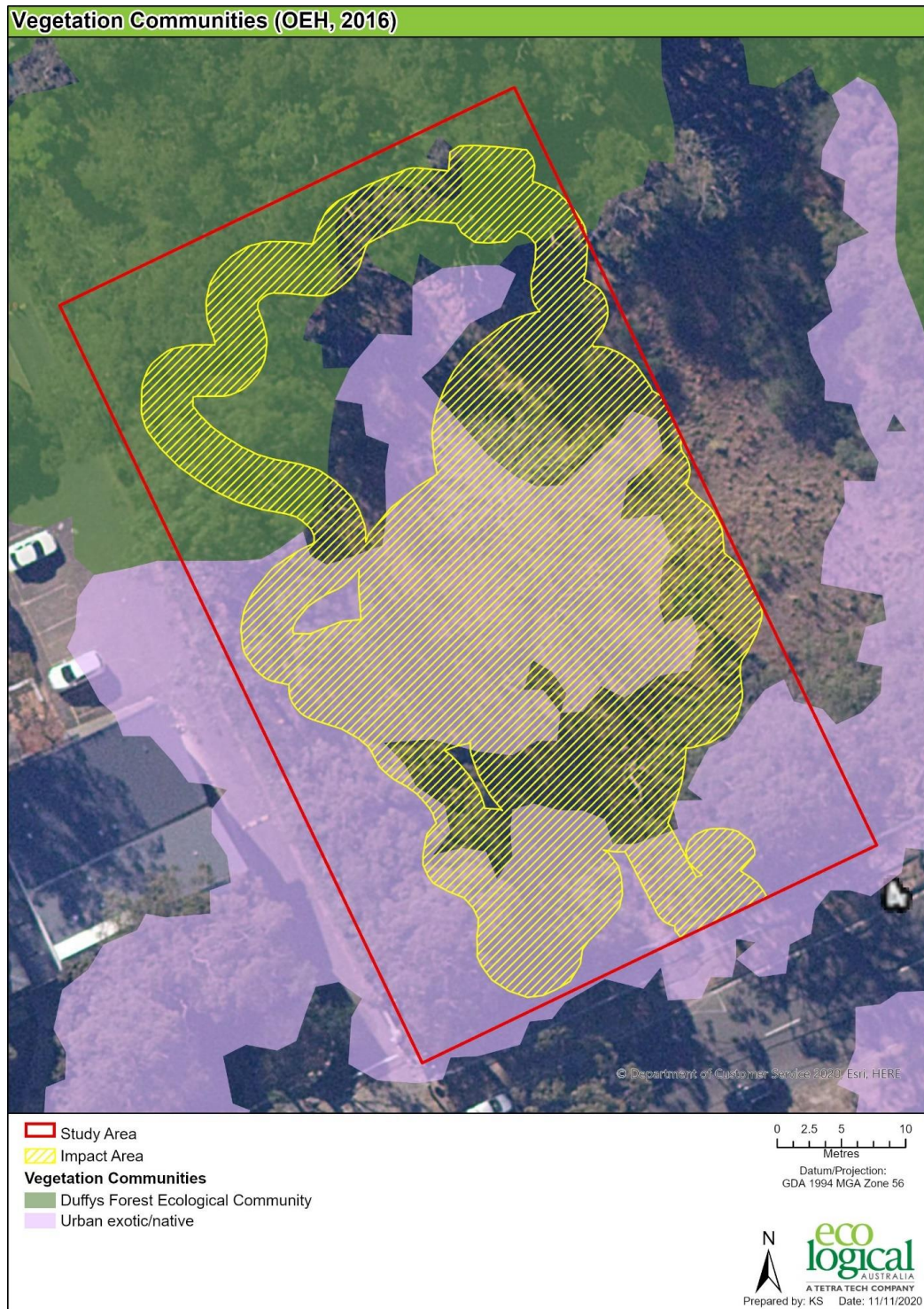


Figure 5: Mapped vegetation communities within the study area (OEH 2016)

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Figure 6 Plant community types and habitat features within the study area (ELA 2017)

3.4.1.2 Priority Weeds and Weeds of National Significance (WoNS)

The *Biosecurity Act 2015* and regulations provide specific legal requirements for State level priority weeds. Under the Act, all exotic plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.

Specific legal requirements apply to State determined priorities under the Greater Sydney Regional Strategic Weed Management Plan 2017-2022. Weeds listed as 'other weeds of regional concern' under the plan warrants resources for local control or management programs and are a priority to keep out of the region. Inclusion in this list may assist Local Control Authorities and/or land managers to prioritise action in certain circumstances where it can be demonstrated the weed poses a threat to the environment, human health, or agriculture.

Six priority weeds including one also listed as a Weed of National Significance (WoNS) were recorded within the study area (Table 2).

Table 2: Priority weeds and Weeds of National Significance (WoNS) recorded within the study area

Scientific Name	Common Name	WoNS	Priority Weed Level
<i>Andropogon virginicus</i>	Whisky Grass	No	Other weeds of regional concern
<i>Cinnamomum camphora</i>	Camphor Laurel	No	Other weed of regional concern
<i>Cortaderia selloana</i>	Pampas Grass	No	Regional – Asset protection
<i>Erythrina x sykesii</i>	Coral Tree	No	Other weed of regional concern
<i>Lantana camara</i>	Lantana	Yes	State - Asset protection
<i>Senna pendula</i>	Senna	No	Other weed of regional concern

Threatened Flora and Fauna

A literature review, including a search for threatened species using DPIE BioNet Atlas and Australian Department of Agriculture, Water and the Environment (DAWE) Protected Matters Search Tool identified eight threatened ecological communities, 36 threatened flora species and 68 threatened or migratory fauna species listed under the BC and / or EPBC Acts, which may have the potential to occur within a 5 km radius of the study area. An assessment of the likelihood of occurrence of threatened species within the study area is provided in Appendix A and was used to guide the site inspection. Note, the likelihood of occurrence provided in Appendix A is a refined list following the habitat assessment undertaken during the literature review and site inspection.

The BioNet Atlas database records are shown in Figure 7. It should be noted that some sensitive species cannot be displayed at this resolution due to licence conditions.

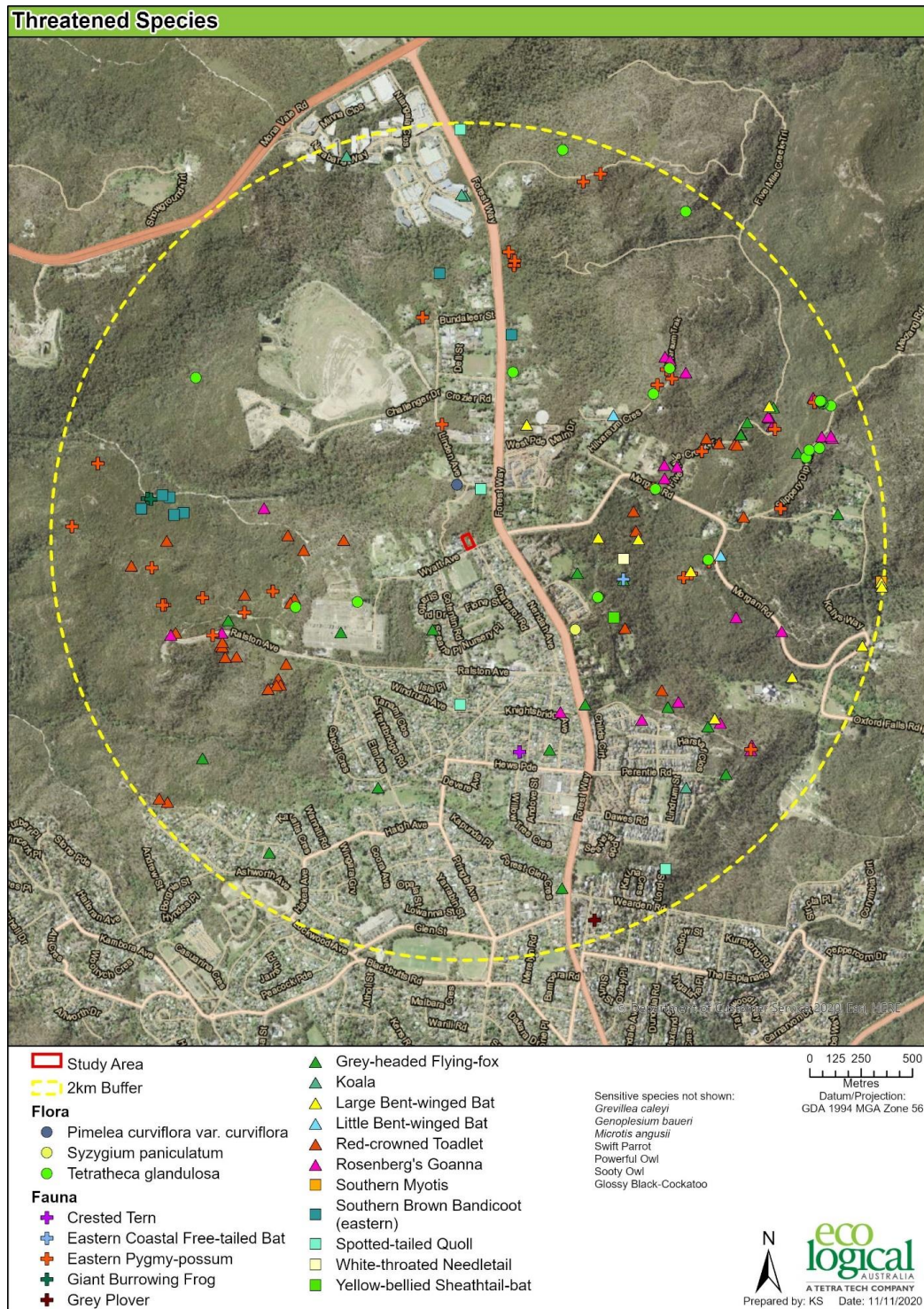


Figure 7: Threatened flora and fauna species recorded within 5 km of study area (DPIE 2020)

3.4.1.2.1 Threatened Fauna

No threatened fauna species were identified within the study area. Vegetation within the study area is highly modified and contains limited habitat features required for threatened fauna species. The vegetation does not contain any mapped watercourses, hollow-bearing trees or subterranean termite mounds. The field surveys did not record evidence of fauna activity such as conical diggings which may indicate the presence of the Southern Brown Bandicoot. An arboreal termite nest was noted from the arborist report (Mara Consulting 2020), this habitat feature may represent suitable habitat for hollow-dependent urban birds and occasional habitat for non-threatened possum species.

Two threatened species were considered likely to utilise the study area, *Glossopsitta pusilla* (Little Lorikeet) and *Pteropus poliocephalus* (Grey-headed Flying-fox), these species are listed as vulnerable under the BC Act. The Grey-headed Flying-fox is also listed as vulnerable under the EPBC Act. These species may utilise the native canopy species for seasonal foraging habitat.

3.4.1.2.2 Threatened Flora

No threatened flora species were previously recorded during 2017 field surveys within the study area. Two threatened flora species (*Grevillea caleyi* and *Pimelea curviflora* var. *curviflora*) have previously been recorded north of the study area (188 Forest Way, Belrose) (ELA 2017). *Pimelea curviflora* var. *curviflora* records are located more than 100 m from the study area and is not associated with the landscape identified within the study area. *Grevillea caleyi* has been recorded within 35 m of the study area and is commonly found in Duffys Forest Ecological Community. However, due to the high level of modification of vegetation within the study area, it is highly unlikely that threatened species occur within the study area.

3.4.2 Impact Assessment

3.4.2.1 Removal of vegetation

Direct impacts to vegetation are limited to the proposed tracks and associated picnic areas. Vegetation within a 2.5 m impact area (as shown in Figure 2) may be indirectly impacted through trampling, spoil placement and other activities associated with the track development and construction. A summary of the amount of vegetation clearance proposed is provided in Table 3.

PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest is part of the Duffys Forest Ecological Community. A Test of Significance was prepared for this TEC and concluded that although 0.05 ha of the TEC will be removed, the main portion of the TEC will be retained and protected as part of on-going management of the site. Additionally, the proposed works will not result in the loss of a local occurrence of this TEC.

Table 3: Vegetation impacts

Plant community type				Direct impact (ha)	Indirect impact (ha)	Retained (ha)	Total amount within study area
PCT 1786:	Sydney	Ironstone	Bloodwood-Silvertop Ash Forest	0.001	0.02	0.03	0.05
Planted natives				0.01	0.02	0.03	0.06
Exotic / Cleared land / Quarry				0.04	0.06	0.02	0.12
Total				0.05	0.10	0.08	0.23

3.4.2.2 Threatened flora

No threatened flora species or suitable habitat for threatened flora species were identified within the study area. However, the land to the north of the study area contains recent BioNet records for *Grevillea caleyi*. The closest records are within 35 m north of the study area. A Test of significance and Significant Impact Criteria were applied this flora species (refer to Appendix C and Appendix D).

3.4.2.3 Threatened fauna

The proposed development would remove 0.011 ha of native vegetation (which includes 0.001 ha of CPT 1786 and 0.01 ha of planted natives) and may indirectly impact 0.04 ha of native vegetation located within the 2.5 m construction buffer— some of which represents marginal or suitable foraging habitat for Grey-headed Flying-fox and Little Lorikeet.

In accordance with the BC Act, Tests of significance was applied to this species and concluded that the activity is unlikely to constitute a significant impact (Appendix B). In accordance with the EPBC Act, Significant Impact Criteria were applied for Grey-headed Flying-fox and concluded that the activity is unlikely to constitute a significant impact on this species (Appendix C). Therefore, a SIS, BDAR or referral is not required for the proposed works.

3.4.2.4 Indirect impacts

An assessment of indirect impacts has been included as part of the impact assessment. Potential indirect impacts may include:

- Introduction of weeds or pathogens
- Increase in surface water runoff, sedimentation and nutrients during and following construction
- Increase in noise and disturbance to fauna inhabitants in adjacent vegetation
- Damage to native vegetation adjacent to the subject site.

Machinery and all work equipment are to be free of weed propagules and soil material before entering the study area. Implementation of a weed or Vegetation Management Plan should be considered after the construction to assist in the management weeds on site and to maintain the TEC on site.

The impacts associated with altered water runoff, increased sedimentation and increased nutrients during and following construction should be mitigated through preparation and implementation of an Erosion and Sediment Control Plan and appropriate controls on storage of chemicals.

Increases in noise and disturbance during construction to potential fauna inhabitants in adjacent vegetation is likely to be minimal, given the urban environment in which the study area is located and the availability of suitable habitat adjacent to the study area.

Vegetation within a 2.5 m construction buffer may be indirectly impacted through trampling, spoil placement and other activities associated with the construction.

3.5 Aboriginal Heritage

3.5.1 Existing Environment

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken on 3 November 2020. The search parameters were GDA2020, Zone: 56, Eastings: 330649 - 330649, Northings: 6263206 - 6271206. The search identified 120 Aboriginal sites as being within 4km of the study area. The AHIMS result is included as Appendix D of this report.

No AHIMS sites have been recorded within the study area. One site (AHIMS ID 45-5-2788) has been 'Deleted' and three sites have been updated to 'Not a Site' (AHIMS ID 45-6-1160, AHIMS ID 45-6-0249 and AHIMS ID 45-6-1373), therefore the total sites in the surrounding area is 116.

The distribution of recorded Aboriginal sites adjacent to the study area is shown in Table 4. A regional overview of AHIMS sites surrounding the study area is shown in **Figure 16**. The frequencies of site types and contexts recorded within the AHIMS database search area are listed below.

Table 4: AHIMS Search Results

Site Context	Site Features	Number	%
Open Site	Artefact	5	4.31
	Shell; Artefact	1	0.86
	Burial; PAD	1	0.86
	Grinding Groove	2	1.72
	Grinding Groove; Art (Pigment or Engraved)	3	2.59
	PAD	2	1.72
	Stone Arrangement	1	0.86
	Art (Pigment or Engraved)	70	60.34
	Art (Pigment or Engraved); Grinding Groove	3	2.59
	Art (Pigment or Engraved); Stone Arrangement	1	0.86
Closed Site	Art (Pigment or Engraved)	18	15.52
	Art (Pigment or Engraved); PAD	1	0.86
	Art (Pigment or Engraved); Artefact	3	2.59
	Artefact	3	2.59
	Shell; Artefact; Art (Pigment or engraved)	2	1.72
Total		116	100

3.5.1.1 Ethnohistory

For thousands of years prior to the arrival of Europeans the Aboriginal occupants of the area lived primarily along the foreshores of the harbour. Food, fresh water and shelter was abundant and Aboriginal people fished and collected shellfish along the shores, hunted in the hinterlands and harvested food from the surrounding bush. People moved throughout their country in accordance with the seasons and developed a rich and complex ritual life comprising language, customs, spirituality and the law – the heart of which was connection to the land (Aboriginal Heritage Office 2020). The steep

topography and dense vegetation are likely to have limited movement through country and shoreline activity would have been more common.

When the British First Fleet arrived in 1788, the Sydney region was home to numerous Aboriginal communities that had been living there for thousands of years. Current estimates suggest there may have been 3000-5000 people living in the Sydney region at that time. Captain Cook and the later British colonists recorded some of their language and place names, observed and recorded their observations regarding the new arrivals, their physical appearance, tools, clothing, camps and shelters, the food they ate, their ceremonies and their items of material culture. In addition, many artists recorded individuals and the activities of groups of people. Within a year of the British arrival well over half the local population had succumbed to smallpox and, as the British colony expanded, loss of country and acts of aggression made their traditional way of life unachievable (Attenbrow 2010:8,158). Aboriginal people continued to live around Sydney's harbour and coastal areas for more than a century after Europeans arrived, adapting their traditional life to their new conditions of dispossession and displacement, and maintaining, in scattered campsites, some of their skills and culture (Dictionary of Sydney).

One of the primary surviving records of Aboriginal culture within the Northern Beaches region left by the Aboriginal people themselves is contained in art found on rocks and in caves. In the Sydney region, some 600 rock art sites (painting and engraving) have been recorded with over 4,000 separate figures mainly of plants, animals, fish and people, which recall the dreamtime and events from the past.

Archaeological research on sites such as Aboriginal rock engravings, open camp sites and shell middens, along with the excavated artefacts and food remains, provide a record of the distant past. The archaeological record is important, as it reveals that many aspects of Aboriginal life changed over time, and people did not always use the same tools and subsistence technologies that were observed when the British arrived. In addition, it provides additional details about some aspects of life that are not described in the historical records such as the range of land and marine animals eaten, and the raw materials used in making tools and weapons (Attenbrow 2010).

James French was the first white settler in the area, acquiring land in what is now Forestville and felling timber in 1856. He built a small wharf on Bantry Bay to ship timber to Sydney and later acquired more land in the area which is known as Frenchs Forest. The area was used for soldier settlement farms after the first world war with the first house built in April 1916 on Starkey Street. However, much of the land, particularly toward Killarney Heights was steep, rocky and unsuitable for any type of farming and was subdivided for residential development in the early 1960s. Aerial images of the study area in 1947 demonstrates that the large trees are rare, the vegetation is sparse and scrubby (Figure 17). Later images from 2009 show the presence of a residential dwelling that has since been demolished (Figure 18).

3.5.1.2 Visual inspection

A site inspection of the development area was carried out by ELA Archaeologist Declan Coman on 16 November 2020. The proposed areas for the bridge upgrade work, the impact buffer zone and landforms in the surrounding context were inspected.

In the south of the study area, clearance of vegetation and introduced gravels (Figure 8). Some areas have low visibility due to dense vegetation but showed signs of potential disturbance with visible demolition rubble (Figure 9). Similar disturbances were noted in the centre of the study area (Figure 10),

and towards the northern end of the study area (Figure 11) where a residential structure is visible in aerial imagery from 2009 (Figure 18).

In the northwest corner of the site, beyond the extent of the proposed works, again low visibility from dense vegetation (Figure 12), demolition fill as observed elsewhere in the study area were present here, imply similar prior disturbance.

In the east of the study area outcrops of exposed sandstone are visible (Figure 13). The outcrops had no evidence of engraving or carving, and the proposed works will avoid impacts to any sandstone exposed. Several trees are still present within the study area (Figure 14, Figure 15), none had evidence of cultural modification.



Figure 8: Ground surfaces in south of study area



Figure 9: Vegetation cover in south of study area



Figure 10: Ground surfaces in centre of study area



Figure 11: Ground surfaces in north of study area



Figure 12: Ground surfaces in north western extent of study area, outside of the areas of impact



Figure 13: Exposed sandstone in east of study area



Figure 14: Indicative vegetation in the study area



Figure 15: Indicative vegetation in the study area

3.5.2 Impact assessment

No Aboriginal objects were identified during site inspection. Significant disturbances from previous land use and vegetation clearance means there is a low potential for intact archaeological deposits.

No limitations to development need to be implemented. General mitigation measures to avoid impact are provided in Section 5 in the unlikely event an Aboriginal object is encountered.

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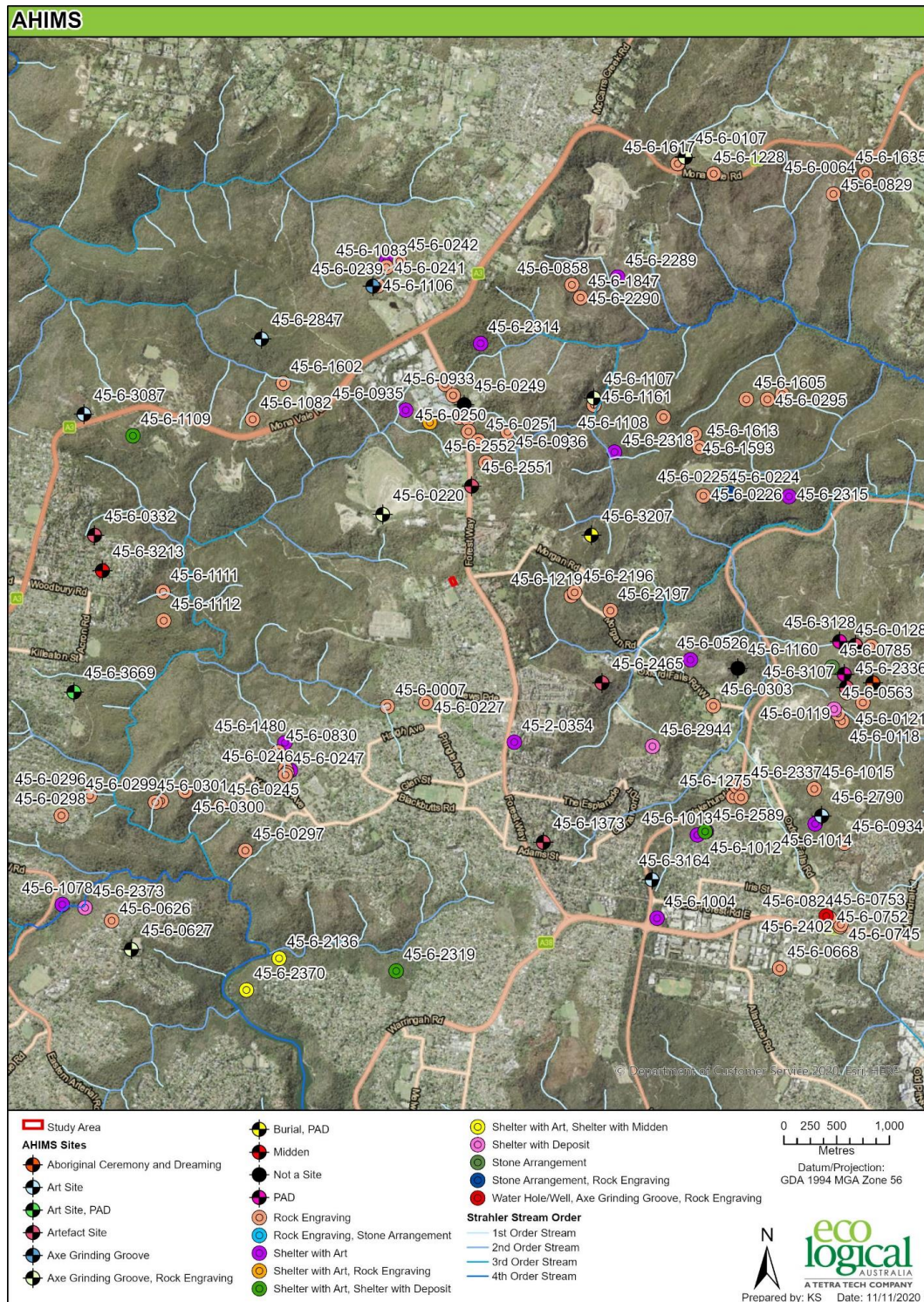


Figure 16: Regional overview of AHIMS sites surrounding study area



Figure 17: 1947 Aerial imagery with the approximate location of the study area (source: NSW Government Historical Imagery)

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Figure 18: 2009 Aerial Imagery showing the presence of a residential structure

3.6 Historic Heritage

3.6.1 Existing Environment

Searches were made of the following heritage databases on 5 November 2020 in order to determine if any places of historical significance are located within or in proximity to the study area.

- Australian Heritage Database;
 - World Heritage List (WHL)
 - National Heritage List (NHL)
 - Commonwealth Heritage List (CHL)
- NSW State Heritage Inventory (SHI);
 - State Heritage Register
 - Section 170 Registers;
- Warringah LEP (2011).

The results of the searches indicated that there are no items of historical heritage significance located within or in proximity to the study area (Figure 19).

3.6.2 Impact assessment

There will be no impacts to Historic Heritage listed items or historic archaeology.

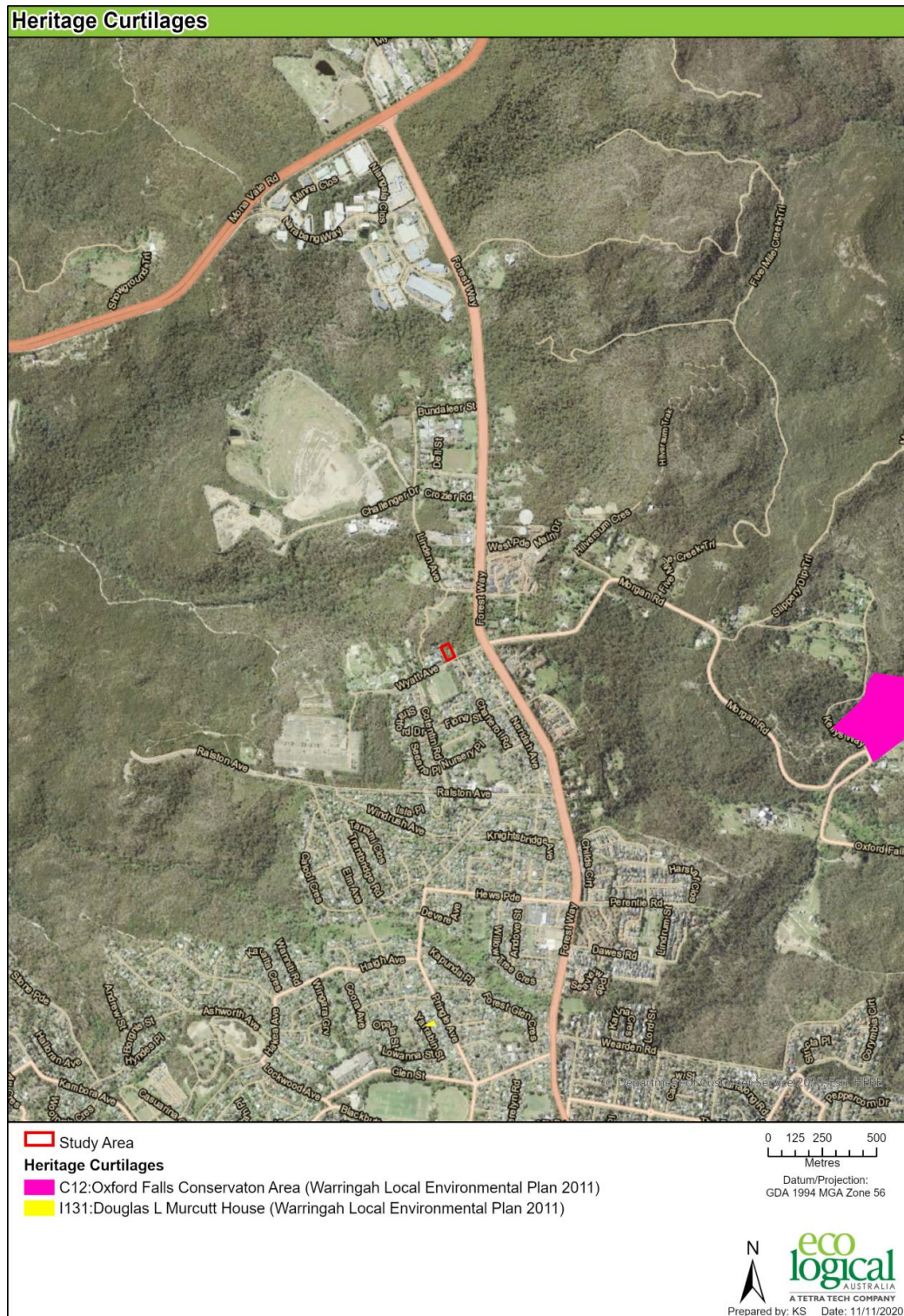


Figure 19: Heritage Curtilages in the vicinity of the study area

3.7 Noise and Vibration

3.7.1 Existing Environment

The study area is located within an area which is predominantly undeveloped. The closest sensitive receiver is located less than 30 m to the west of the study area. This sensitive receiver is the John Colet School, which is an independent K-6 school. Additionally, a number of residences are located within 50 m of the south of the study area, directly across Wyatt Avenue. Existing noise sources in the general vicinity include current vehicle movements, recreational and sporting activities at the Wyatt Reserve, general residential activities and noise associated with the existing school.

3.7.2 Impact Assessment

Potential exists for noise and vibration impacts during excavation and construction works for nearby residential receivers. These impacts will occur through the entire construction phase, therefore the mitigation measures in Section 5 of this REF must be strictly adhered to in order to ensure disruption is minimised. It is also recommended that nearby landowners are consulted prior to commencement to the works.

As the works will be undertaken within proximity to a sensitive receiver; 'John Colet School', it is recommended that notification is given at least 2 weeks prior to works commencement, and a complaints register be maintained prior to and during all construction activities.

Work hours will be in accordance with the Interim Construction Noise Guideline (DECC, 2009) detailed below which will minimise impacts to residents in proximity to the works:

- Monday to Friday 7.00am to 6.00pm
- Saturday 8.00am to 1.00pm
- No work on Sunday or public holidays

During operation, the increased utilisation of the parks will contribute to local noise due to the noise associated with sporting events and increased vehicle movements to and from the site.

There will be minor noise and vibration impact to sensitive receivers during operation. However, these impacts will typically be associated with low-key recreational activities for groups of residents who live within the surrounding area.

3.8 Air Quality

3.8.1 Impact Assessment

Minor dust emissions are predicted as part of the construction phase of proposed works. The study area is within an urban area of Sydney, therefore there is potential for impact to nearby residents. Dust emissions may also impact native fauna within the study area.

Community consultation should be undertaken prior to excavation and vegetation management works. While these works are not anticipated to create excessive amounts of air pollution, there is potential for adverse impacts to be experienced by the surrounding sensitive receivers, as the site is bounded by a K-6 school to the west and residential receivers to the south.

The anticipated impact on residents and fauna species in proximity is low, considering that the proposed construction works will not be undertaken on a regular basis and will not create excessive dust. Furthermore, the proposed construction works will have a relatively short-term duration and only be undertaken during standard construction hours.

During operation, there may be an increased number of vehicle movements to and from the study area resulting from increased visitor usage, which would contribute to emissions. This increase however, is not anticipated to be significant, as there are already roads which are heavily used in the surrounding area and vehicles will not be running for the majority of the time they are situated near the reserve. The day to day recreational activities which will be undertaken at the reserve will not contribute to a decrease in air quality.

Mitigation measures are proposed below in Section 5 to minimise impacts further.

3.9 Waste Management

3.9.1 Impact Assessment

The majority of waste generation is likely in the form of removed vegetation and excavated material due to earthworks. Additional waste may be generated as products of machinery use and general waste from workers. Proposed impacts of waste generation include:

- reduced aesthetics in community areas;
- minor spills from hazardous fuel and chemical use; and
- pollution of the environment from other general wastes.

Any excess spoil from earthworks is proposed to be classified in accordance with Waste Classification guidelines (EPA, 2014) and disposed of at an appropriately licenced waste facility. No waste is to be imported into the site.

Removal and appropriate disposal of general waste generated by the contractors during the proposed works is the responsibility of the contractors unless advised differently by Northern Beaches Council.

During operation, waste bins should be positioned at accessible locations to encourage users and visitors to dispose of rubbish easily and appropriately.

3.10 Traffic

3.10.1 Impact Assessment

The proposed works will be accessed by the existing public road network. Access for heavy machinery transport will also be via the public road network.

The number of vehicle movements to and from the site, associated with the transportation of personnel and the removal of waste will vary depending on the stage of the project. Due to the low level of road use surrounding the subject site, the impacts to traffic flow and pedestrian movement is anticipated to be relatively low. If any road closures are required, a Traffic Management Plan may need

implementation and the John Colet School should be consulted prior to works commencement and given sufficient opportunity to raise any issues or concerns.

During operation, traffic to and from site has the potential to increase.

Mitigation measures are discussed in Section 5 below.

3.11 Visual Amenity and Landscape

3.11.1 Impact Assessment

The proposed works will require the removal of vegetation, including 15 trees within the study area. An arborist report for the site was developed by Mara Consulting (2020) which determined that these trees were of poor health and condition, exotic species or of very low retention value.

The works are intended to positively impact the visual amenity of the area and help to transition the area into a more heavily utilised public recreation space. All landscaping works, including replacement of removed trees will be done using species that are endemic to the area and are consistent with the Duffy's Forest Ecological Community.

Furthermore, enhancement works including weed removal and mulching will ensure that the aesthetic values of the study area are improved as native species will be allowed to recolonise.

Mitigation measures are proposed in Section 5.

3.12 Socio-Economic Considerations

Assuming that construction contractors and materials are sourced from local businesses where possible, there will be positive impacts to the local economy. Additionally, the proposed works will enable members of the public to utilise the area for recreation, as group seating and picnic areas will be constructed. As there has been an increase in cycling as a recreational activity for residents within the local area, the junior bike skills trail loop will assist in allowing young riders to develop their skills and confidence while riding and encourage an active and healthy lifestyle.

3.13 Cumulative Impacts

In accordance with clause 228 of the EP&A Regulation, any cumulative environmental effects of the project associated with other existing and likely future activities must be taken into account in determining the potential impacts of the project on the environment.

The works will be carried out in a disused, council-owned area and will be undertaken to incentivise the use of this space. Furthermore, in line with the objectives of the land use within the LEP, environmental management works will be undertaken to ensure that the biodiversity values of the area are not allowed to deteriorate further. Therefore, no cumulative impacts are expected as a result of the works.

3.14 Matters of National Environmental Significance

Under the environmental assessment provisions of the EPBC Act, the following Matters of National Environmental Significance (MNES) and impacts on Commonwealth land are required to be considered

to assist in determining whether the project should be referred to the Australian Government Department of the Environment. Table 5 addresses the MNES for the project.

Table 5 Consideration of Matters of National Environmental Significance

MNES	Impact
Any environmental impact on a World Heritage property?	No
Any environmental impact on National heritage places?	No
Any environmental impact on RAMSAR wetlands?	No
Any environmental impact on Commonwealth listed threatened species or ecological communities?	Non-significant impact
Any environmental impact on Commonwealth listed migratory species?	No
Does any part of the project involve nuclear action?	No
Any environmental impact on a Commonwealth marine area?	No
Any impact on Commonwealth land?	No

3.15 Clause 228 of the Environmental Planning and Assessment Regulation

Clause 228 of the EP&A Regulation sets out 16 factors that need to be considered when assessing environmental impact under Part 5 of the EP&A Act. These factors are addressed in this report and relevant sections are listed in Table 6 below.

Table 6 Clause 228 Factors

Clause 228 Factors	Impact
(a) Any Environmental Impact on a Community?	Noise and other impacts on the community are anticipated to exist during the construction works. The appropriate work hours and mitigation measures must be adhered to in order to ensure that the impacts to the community are minimised as the works are in close proximity to sensitive receivers. The works will provide an overall positive outcome for the local community, as the parks will be further enhanced as recreational areas and their overall amenity will be improved.
(b) Any transformation of a locality?	The works will infer a positive impact on the visual amenity of the area as vegetation removal will predominantly involve the removal of trees that are of low retention value. The works will improve the overall identity of the parks as they will portray the location as a central area for recreational activities to occur. A number of bush enhancement works will also take place as part of the proposal, which will aim to remove invasive weed and exotic species from the area and remediate the land. The trees which are to be removed as part of the proposed works will also be replaced by species that are consistent with the Duffy's Forest Ecological Community.
(c) Any environmental impact on the ecosystems of the locality?	Impacts on ecosystems are anticipated to be non-significant if the recommended mitigation measures are followed.

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Clause 228 Factors	Impact
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The works will improve the recreational and aesthetic quality of the locality. Considering the bushland enhancement works and removal of only trees of low retention value within the study area, the works will reduce the aesthetic, scientific or environmental quality or value of the locality. furthermore, impacts on threatened ecological communities and species have been considered and mitigated.
(e) Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	Impacts on Aboriginal cultural heritage and historical cultural heritage items are anticipated to be non-significant if the recommended mitigation measures are followed.
(f) Any impact on the habitat of protected fauna (within the meaning of the <i>National Parks and Wildlife Act 1974</i>)?	The impact assessment on threatened fauna has been addressed and mitigated. The impact, if any, will not be significant. In addition, the impact resulting from the loss of general fauna habitat as a result of vegetation disturbance is not likely to result in the loss or reduction in the viability of more common fauna species.
(g) Any endangering of any species of animal, plant or other form of life whether living on land, in water or in the air?	Potential impacts on flora and fauna have been considered as part of this REF. There will be no significant impact on any threatened species or other more common fauna species.
(h) Any long-term effects on the environment?	The project will not result in long-term impact if mitigation procedures are followed. Maintenance following the completion of the works will be infrequent. The works will have a long-term positive impact on the community through providing a useable public asset which will increase the overall amenity and potential for recreation within the area.
(i) Any degradation of the quality of the environment?	No significant impacts to the quality of the environment were found. No degradation to the quality of the environment should occur if mitigation measures are adhered to.
(j) Any risk to the safety of the environment?	A low risk to the environment is associated with the works. Potential for a small chemical spill (e.g. petrol or oil) is possible. The risk to the environment is considered minimal if the prescribed mitigation measures are adopted.
(k) Any reduction in the range of beneficial uses of the environment?	No reduction in the range of beneficial uses of the environment will result as part of the works. The works will provide a useable public asset and as such, will benefit the community.
(l) Any pollution of the environment?	No pollution of the environment is proposed or likely. The risk is minimal if the appropriate mitigation measures are followed.
(m) Any environmental problems associated with the disposal of waste?	All general waste is to be taken offsite and disposed of appropriately.
(n) Any increased demands on resources (natural or otherwise) that are or are likely to become in short supply?	No resources that are being utilised as part of this project are likely to become in short supply.

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Clause 228 Factors		Impact
(o)	Any cumulative environmental effect with other existing or likely future activities?	Minimal cumulative environmental effect is likely as a result of the works.
(p)	Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	There are no impacts on coastal processes or hazards that will result as part of the works.

4. Consultation

Division 1 of the Infrastructure SEPP provides guidance on consultation with stakeholders.

Table 7 Infrastructure SEPP consultation requirements

ISEPP Clause	Clause Relevance	Consultation Undertaken
Clause 13	<p>Impacts on council-related infrastructure or services</p> <p>Consultation is required if the public authority is of the opinion that the development:</p> <ul style="list-style-type: none"> (a) will have a substantial impact on stormwater management services provided by a council, or (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or (e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or (f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath). 	No, Northern Beaches Council is the proponent.
Clause 14	<p>Impacts on local heritage</p> <p>Consultation is required if the development:</p> <ul style="list-style-type: none"> (a) is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and (b) is development that this Policy provides may be carried out without consent. 	No consultation required. Impacts on local heritage are unlikely. Northern Beaches Council is the proponent.
Clause 15	<p>Impacts on flood liable land</p> <p>In this clause, flood liable land means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.</p>	The site is not mapped as flood liable land. Northern Beaches Council is the proponent.
Clause 16	<p>Consultation with public authorities other than councils</p> <p>Consultation is required if the development is:</p> <ul style="list-style-type: none"> (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974—the Department of Environment and Climate Change, (b) development adjacent to a marine park declared under the Marine Parks Act 1997—the Marine Parks Authority, (c) development adjacent to an aquatic reserve declared under the Fisheries Management Act 1994—the Department of Environment and Climate Change, 	Consultation with public authorities other than Council was not deemed necessary in relation to Clause 16 of the Infrastructure SEPP.

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ISEPP Clause	Clause Relevance	Consultation Undertaken
	<p>(d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority,</p> <p>(e) development comprising a fixed or floating structure in or over navigable waters—the Maritime Authority of NSW,</p> <p>(f) development for the purposes of an educational establishment, health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service.</p> <p>Note. The Act defines bush fire prone land, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 146 (2) of the Act.</p> <p>Note. When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service Planning for Bush Fire Protection 2006.</p> <p>(g) (Repealed)</p>	

5. Mitigation Measures

Table 8 Recommended mitigation measures for the proposed works

Impact On	Reasons	Safeguards/Mitigation Measures	Responsibility
Soil Erosion and Sedimentation	<ul style="list-style-type: none"> Sedimentation caused by erosion and runoff from the site caused by removal of vegetation, vehicle movements and/or heavy rainfall. 	<ul style="list-style-type: none"> Prepare a Construction Environmental Management Plan (CEMP) prior to any construction works to address measures to be adopted to minimise impacts on the environment as a result of the construction works, including sediment erosion and sedimentation. Inspect erosion controls regularly (daily during workdays) and after rainfall. Fix damaged controls immediately. Remove accumulated sediment or waste material from the sediment controls regularly and dispose of at a licensed waste facility. Ensure only the minimum required vegetation is removed, maintaining the ground cover vegetation in all areas of work. Leave erosion and sediment controls in place until after the works are completed. Weather forecasts will be checked daily to ensure that work is not carried out before or during high rainfall. Schedule the works outside of predicted heavy rain periods. Stop work during and following heavy rainfall to reduce risk of mobilising sediment. 	Project Manager All Staff/Contractors
Soil Contamination	<ul style="list-style-type: none"> Incidental discovery or disturbance of soil contamination. Pollution of sediment from chemical spills (e.g. fuel or oil from machinery). 	<ul style="list-style-type: none"> If contaminated soils are uncovered during the works, all works within the vicinity of the find must cease immediately and Northern Beaches Council must be notified immediately. For any excess spoil material which requires offsite disposal, formal waste classification will be required before being taken to an appropriately licensed landfill in accordance with the EPA (2014) Waste Classification Guidelines. Store all chemicals (e.g. fuel, oil) in appropriate bunding/storage systems within the approved storage facility. Ensure appropriate spill kits are carried with the equipment. Ensure all equipment is in good working order. 	Project Manager All Staff/Contractors
Biodiversity	<ul style="list-style-type: none"> Damage to vegetation that is not proposed for removal 	<ul style="list-style-type: none"> Pre-works briefing to be undertaken by Northern Beaches Council staff advising of sensitive areas and relevant safeguards for these areas. Works must be stopped if any previously undiscovered threatened species or communities are discovered during works. An assessment of the impact and any 	Project Manager All Staff/Contractors

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Impact On	Reasons	Safeguards/Mitigation Measures	Responsibility
	<ul style="list-style-type: none"> Harm to non-identified threatened flora and fauna species Injured or orphaned wildlife 	<ul style="list-style-type: none"> required approvals must be obtained. Works must not recommence until Northern Beaches Council has provided written approval to do so. The site-specific CEMP must include instructions for dealing with orphaned or injured native animals and include the contact details for the NSW Wildlife Information, Rescue and Education Service Inc (WIRES). Revegetation works are to utilise diagnostic species from the Duffy's Forest Ecological community and will require ongoing maintenance activities such as weed removal to ensure successful recolonization. 	
Priority Weeds	<ul style="list-style-type: none"> Spread of priority weeds 	<ul style="list-style-type: none"> Wash down equipment and vehicles prior to and after use, to manage the introduction and spread of weed propagules. 	All Staff/Contractors
Aboriginal Heritage	<ul style="list-style-type: none"> Discovery of unsuspected Aboriginal objects Discovery of human remains Harm to AHIMS sites as well as other area of Aboriginal Significance 	<ul style="list-style-type: none"> All contractors undertaking works on site should be briefed on the protection of Aboriginal heritage objects under the NPW Act, and the penalties for damage to these items. Should an unexpected Aboriginal object be identified during construction, work in the immediate vicinity of the find is to stop and the area must be fenced off with suitable markers (star pickets, flagging or barrier mesh). The Northern Beaches Council Project Manager is to be notified. Engage an archaeologist to determine the significance of the find, and if required, determine the notification, consultation, and approval requirements. Works must not recommence until Northern Beaches Council has provided written approval to do so. If human remains are discovered, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the DPIE may also be contacted at this time to assist in determining appropriate management 	Project Manager All Staff/Contractors
Historic Heritage	<ul style="list-style-type: none"> Impacts to Heritage items 	<ul style="list-style-type: none"> In accordance with Section 146 of the <i>Heritage Act 1977</i>, if an archaeological relic (such as a deposit or artefact) is uncovered during works, work must cease in the affected area and a qualified archaeologist contacted to assess the find. Further advice and clarification may be sought from the Heritage Council of NSW, or the Heritage Division under delegation regarding assessment and approvals. 	Project Manager All Staff/Contractors
Noise and Vibration	<ul style="list-style-type: none"> Noise impacts on sensitive receivers in proximity Impacts to fauna in proximity to the proposed works 	<ul style="list-style-type: none"> Avoid simultaneous operation of noisy plant within discernible range of a sensitive receiver. Works will only occur during the following times: <ul style="list-style-type: none"> Monday to Friday 7:00 am to 5:00 pm Saturday 8:00 am to 1:00 pm. 	Project Manager All Staff/Contractors

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Impact On	Reasons	Safeguards/Mitigation Measures	Responsibility
		<ul style="list-style-type: none"> Maximise the distance between noisy plant items and nearby residential receivers and potential fauna habitat. Orient equipment such as offensive noise carriers away from residential receivers and potential fauna habitat. Plant used intermittently is to be throttled or shut down when not required. Sensitive receivers in proximity to the works must be notified of any works that are likely to be noisy at least five days prior to those works being carried out. 	
Air Quality	<ul style="list-style-type: none"> Dust generation from vibrating and ground disturbing works Fumes generation from machinery Cumulative impacts of greenhouse gas emissions 	<ul style="list-style-type: none"> Works must be minimised during high wind periods. Dust suppression should be applied as required to limit excessive dust generation. Plant and equipment must be regularly inspected to ascertain that fitted emission controls are operating efficiently. Plant and equipment must be maintained in accordance with manufacturer's specifications to ensure that it is in a proper and efficient condition. Do not have machinery running while not in use. Minimise use of machinery for required activity only. Vehicles to maintain recommended speed. Look for excessive dust generation and slow down if needed. 	<p>Project Manager</p> <p>All Staff/Contractors</p>
Waste Management	<ul style="list-style-type: none"> Excess spoil in the form of excavated material Litter left on-site by staff/contractors 	<ul style="list-style-type: none"> Resource management options for the project must be considered against a hierarchy of the following order embodied in the Waste Avoidance and Resource Recovery Act 2001: <ul style="list-style-type: none"> Avoid unnecessary resource consumption. Recover resources (including reuse, reprocessing, recycling and energy recovery). Dispose (as a last resort). All wastes and excess spoil must be classified in accordance to the Waste Classification Guidelines (DECC, 2009) prior to disposal and transported to a licensed waste disposal facility. All waste must be removed from the site on completion of the works. Upon completion of waste disposal, all original weighbridge / disposal receipts issued by the receiving waste facility must be retained in a waste register as evidence of proper disposal. An adequate number of bins must be placed at the site for workers and all litter will be placed in these bins. Work areas of the project site would be kept clean and free of litter, including cigarette butts, at all times. 	All Staff/Contractors

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Impact On	Reasons	Safeguards/Mitigation Measures	Responsibility
Traffic	<ul style="list-style-type: none"> Disruption to traffic flows Temporary Road Closures 	<ul style="list-style-type: none"> Vehicles, materials and equipment must be positioned to minimise impacts to public access and parking. Heavy vehicles, if required, will be restricted to specified routes. If road closures are required, A Traffic Management Plan should be implemented prior to the commencement of any construction works to ensure that traffic disruptions are mitigated, and commuters are notified of detours and closures through signage. Nearby businesses and sensitive receivers should be notified and given an opportunity to comment on temporary road closures prior to commencement of construction. 	<p>Project Manager</p> <p>All Staff/Contractors</p>
Visual Amenity and Landscape	<ul style="list-style-type: none"> Impact on the community 	<ul style="list-style-type: none"> Notify community or neighbours where light impacts are anticipated. Position lighting in residential areas to direct light away from houses wherever possible. Ensure all access restrictions are removed following construction. Landscape plantings must be in line with species endemic to the area of the Duffy's Forest Ecological Community. 	<p>Project Manager</p> <p>All Staff/Contractors</p>

6. Conclusion

ELA has undertaken an assessment of the impact on the environment as part of the construction of a junior bike skills circuit, associated amenities and restoration works within the property of 4-6 Wyatt Avenue, Belrose. The assessment has concluded that there will be no significant impact on any factors of the environment as a result of the abovementioned works if the proposed mitigation measures are implemented.



A CEMP should be prepared that summarises all the relevant mitigation measures from this REF. The CEMP will guide the construction works and will be used as part of the site induction to familiarise all workers with the site environmental sensitivities.

7. REF Determination and Conditions

7.1 Assessor Declaration

This REF provides a true and fair review of the activity in relation to its likely effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the project and provides sufficient information to determine whether there is likely to be a significant impact on the environment as a result of the Project.

I have considered all environmental impacts and safeguards to the best of my knowledge and have sought advice where required.

Project Name	
4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors	
Project Director David Bonjer Eco Logical Australia Level 3, 101 Sussex Street, Sydney 2000 Ph: 02 9259 3714	 Date: 25/11/2020
Project Manager Rebecca Ben-Haim Eco Logical Australia Level 3, 101 Sussex Street, Sydney 2000 Ph: 02 9259 3745	 Date: 25/11/2020

7.2 Determiner Declaration and Approval

I have reviewed the document and consider that the project will not have a significant impact and can proceed subject to the controls outlined in this REF.

Project Name	
4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors	
Role:	[Signature]
Name:	Date:
Company:	
Address:	
Phone Number:	
Role:	[Signature]
Name:	Date:
Company:	
Address:	
Phone Number:	

8. References

Department of Environment, Climate Change and Water (DECCW), (2010). *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*.

Department of Planning, Industry and Environment (DPIE) 2020. BioNet Vegetation Classification. Accessed 13 November 2020.

Eco Logical Australia (ELA) 2017. *Belrose TAFE, 188 Forest Way Belrose Flora and Fauna Statement*. Prepared for Government Property NSW.

Environment Protection Authority (EPA), (2014), *Waste Classification Guidelines Part 1: Classifying waste*, Available at: <http://www.epa.nsw.gov.au/resources/wasteregulation/140796-classifywaste.pdf>

Mara Consulting 2020. Arborist Report – Wyatt Avenue Belrose. Prepared for Northern Beaches Council.

NSW Scientific Committee 2019. Duffys Forest ecological community in the Sydney Basin Bioregion – endangered ecological community listing – final determination. Available: <https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/nsw-threatened-species-scientific-committee/determinations/final-determinations/2000-2003/duffys-forest-sydney-basin-bioregion-endangered-ecological-community-listing> (Accessed 13 November 2020).

Prensa 2016. Preliminary Site Investigation – 188 Forest Way, Belrose NSW. Prepared for Government Property NSW.

Appendix A Likelihood of Occurrence Assessment

An assessment of likelihood of occurrence was made for threatened and migratory species identified from the database search. Five terms for the likelihood of occurrence of species are used in this report. This assessment was based on database or other records, presence or absence of suitable habitat, features of the proposal site, results of the site inspection and professional judgement. Some Migratory or Marine species identified from the Commonwealth database search have been excluded from the assessment, due to lack of habitat. The terms for likelihood of occurrence are defined below:

- “known” = the species was or has been observed on the site
- “likely” = a medium to high probability that a species uses the site
- “potential” = suitable habitat for a species occurs on the site, but there is insufficient information to categorise the species as likely to occur, or unlikely to occur
- “unlikely” = a very low to low probability that a species uses the site
- “no” = habitat on site and in the vicinity is unsuitable for the species.

A test of significance was conducted for threatened species or ecological communities that were recorded within the study area or had a higher likelihood of occurring and were not recorded during the site visit. It is noted that some threatened fauna species that are highly mobile, wide ranging and vagrant may use portions of the study area intermittently for foraging. For these fauna species, the habitat present and likely to be impacted is not considered to be important to the threatened species, particularly in relation to the amount of similar habitat remaining in the surrounding landscape. As such, a test of significance in reference to State or Commonwealth legislation was not considered necessary.

The records column refers to the number of records occurring within 5 km of the study area, as provided by the Atlas of NSW Wildlife (BioNet) and Protected Matters Search Tool database search.

Information provided in the habitat associations’ column has primarily been extracted (and modified) from the Commonwealth Species Profile and Threats Database and the NSW Threatened Species Profiles.

Table 9: Likelihood of occurrence, and requirement for impact assessment, for threatened ecological communities.

Scientific Name	BC Act Status	EPBC Act Status	Description	Likelihood of Occurrence	Impact Assessment Required
Castlereagh Scribbly Gum and Agnes Banks Woodlands of the Sydney Basin Bioregion	V	E	Occurs within the local government areas of Bankstown, Blacktown, Campbelltown, Hawkesbury, Liverpool and Penrith. Mainly found in the Castlereagh area of the Cumberland Plain, with small patches occurring at Kemps Creek and Longneck Lagoon; also present around Holsworthy. Occurs almost exclusively on soils derived from Tertiary alluvium, or on sites located on adjoining shale or Holocene alluvium. Often adjacent to and on slightly higher ground than Castlereagh Ironbark Forest or Shale Gravel Transition Forest in the Sydney Basin Bioregion.	No – not present within study area.	No
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland	E	E	Associated with grey-black clay-loams and sandy loams, where the groundwater is saline or sub-saline, on waterlogged or periodically inundated flats, drainage lines, lake margins and estuarine fringes associated with coastal floodplains. Generally, occurs below 20 m elevation.	No – not present within study area.	No
Coastal Upland Swamps in the Sydney Basin Region	E	E	Occur primarily on impermeable sandstone plateaux with shallow groundwater aquifers in the headwaters and impeded drainage lines of streams, and on sandstone benches with abundant seepage moisture. Generally associated with acidic soils.	No – not present within study area.	No
Cooks River/ Castlereagh Ironbark Forest of the Sydney Basin Bioregion	E	CE	Occurs in western Sydney, with the most extensive stands occurring in the Castlereagh and Holsworthy areas. Smaller remnants occur in the Kemps Creek area and in the eastern section of the Cumberland Plain. Mainly occurs on clay soils derived from the deposits of ancient river systems (alluvium), or on shale soils of the Wianamatta Shales.	No – not present within study area.	No
Duffys Forest Ecological Community in the Sydney Basin Bioregion	E	-	Restricted to ridgetop on Hawkesbury sandstone with laterite soils and soils derieved from shale and laminite lenses.	Recorded within the study area	Yes
Shale Sandstone Transition Forest of the Sydney Basin Bioregion	CE	CE	Occurs at the edges of the Cumberland Plain, where clay soils from the shale rock intergrade with earthy and sandy soils from sandstone,	No – not present within study area.	No

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			or where shale caps overlay sandstone. The boundaries are indistinct, and the species composition varies depending on the soil influences. It typically occurs in moderately wet sites, with an annual rainfall of 800-1100 mm per year, and on clay soils derived from Wianamatta shale. The tree canopy is dominated by Turpentine and a variety of eucalypt species. Its distribution is mainly on the Cumberland Plain of the Sydney region. Was not recorded during the site inspection.		
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregion Subtropical and Temperate Coastal Saltmarsh	E	V	Restricted to intertidal zones of estuaries and lagoons that are permanently or intermittently open to the sea.	No – not present within study area.	No
Western Sydney Dry Rainforest and Moist Woodland on Shale	E	CE	Cumberland Plain Sub-region of the Sydney Basin Bioregion. It generally occurs in rugged terrain and other patches may occur on undulating terrain, with dry rainforest patches typically occupying steep lower slopes and gullies, and moist woodland patches typically occupying upper sections of the slope. Occurs almost exclusively on clay soils derived from Wianamatta Group shales.	No – not present within study area.	No

Key: V = Vulnerable, E = Endangered, CE = Critically Endangered.

Table 10: Likelihood of occurrence table, and requirement of impact assessment, for threatened fauna species recorded within 5 km of study area

Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
Amphibians							
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	V	V	Heath, woodland and open dry sclerophyll forest on a variety of soil types except those that are clay based.	30	Unlikely, no suitable vegetation or tributaries are located within the study area.	Yes
<i>Litoria aurea</i>	Green and Golden Bell Frog	E	V	Marshes, dams and stream-sides, particularly those containing <i>Typha</i> spp. (bullrushes) or <i>Eleocharis</i> spp. (spikerushes). Some populations occur in highly disturbed areas.	1	Unlikely, no suitable vegetation or tributaries are located within the study area.	Yes
<i>Litoria littlejohni</i>	Littlejohn's Tree Frog	V	V	Breeding habitat is the upper reaches of permanent streams and perched swamps. Non-breeding habitat is heath-based forests and woodlands	0	No – suitable habitat not present within the study area, no local records.	No
<i>Mixophyes balbus</i>	Stuttering Frog	E	V	Rainforest and wet, tall open forest in the foothills and escarpment on the eastern side of the Great Dividing Range. Feed on insects and smaller frogs.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Pseudophryne australis</i>	Red-crowned Toadlet	V	-	Open forests, mostly on Hawkesbury and Narrabeen Sandstones.	157	Unlikely, no suitable vegetation or tributaries are located within the study area.	No
Fish							
<i>Epinephelus daemeli</i>	Black Rockcod	V (FM Act)	V	Adult Black Rockcod are usually found in caves, gutters and beneath bommies on rocky reefs, from near shore environments to depths of at least 50 m. Small juveniles are often found in coastal rock pools, and larger juveniles around rocky shores in estuaries.	0	No – suitable habitat not present within the study area.	No

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Scientific Name	Common Name	BC Act Status	Act	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Macquaria australasica</i>	Macquarie Perch	E	(FM Act)	E	Habitat for this species is bottom or mid-water in slow-flowing rivers with deep holes, typically in the upper reaches of forested catchments with intact riparian vegetation. Macquarie Perch also do well in some upper catchment lakes. In some parts of its range, the species is reduced to taking refuge in small pools which persist in midland–upland areas through the drier summer periods.	0	No – suitable habitat not present within the study area.	No
<i>Prototroctes maraena</i>	Australian Grayling	E	(FM Act)	V	Historically, this species inhabited coastal streams from the Grose River southwards through NSW, VIC and TAS. On the mainland, this species has been recorded from rivers flowing east and south of the main dividing range. This species spends only part of its lifecycle in freshwater, mainly inhabiting clear, gravel-bottomed streams with alternating pools and riffles, and granite outcrops. Grayling migrate between freshwater streams and the ocean and as such it is generally accepted to be a diadromous species (migratory between fresh and saltwaters).	0	No – suitable habitat not present within the study area.	No
Aves								
<i>Anthochaera phrygia</i>	Regent Honeyeater	E4A		CE	Eucalypt woodland and open forest, wooded farmland and urban areas with mature eucalypts, and riparian forests of <i>Casuarina cunninghamiana</i> (River Oak).	2	Unlikely – preferred habitat (Box-Ironbark woodland and riparian forest of River Sheoak) not present within study area.	No
<i>Apus pacificus</i>	Fork-tailed Swift			M	Riparian woodland, swamps, low scrub, heathland, saltmarsh, grassland, Spinifex sandplains, open farmland and inland and coastal sand-dunes.	1	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Ardea alba</i>	Great Egret			M	Swamps and marshes, grasslands, margins of rivers and lakes, salt pans, estuarine mudflats and other wetland habitats.	0	Unlikely – suitable habitat not present within study area, no local records.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Ardea ibis</i>	Cattle Egret		M	Uses predominately shallow, open and fresh wetlands including meadows and swamps with low emergent vegetation and abundant aquatic flora. The Cattle Egret often forages away from water on low lying grasslands, improved pastures and croplands. It is commonly found amongst livestock.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V	-	Widespread in NSW from coast to inland including the western slopes of the Great Dividing Range and farther west. Species have also been recorded in southern and southwestern Australia. Woodlands and dry open sclerophyll forest, usually eucalypts and mallee associations. Also have recordings in shrub and heathlands and various modified habitats, including regenerating forests. In western NSW, this species is primarily associated with River Red Gum/Black Box/Coolabah open forest/woodland and associated with larger river/creek systems.	5	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E1	E	Permanent freshwater wetlands with tall, dense vegetation, particularly <i>Typha</i> spp. (bullrushes) and <i>Eleocharis</i> spp. (spikerushes).	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Calidris canutus</i>	Red Knot		E, M	Intertidal mudflats, sandflats sheltered sandy beaches, estuaries, bays, inlets, lagoons, harbours, sandy ocean beaches, rock platforms, coral reefs, terrestrial saline wetlands near the coast, sewage ponds and saltworks. Rarely inland lakes or swamps.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Calidris ferruginea</i>	Curlew Sandpiper	E1	CE, M	Littoral and estuarine habitats, including intertidal mudflats, non-tidal swamps, lakes and lagoons on the coast and sometimes inland.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	V		Tall mountain forests and woodlands in summer; in winter, may occur at lower altitudes in open eucalypt forests and woodlands, and urban areas.	2	Unlikely – old growth attributes, which represent suitable habitat for this	No

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Scientific Name	Common Name	BC Act Status	Act	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
							species, were not identified within the study area.	
<i>Calyptrorhynchus lathamii</i>	Glossy Black-Cockatoo	V			Open forest and woodlands of the coast and the Great Dividing Range where stands of she oak occur.	64	Unlikely – vegetation within the study area was substantially modified and does not contain Allocasuarina species.	No
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V			Inhabits eucalypt forests and woodlands, mallee and Acacia woodland.	2	Unlikely – vegetation within the study area was substantially modified.	No
<i>Esacus magnirostris</i>	Beach Curlew	CE		-	Inhabits coastlines which includes beaches, islands, reefs and estuaries.	1	Unlikely, habitat for this species was not recorded within the study area	No
<i>Falco hypoleucos</i>	Grey Falcon	E		-	Restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions and occasionally in open woodlands near the coast.	0	Unlikely, habitat for this species was not recorded within the study area	No
<i>Gallinago hardwickii</i>	Latham's Snipe			M	Freshwater, saline or brackish wetlands up to 2000 m above sea-level; usually freshwater swamps, flooded grasslands or heathlands.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Glossopsitta pusilla</i>	Little Lorikeet	V			Dry, open eucalypt forests and woodlands, including remnant woodland patches and roadside vegetation.	5	Potential – suitable foraging habitat for this species was identified within the study area.	Yes
<i>Grantiella picta</i>	Painted Honeyeater	V		V	Boree, Brigalow and Box-Gum Woodlands and Box-Ironbark Forests.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V			Freshwater swamps, rivers, lakes, reservoirs, billabongs, saltmarsh and sewage ponds and coastal waters. Terrestrial	11	Unlikely – large areas of open water, which represent suitable habitat	No

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Scientific Name	Common Name	BC Act Status	Act	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
					habitats include coastal dunes, tidal flats, grassland, heathland, woodland, forest and urban areas.		for this species, were not identified within the study area.	
<i>Hirundapus caudacutus</i>	White-throated Needletail			M	Occur most often over open forest and rainforest, as well as heathland, and remnant vegetation in farmland.	9	Unlikely – suitable habitat not present within study area.	No
<i>Ixobrychus flavicollis</i>	Black Bittern	V			Terrestrial and estuarine wetlands. Also flooded grassland, forest, woodland, rainforest and mangroves where permanent water is present.	5	Unlikely – suitable habitat not present within study area.	No
<i>Lathamus discolor</i>	Swift Parrot	E1		CE	Box-ironbark forests and woodlands.	11	Unlikely – vegetation within the study area was substantially modified.	No
<i>Limosa lapponica</i>	Bar-tailed Godwit	V		M	Intertidal sandflats, banks, mudflats, estuaries, inlets, harbours, coastal lagoons, bays, seagrass beds, saltmarsh, sewage farms and saltworks, salt lakes and brackish wetlands near coasts, sandy ocean beaches, rock platforms, and coral reef-flats. Rarely inland wetlands, paddocks and airstrips.	0	Unlikely – suitable habitat not present within study area.	No
<i>Lophoictinia isura</i>	Square-tailed Kite	V			Timbered habitats including dry woodlands and open forests, particularly timbered watercourses.	7	Unlikely – suitable habitat not present within study area.	No
<i>Merops ornatus</i>	Rainbow Bee-eater			M	Open forests and woodlands, shrublands, farmland, areas of human habitation, inland and coastal sand dune systems, heathland, sedgeland, vine forest and vine thicket.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Monarcha melanopsis</i>	Black-faced Monarch			M	Rainforest, open eucalypt forests, dry sclerophyll forests and woodlands, gullies in mountain areas or coastal foothills, Brigalow scrub, coastal scrub, mangroves, parks and gardens.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Monarcha trivirgatus</i>	Spectacled Monarch			M	Mountain/lowland rainforest, wooded gullies, riparian vegetation including mangroves.	0	Unlikely – suitable habitat not present within study area, no local records.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Motacilla flava</i>	Yellow Wagtail		M	Swamp margins, sewage ponds, saltmarshes, playing fields, airfields, ploughed land, lawns.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Myiagra cyanoaleuca</i>	Satin Flycatcher		M	Eucalypt-dominated forests, especially near wetlands, watercourses, and heavily-vegetated gullies.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Neophema pulchella</i>	Turquoise Parrot	V		Eucalypt and cypress pine open forests and woodlands, ecotones between woodland and grassland, or coastal forest and heath.	1	Unlikely – suitable habitat not present within study area.	No
<i>Ninox connivens</i>	Barking Owl	V		Woodland and open forest, including fragmented remnants and partly cleared farmland, wetland and riverine forest.	5	Potential – marginal foraging habitat present within study area, however the species is highly mobile and no breeding habitat is present within the subject site. Therefore, the study area is likely only used intermittently.	No
<i>Ninox strenua</i>	Powerful Owl	V		Woodland, open sclerophyll forest, tall open wet forest and rainforest.	175	Potential – marginal foraging habitat present within study area, however the species is highly mobile and no breeding habitat is present within the subject site. Therefore, the study area is likely only used intermittently.	No
<i>Numenius madagascariensis</i>	Eastern Curlew		CE, M	Estuaries, bays, harbours, inlets and coastal lagoons, intertidal mudflats or sandflats, ocean beaches, coral reefs,	0	Unlikely – suitable habitat not present within study area, no local records.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
				rock platforms, saltmarsh, mangroves, freshwater/brackish lakes, saltworks and sewage farms.			
<i>Pandion cristatus</i>	Eastern Osprey	V		Rocky shorelines, islands, reefs, mouths of large rivers, lagoons and lakes.	3	Unlikely – suitable habitat not present within study area.	No
<i>Petroica boodang</i>	Scarlet Robin	V		Dry eucalypt forests and woodlands, and occasionally in mallee, wet forest, wetlands and tea-tree swamps.	2	Unlikely – suitable habitat not present within study area.	No
<i>Pluvialis squatarola</i>	Grey Plover		M	Mudflats, saltmarsh, tidal reefs and estuaries.	1	Unlikely – suitable habitat not present within study area.	No
<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	V		Sub-tropical and dry rainforest, moist eucalypt forest and swamp forest, where fruit is plentiful.	1	Unlikely – suitable habitat not present within study area.	No
<i>Ptilinopus superbus</i>	Superb Fruit-Dove	V		Rainforest and closed forests. May also forage in eucalypt or acacia woodland where there are fruit-bearing trees.	3	Unlikely – suitable habitat not present within study area.	No
<i>Rhipidura rufifrons</i>	Rufous Fantail		M	Wet sclerophyll forests, subtropical and temperate rainforests. Sometimes drier sclerophyll forests and woodlands.	0	Unlikely – suitable habitat not present within study area.	No
<i>Rostratula australis</i>	Australian Painted Snipe	E1	E	Swamps, dams and nearby marshy areas.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Thalasseus bergii</i>	Crested Tern	-	M	This species forages along coastal areas.	1	Unlikely – suitable habitat not present within study area.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Tringa nebularia</i>	Common Greenshank		M	Terrestrial wetlands (swamps, lakes, dams, rivers, creeks, billabongs, waterholes and inundated floodplains, claypans, saltflats, sewage farms and saltworks dams, inundated rice crops and bores) and sheltered coastal habitats (mudflats, saltmarsh, mangroves, embayments, harbours, river estuaries, deltas, lagoons, tidal pools, rock-flats and rock platforms).	0	Unlikely – suitable habitat not present within study area.	No
<i>Tyto novaehollandiae</i>	Masked Owl	V		Dry eucalypt forests and woodlands from sea level to 1100 m.	3	Unlikely – suitable habitat not present within study area.	No
<i>Tyto tenebricosa</i>	Sooty Owl	V		Dry rainforest, subtropical and warm temperate rainforest, as well as moist eucalypt forests.	2	Unlikely – suitable habitat not present within study area.	No
Mammals							
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	V		Rainforest, sclerophyll forest (including Box-Ironbark), woodland and heath.	221	Unlikely – the vegetation within the study area has been substantially modified.	No
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V	V	Wet and dry sclerophyll forests, Cyprus Pine dominated forest, woodland, sub-alpine woodland, edges of rainforests and sandstone outcrop country.	7	Unlikely – suitable roosting habitat (caves, cliff crevices, old mine workings, and disused Fairy Martin nests) not present within the study area.	No
<i>Dasyurus maculatus maculatus</i>	Spotted-tailed Quoll	V	E	Rainforest, open forest, woodland, coastal heath and inland riparian forest, from the sub-alpine zone to the coastline.	16	Unlikely – suitable habitat not present within study area.	No

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Scientific Name	Common Name	BC Act Status	Act	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Isodon obesulus</i>	Southern Brown Bandicoot (eastern)	E1		E	Heath or open forest with a heathy understorey on sandy or friable soils.	117	Unlikely – vegetation within the study area was substantially modified.	No
<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	V			Dry sclerophyll forest, woodland, swamp forests and mangrove forests east of the Great Dividing Range.	8	Unlikely – no suitable habitat (such as hollow bearing trees) were present within the study area.	No
<i>Miniopterus australis</i>	Little Bent-winged Bat	V			Moist eucalypt forest, rainforest, vine thicket, wet and dry sclerophyll forest, Melaleuca swamps, dense coastal forests and banksia scrub.	35	Unlikely – suitable habitat was not present within the study area.	No
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V			Rainforest, wet and dry sclerophyll forest, monsoon forest, open woodland, paperbark forests and open grassland.	85	Unlikely – suitable habitat was not present within the study area.	No
<i>Myotis macropus</i>	Southern Myotis	V			Foraging habitat is waterbodies (including streams, or lakes or reservoirs) and fringing areas of vegetation up to 20m.	25	Unlikely – suitable habitat was not present within the study area.	No
<i>Petauroides volans</i>	Greater Glider			V	Eucalypt forests and woodlands.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Petaurus norfolkensis</i>	Squirrel Glider	V			In NSW, occurs in a range of coastal habitats from low scrubby eucalypt woodlands and banksia thickets to tall, wet eucalypt forests bordering on rainforest.	1	Unlikely – suitable habitat (mature or old growth forest with abundant tree hollows) not present within study area.	No
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	E1		V	Rocky escarpments, outcrops and cliffs with a preference for complex structures with fissures, caves and ledges.	0	Unlikely – suitable habitat not present within study area, no local records.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Phascolarctos cinereus</i>	Koala	V	V	Eucalypt woodlands and forests.	10	Unlikely – marginal foraging habitat occurs within the study area but no evidence of use was identified during survey .	No
<i>Phascolarctos cinereus</i>	Koala in the Pittwater Local Government Area	E2,V	V	Eucalypt forests and woodlands. Key likely habitats within Pittwater Council are: Swamp Mahogany Forest, ecotone between Spotted Gum Forest & Hawkesbury Sandstone Open-Forest, Northern form of Coastal Sandstone Woodland at Whale Beach, Red Bloodwood - Scribbly Gum Woodland, Bilgola Plateau Forest and the Grey Ironbark - Grey Gum form of the Newport Bangalay Woodland.	-	Unlikely – marginal foraging habitat occurs within the study area but no evidence of use was identified during survey .	No
<i>Pseudomys novaehollandiae</i>	New Holland Mouse		V	Open heathlands, woodlands and forests with a heathland understorey, vegetated sand dunes.	5	Unlikely – suitable habitat not present within study area.	No
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	Subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops.	162	Potential - suitable foraging habitat for this species was identified within the study area.	Yes
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheathtail-bat	V		Almost all habitats, including wet and dry sclerophyll forest, open woodland, open country, mallee, rainforests, heathland and waterbodies.	2	Likely – suitable habitat (including one hollow bearing tree) present within the study area.	Yes
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	V		Woodland, moist and dry eucalypt forest and rainforest.	1	Unlikely – suitable habitat not present within study area.	No
Reptiles							

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	BioNet Records within 5 km	Likelihood of Occurrence	Impact Assessment Required
<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	E1	V	Dry and wet sclerophyll forests, riverine forests, coastal heath swamps, rocky outcrops, heaths, grassy woodlands.	0	Unlikely – suitable habitat not present within study area, no local records.	No
<i>Varanus rosenbergi</i>	Rosenberg's Goanna	V		Heath, open forest and woodland.	130	Unlikely – suitable habitat not present within study area.	No

BC Act: E1 = Endangered, E2 = Endangered Population, E4 = Extinct, E4A = Critically Endangered, V = Vulnerable; EPBC Act: Bonn = Listed migratory species under Bonn Convention, CD = Conservation Dependent, CE = Critically Endangered, E = Endangered, V = Vulnerable, X = Extinct.

Table 11: Likelihood of occurrence, and requirement of impact assessment, for threatened flora species recorded within 5 km of subject site

Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	Number of records within 5 km radius of subject site	Likelihood of Occurrence	Impact Assessment Required
<i>Acacia bynoeana</i>	Bynoe's Wattle	E1	V	Heath or dry sclerophyll forest on sandy soils.	2	No – suitable habitat not present within the study area, no local records.	No
<i>Acacia pubescens</i>	Downy Wattle	V	V	Open woodland and forest, including Cooks River/Castlereagh Ironbark Forest, Shale/Gravel Transition Forest and Cumberland Plain Woodland. Occurs on alluviums, shales and at the intergrade between shales and sandstones.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Acacia terminalis</i> subsp. <i>terminalis</i>	Sunshine Wattle	E1	E	Coastal scrub and dry sclerophyll woodland on sandy soils.	1	No – suitable habitat not present within study area.	No
<i>Asterolasia elegans</i>		E1	E	Hawkesbury sandstone. Found in sheltered forests on mid- to lower slopes and valleys."	0	No – suitable habitat not present within the study area, no local records.	No
<i>Caladenia tessellata</i>	Thick-lipped Spider-orchid	E1	V	Grassy sclerophyll woodland on clay loam or sandy soils, or low woodland with stony soil.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Callistemon linearifolius</i>	Netted Bottle Brush	V		Dry sclerophyll forest.	7	No – suitable habitat not present within study area.	No
<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid	V	V	Coastal heathlands, margins of coastal swamps and sedgeland, coastal forest, dry woodland, and lowland forest."	0	No – suitable habitat not present within the study area, no local records.	No
<i>Cynanchum elegans</i>	White-flowered Wax Plant	E1	E	Dry rainforest; littoral rainforest; <i>Leptospermum laevigatum</i> - <i>Banksia integrifolia</i> subsp. <i>integrifolia</i> (Coastal Tea-tree– Coastal Banksia) coastal scrub; <i>Eucalyptus tereticornis</i> (Forest Red Gum) or <i>Corymbia maculata</i> (Spotted Gum) open forest and woodland; and <i>Melaleuca armillaris</i> (Bracelet Honey Myrtle) scrub.	0	No – suitable habitat not present within the study area, no local records.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	Number of records within 5 km radius of subject site	Likelihood of Occurrence	Impact Assessment Required
<i>Darwinia biflora</i>		V	V	Woodland, open forest or scrub-heath on the edges of weathered shale-capped ridges, where these intergrade with Hawkesbury Sandstone.	2	No – suitable habitat not present within the study area, no local records.	No
<i>Deyeuxia appressa</i>	-	E	E	A highly restricted NSW endemic known only from two pre-1942 records in the Sydney area.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Epacris purpurascens</i> var. <i>purpurascens</i>		V		Sclerophyll forest, scrubs and swamps. Most habitats have a strong shale soil influence.	2	No – suitable habitat not present within study area.	No
<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	V	V	Coastal heath on shallow sandy soils overlying Hawkesbury sandstone, mostly on exposed sandy ridges.	26	No – suitable habitat not present within study area.	No
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	V	V	Dry grassy woodland, on shallow soils of slopes and ridges.	2	No – suitable habitat not present within study area.	No
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	E	V	Restricted to three locations near Tenterfield. Found in open eucalypt forest and woodlands.	1	No – suitable habitat not present within study area.	No
<i>Genoplesium baueri</i>	Bauer's Midge Orchid	E1	E	Dry sclerophyll forest and moss gardens over sandstone.	51	No – suitable habitat not present within study area.	No
<i>Grevillea caleyi</i>	Caley's Grevillea	E4	E	Open forest, generally dominated by <i>Eucalyptus sieberi</i> and <i>E. gummifera</i> on a ridgetop, in association with laterite soils.	593	Field surveys did not record this species within the study area, however records exist in the adjacent land to the north.	Yes to assess indirect impacts
<i>Haloragodendron lucasii</i>	-	E1	E	Dry sclerophyll forest and low open woodland on sheltered slopes near creeks, in moist sandy loam soils.	16	No – suitable habitat not present within the study area, no local records.	No

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Scientific Name	Common Name		BC Act Status	EPBC Act Status	Habitat	Number of records within 5 km radius of subject site	Likelihood of Occurrence	Impact Assessment Required
<i>Hibbertia puberula</i>	-		E	-	Occurs on low heath on sandy soils or rarely in clay and favours upland swamps.	1	No – suitable habitat not present within the study area, no local records.	No
<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>	-		-	Extinct	Known from two locations in Penrith LGA. Known to grow in damp places on the Cumberland Plain.	1	No – suitable habitat not present within the study area, no local records.	No
<i>Kunzea rupestris</i>			V	V	Shrubland or heathland, in shallow depressions on large flat sandstone rock outcrops.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Lasiopetalum joyceae</i>			V	V	Heath on lateritic to shaley ridgetops over sandstone.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Leptospermum deanei</i>	Deane's tree	Tea-	V	V	Woodland, riparian scrub and open forest on lower hill slopes or near creeks, on sand or sandy alluvial soil.	35	No – suitable habitat not present within study area.	No
<i>Melaleuca biconvexa</i>	Biconvex Paperbark		V	V	Damp places, often near streams or low-lying areas on alluvial soils.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Melaleuca deanei</i>	Deane's Melaleuca		V	V	Heath on sandstone.	11	No – suitable habitat not present within study area.	No
<i>Microtis angusii</i>	Angus's Orchid	Onion	E1	E	Ingleside location is highly disturbed and dominated by the introduced weeds Coolatai grass (<i>Hyparrhenia hirta</i>) and <i>Acacia saligna</i> . The area is likely to have originally supported the Duffys Forest Vegetation Community, which ranges from open forest to low open forest and woodland.	90	No – suitable habitat not present within study area.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	Number of records within 5 km radius of subject site	Likelihood of Occurrence	Impact Assessment Required
<i>Persicaria elatior</i>	Tall Knotweed	V	V	Beside streams and lakes, swamp forest or disturbed areas.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Persoonia hirsuta</i>	Hairy Geebung	E1	E	Sandy soils in dry sclerophyll open forest, woodland and heath on sandstone.	27	No – suitable habitat not present within study area.	No
<i>Persoonia mollis</i> subsp. <i>maxima</i>		E1	E	Dry to wet sclerophyll forest, in deep sheltered gullies or steep upper hillsides on Hawkesbury Sandstone.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Pimelea curviflora</i> var. <i>curviflora</i>		V	V	Woodland, mostly on shaley/lateritic soils over sandstone and shale/sandstone transition soils on ridgetops and upper slopes.	17	This species was not recorded during field surveys in 2017 or from BioNet records. It is unlikely to occur within the study area due to the historical disturbance	No
<i>Pimelea spicata</i>	Spiked flower	Rice- E1	E	Two disjunct areas; the Cumberland Plain (Marayong and Prospect Reservoir south to Narellan and Douglas Park) and the Illawarra (Landsdowne to Shellharbour to northern Kiama). Well-structured clay soils. <i>Eucalyptus moluccana</i> (Grey Box) communities and in areas of ironbark on the Cumberland Plain. Coast Banksia open woodland or coastal grassland in the Illawarra.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Prostanthera junonis</i>	Somersby Mintbush	E1	E	Open forest, low woodland and open scrub on gently undulating country over weathered Hawkesbury sandstone.	0	No – suitable habitat not present within the study area, no local records.	No
<i>Prostanthera marifolia</i>	Seaforth Mintbush	E4A	CE	In or in close proximity to the endangered Duffys Forest ecological community, on deeply weathered clay-loam	1	No – suitable habitat not present within study area.	No

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Scientific Name	Common Name	BC Act Status	EPBC Act Status	Habitat	Number of records within 5 km radius of subject site	Likelihood of Occurrence	Impact Assessment Required
				soils associated with ironstone and scattered shale lenses.			
<i>Rhizanthella slateri</i>	Eastern Underground Orchid	V	E	A highly cryptic species which lives completely below the soil surface. Occurs in less than 10 known locations in NSW including Bulahdelah, the Watagans, Blue Mountains, Wiseman's Ferry and Agnes Banks.	0	No – suitable habitat is not present within study area.	No
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	E1	V	Subtropical and littoral rainforest on gravels, sands, silts and clays.	4	No – suitable habitat is not present within study area.	No
<i>Tetratheca glandulosa</i>		V		Heath, scrub, woodlands and open forest on upper-slopes and mid-slope sandstone benches. Soils generally shallow, consisting of a yellow, clayey/sandy loam.	178	Potential habitat recorded adjacent to the study area. No individuals were recorded during 2017 ELAs field surveys. It is unlikely that this species occurs within the study area given the historical disturbance of the vegetation.	No
<i>Thesium australe</i>	Austral Toadflax	V	V	Grassland on coastal headlands or grassland and grassy woodland away from the coast.	0	No – suitable habitat is not present within the study area, no local records.	No

BC Act: E1 = Endangered, E2 = Endangered Population, E4 = Extinct, E4A = Critically Endangered, V = Vulnerable; EPBC Act: Bonn = Listed migratory species under Bonn Convention, CD = Conservation Dependent, CE = Critically Endangered, E = Endangered, V = Vulnerable, X = Extinct.

Appendix B Biodiversity Conservation Act 2016 Tests of Significance

The 'Assessment of significance' (5-part test) is applied to species, populations and ecological communities listed on Schedules 1 and 2 of the BC Act. The assessment sets out five factors, which when considered, allow proponents to undertake a qualitative analysis of the likely impacts of an action and to determine whether a significant impact is likely. All factors must be considered, and an overall conclusion made based on all factors in combination.

B1 Duffys Forest Ecological Community

The Duffys Forest Ecological Community is a highly restricted ecological community and as such is listed as is listed as endangered under the BC Act. A small patch of this ecological community has been mapped within the study area. The vegetation is currently in a modified form with only one canopy species, *Eucalyptus sieberi* representing this community. The ground layer consists primarily as exotic grasses and there are no natives within the midstorey. A small portion of this TEC will be impacted by the proposed works. The remaining portion of this TEC will be actively managed to prevent weed establishment and encourage native regeneration.

BC Act	Question	Response
7.3.1 a)	In the case of a threatened species: whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction	Not applicable. Duffys Forest Ecological Community is a TEC and not a threatened species.
7.3.1 b) i	In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity: Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or	Duffys Forest Ecological Community in poor condition was mapped within the study area. This patch of vegetation has been subject to landscaping within the study area and lacks native species diversity. Approximately 2.6 ha of Duffys Forest Ecological Community has been mapped and validated by ELA (2017) within the vegetation directly north of the study area and is contiguous with the vegetation impacted by the proposed works. Approximately 0.001 ha of Duffys Forest Ecological Community in poor condition will be impacted directly for the construction of the bike tracks and associated works. An additional 0.02 ha of indirect impacts have been calculated to account for potential disturbance to the soil profile as a result of the proposed works. The remaining 0.03 ha will be retained within the study area and actively managed as native bushland. Given the proposed works will result in the protection of more than half of the Duffys Forest mapped within the study area and the fact that 2.6 ha of better quality Duffys Forest (i.e. the local occurrence) has been validated directly north of the study area, the proposed works is unlikely to result in the extinction of the local occurrence.

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BC Act	Question	Response
7.3.1 b) ii	<p>In the case of an endangered ecological community or critically endangered ecological community:</p> <p>Whether the proposed development or activity is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.</p>	<p>The proposed works will result in minor ground disturbance and trimming or removal of minor amount (0.001 ha) of native vegetation. This patch of vegetation is currently in poor condition; however, it is contiguous with a large patch (2.6 ha) of better quality Duffys Forest Ecological Community which contains a high native species diversity. Additionally, the proposed works will involve active restoration and management of the remaining 0.03 ha retained within the study area which will allow for an increase in native species diversity. Although the proposed works will impact upon a minor amount of this TEC, the restoration works will have a positive contribution towards the condition of this TEC.</p>
7.3.1 c) i	<p>In relation to the habitat of a threatened species or ecological community:</p> <p>The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity</p>	<p>The proposed works will result in the direct impact to 0.001 ha of vegetation associated with Duffys Forest Ecological Community and an additional 0.02 ha has been mapped as potential indirect impacts associated with soil disturbance during construction works. The remaining 0.03 ha will be managed for conservation within the study area.</p>
7.3.1 c) ii	<p>In relation to the habitat of a threatened species or ecological community:</p> <p>Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity</p>	<p>The vegetation mapped within the study area is part of a much larger patch of TEC which has been mapped as approximately 2.6 ha in size. The proposed works will not result in a loss or isolation of habitats as the canopy is likely to be retained within the study area and connectivity with the adjacent vegetation will be retained as part of the works.</p>
7.3.1 c) iii	<p>In relation to the habitat of a threatened species or ecological community:</p> <p>The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.</p>	<p>The vegetation within the study area has been identified as in poor condition. The vegetation does not contain significant habitat for threatened flora or fauna species.</p>
7.3.1 d)	<p>Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).</p>	<p>The proposed works will not impact any declared area of outstanding biodiversity value.</p>
7.3.1 e)	<p>Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</p>	<p>One key threatening process, the removal of native vegetation, is relevant to this proposal. The proposed works are unlikely to contribute significantly to this process given that only 0.001 ha will be directly impacted. The small amount of impact is unlikely to exasperate this key threatening process.</p>
Conclusion	<p>Is there likely to be a significant impact?</p>	<p>No. The proposed activity is unlikely to have a significant impact on Duffys Forest Ecological Community for the following reasons:</p> <ul style="list-style-type: none"> • The proposed works will not result in the loss of the local occurrence or fragmentation of this TEC. • Only a small amount of vegetation will be removed, and the remaining vegetation will be managed for conservation

B2 *Grevillea caleyi*

Grevillea caleyi is listed as vulnerable under the BC Act and EPBC Act. This species is often associated with Duffys Forest Ecological Community. A description and habitat associations for this species is presented in Appendix A.

No individuals were recorded within the study area; however, this species has been recorded from BioNet records in the land directly north of the study area. The closest BioNet record is within 35 m of the study area. Indirect impacts associated with the construction of the proposed works have been assessed for this species.

BC Act	Question	Response
7.3.1 a)	In the case of a threatened species: whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction	Factors likely to have an adverse effect on the life cycle of <i>Grevillea caleyi</i> include a substantial loss or fragmentation of habitat. There are no <i>Grevillea caleyi</i> individuals recorded within the study area. The closest known BioNet record is located approximately 35 north of the study area. The proposed works may result in disturbance to soil profile as a result of construction works. This will be confined to the limits of the study area and will not encroach the vegetation mapped in the adjacent lands. Implementation of appropriate sediment and erosion control plan and hygiene protocols to prevent the spread of pathogens and weeds have been included in this REF. Given that the proposed works will not result in the direct disturbance to individuals or potential habitat for this species, it is unlikely that the proposed works will result in the extinction of a viable local population.
7.3.1 b) i	In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity: Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or	Not applicable
7.3.1 b) ii	In the case of an endangered ecological community or critically endangered ecological community: Whether the proposed development or activity is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.	Not applicable
7.3.1 c) i	In relation to the habitat of a threatened species or ecological community: The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity	The proposed works will result in direct impacts (0.001 ha) and indirect (0.02 ha) impacts to vegetation which is commonly associated as potential habitat for this species. However, the vegetation within the study area has been substantially modified and contains exotic grasses. The study area does not represent suitable habitat for this species.

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BC Act	Question	Response
		Individuals of this species were recorded approximately 35 m north of the study area. Implementation of appropriate sediment and erosion controls and hygiene protocols will be conducted to mitigate indirect impacts to this species.
7.3.1 c) ii	In relation to the habitat of a threatened species or ecological community: Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity	The proposed works will involve the clearing of predominately exotic vegetation and a small portion of Duffys Forest Ecological Community (0.001 ha) within the study area. The proposed works will not result in direct impacts to habitat for this species, furthermore, the works will not result in fragmentation or isolation of habitat between populations of <i>Grevillea caleyi</i> in the locality.
7.3.1 c) iii	In relation to the habitat of a threatened species or ecological community: The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.	The vegetation within the study area is not considered important habitat for the long term survival of this threatened species. There are no historic or recent BioNet records of this species within the study area. Known locations of <i>Grevillea caleyi</i> have been recorded within Duffys Forest Ecological Community outside of the study area. The proposed works will remove predominately weedy native vegetation which does not provide habitat for this species. The proposed works will therefore not result in a loss or fragmentation or isolation of important habitat for this species.
7.3.1 d)	Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).	The proposed works will not impact any declared area of outstanding biodiversity value.
7.3.1 e)	Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	One key threatening process, the removal of native vegetation, is relevant to this proposal. The proposed works are unlikely to contribute significantly to this process given that only 0.001 ha of poor quality Duffys Forest Ecological Community will be directly impacted and up to 0.03 ha of vegetation will be retained and managed for conservation.
Conclusion	Is there likely to be a significant impact?	No. The proposed activity is unlikely to have a significant impact on <i>Grevillea caleyi</i> for the following reasons: <ul style="list-style-type: none"> • No individuals will be directly impacted by the proposed works • No individuals have previously been recorded within the study area. • The vegetation within the study area does not provide suitable habitat for this threatened species. • The proposed works will not result in the fragmentation or isolation of known habitats for this species.

B3 *Glossopsitta pusilla* (Little Lorikeet)

The Little Lorikeet is listed as vulnerable under the BC Act. The description and habitat associations of this species are presented in Appendix A. This threatened species was not observed during field survey, however potential foraging habitat for this species exists within the 0.001 ha of Duffys Forest Ecological Community and 0.1 ha of planted native species. The proposed works may indirectly impact upon 0.02 ha of Duffys Forest Ecological Community and 0.02 ha of planted natives; however, the canopy species are likely to be retained.

BC Act	Question	Response
7.3.1 a)	In the case of a threatened species: whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction	The proposed works will result in the removal of 0.011 of native vegetation, some of which represents potential foraging habitat for Little Lorikeet. No breeding habitat will be impacted as part of the proposed works. It is considered unlikely that the proposed works will place a viable local population of this species at risk of extinction given the extent of large areas of connective vegetation throughout the locality and that the species is highly mobile.
7.3.1 b) i	In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity: Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or	Not applicable
7.3.1 b) ii	In the case of an endangered ecological community or critically endangered ecological community: Whether the proposed development or activity is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.	Not applicable
7.3.1 c) i	In relation to the habitat of a threatened species or ecological community: The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity	Vegetation removal (0.011 ha) and modification (0.04 ha) will be minimal. There is suitable habitat within the large areas of connective vegetation throughout the locality of the study area and the species is highly mobile.
7.3.1 c) ii	In relation to the habitat of a threatened species or ecological community: Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity	Habitat for this species is already fragmented by Wyatt Avenue. The proposed bike trail and associated works are unlikely to increase fragmentation or isolation of areas of habitat. The highly mobile species will still be able to access similar vegetation located within the large extent of connective vegetation throughout the locality around the study area.
7.3.1 c) iii	In relation to the habitat of a threatened species or ecological community: The importance of the habitat to be removed, modified, fragmented or isolated	The proposed works will impact up to 0.011 ha of potential foraging habitat for Little Lorikeet. The small area of habitat to be impacted is not considered vital to the long-term survival of this species within the locality.

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BC Act	Question	Response
	to the long-term survival of the species, population or ecological community in the locality.	
7.3.1 d)	Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).	The proposed works will not impact any declared area of outstanding biodiversity value.
7.3.1 e)	Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	One key threatening process, the removal of native vegetation, is relevant to this proposal. The proposed works are unlikely to contribute significantly to this process given that only 0.011 ha of roadside native vegetation is proposed to be removed and up to 0.04 ha may be indirectly impacted.
Conclusion	Is there likely to be a significant impact?	<p>No. The proposed activity is unlikely to have a significant impact on Little Lorikeet for the following reasons:</p> <ul style="list-style-type: none"> The extent of vegetation to be removed is minimal (0.011 ha) and suitable habitat for this highly mobile species is available within the large tracts of connective vegetation throughout the locality. No breeding habitat will be impacted by the proposed works.

B4 *Pteropus poliocephalus* (Grey-headed Flying-fox)

The Grey-headed Flying-fox is listed as vulnerable under the BC Act and EPBC Act. The description and habitat associations of this species are presented in Appendix B. This species was not observed during field survey. The works upgrade will remove 0.011 ha of native vegetation and may indirectly impact 0.04 ha of native vegetation— some of which includes species that are potential foraging habitat for this species. No camps will be affected by the proposed development. The closest Nationally Important Camp is located approximately 10 km southwest of the study area, in Gordon. Other Flying-fox Camps nearby are located at Balgowlah (approximately 6 km southeast), Warriewood (approximately 6 km northeast) and Avalon (approximately 14 km northeast).

BC Act	Question	Response
7.3.1 a)	In the case of a threatened species: whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction	The proposed works will result in the removal of 0.011 ha and potential indirect impacts to 0.04 ha of native vegetation, some of which represents potential foraging habitat for the Grey-headed Flying-fox. No breeding habitat will be impacted as part of the proposed works. It is considered unlikely that the proposed works will place a viable population of the species at risk of extinction given that similar habitat is available adjacent to the study area and the species is highly mobile.
7.3.1 b) i	In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity: Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or	Not applicable
7.3.1 b) ii	In the case of an endangered ecological community or critically endangered ecological community: Whether the proposed development or activity is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.	Not applicable
7.3.1 c) i	In relation to the habitat of a threatened species or ecological community: The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity	Vegetation removal (0.011 ha) and modification (0.04 ha) will be minimal. There is similar habitat available immediately adjacent to the study area and the species is highly mobile.
7.3.1 c) ii	In relation to the habitat of a threatened species or ecological community: Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity	This highly mobile species will still be able to access similar vegetation located directly adjacent to the study area.
7.3.1 c) iii	In relation to the habitat of a threatened species or ecological community:	The proposed works will impact up to 0.011 ha of potential foraging habitat for Grey-headed Flying-fox. The small area of habitat to be impacted is not

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BC Act	Question	Response
	The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.	considered vital to the long-term survival of these species within the locality.
7.3.1 d)	Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).	The proposed works will not impact any declared area of outstanding biodiversity value.
7.3.1 e)	Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	One key threatening process, the removal of native vegetation, is relevant to this proposal. The proposed works are unlikely to contribute significantly to this process given that only 0.011 ha of disturbed native vegetation is proposed to be removed.
Conclusion	Is there likely to be a significant impact?	<p>No. The proposed activity is unlikely to have a significant impact on Grey-headed Flying-fox for the following reasons:</p> <ul style="list-style-type: none"> • The extent of vegetation to be removed is minimal (0.011 ha) and similar habitat for these highly mobile species is available directly adjacent to the study area. • No breeding habitat (camps) will be impacted by the proposed bridge upgrade.

Appendix C *Environment Protection and Biodiversity Conservation Act 1999* Assessment of Significance

The EPBC Act establishes a process for assessing the environmental impact of activities and developments where MNES may be affected. Under the Act, any action which “has, will have, or is likely to have a significant impact on MNES” is defined as a “controlled action”, and requires approval from the Commonwealth Department of Agriculture, Water and the Environment (DAWE), which is responsible for administering the EPBC Act.

C1 *Grevillea caleyi*

Criterion	Question	Response
An action is likely to have a significant impact on a vulnerable species if there is a real chance or possibility that it will:		
1)	lead to a long-term decrease in the size of an important population of a species <i>Note: An ‘important population’ is a population that is necessary for a species’ long-term survival and recovery.</i>	No <i>Grevillea caleyi</i> individuals have been recorded from BioNet or field surveys recently or historically within the study area. The vegetation within the study area does not provide suitable habitat for this species given the disturbance of the soil profile and presence of exotic species. The proposed works will not directly impact upon known records of this species located approximately 35 m north of the study area. Implementation of mitigation measures will ensure that no direct impacts will occur outside of the study area. Therefore, the proposed works will not result in a long-term decrease in the size of an important population of this species.
2)	reduce the area of occupancy of an important population	The proposed action would affect up to 0.001 ha of Duffys Forest Ecological Community which is often associated with this threatened species. However, field validation identified that the vegetation within the study area has been substantially modified and contains poor representative of native species and a disturbed soil profile. Therefore, the proposed works to removal 0.001 ha of Duffys Forest Ecological Community and potential 0.02 ha of indirect impacts will not result in a reduction in the area of occupancy of an important population. Mitigation measures have been provided to ensure that the proposed works do not result in impacts to the vegetation in the adjacent site.
3)	fragment an existing important population into two or more populations	The proposed works do not involve fragmentation of populations as only a minor amount of native vegetation in poor condition will be impacted. Additionally, the vegetation to be impacted occurs within an already modified environment which is fragmented by Wyatt Avenue.
4)	adversely affect habitat critical to the survival of a species	There is no habitat mapped as critical to this species. The proposed works will not result in works that are

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Criterion	Question	Response
	<p><i>Note: 'Habitat critical to the survival of a species or ecological community' refers to areas that are necessary:</i></p> <ul style="list-style-type: none"> • <i>for activities such as foraging, breeding, roosting, or dispersal</i> • <i>for the long-term maintenance of the species or ecological community (including the maintenance of species essential to the survival of the species or ecological community, such as pollinators)</i> • <i>to maintain genetic diversity and long term evolutionary development, or</i> • <i>for the reintroduction of populations or recovery of the species or ecological community.</i> 	considered to adversely affect habitat critical to the survival of this species.
5)	disrupt the breeding cycle of an important population	The proposed action will not disrupt the life cycle of this species given that no individuals will be affected by the proposed action and suitable habitat is available adjacent to the study area.
6)	modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	The proposed action will remove up to 0.001 ha of native vegetation and 0.02 ha of planted native vegetation. It is unlikely that the extent of this vegetation removal will cause the species to decline because suitable habitat is available adjacent to the study area.
7)	result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat	The proposed action is unlikely to result in the establishment of an invasive species that is harmful to this species. Mitigation measures has been provided to ensure appropriate hygiene protocols are implemented during construction works.
8)	introduce disease that may cause the species to decline, or	The proposed works are unlikely to result in the introduction of disease that may impact upon this species. Mitigation measures has been provided to ensure appropriate hygiene protocols are implemented during construction works
9)	interfere substantially with the recovery of the species.	The proposed action will not result in the removal of suitable habitat for this species. Therefore, the works will not impact upon the recovery of this species.
Conclusion	Is there likely to be a significant impact?	<p>No. The proposed action is unlikely to have a significant impact on <i>Grevillea caleyi</i> for the following reasons:</p> <ul style="list-style-type: none"> • No individuals will be removed and no suitable habitat will be impacted by the proposed action. • More suitable habitat for this species is available adjacent to the study area.

C2 *Pteropus poliocephalus* (Grey-headed Flying-fox)


Criterion	Question	Response
An action is likely to have a significant impact on a vulnerable species if there is a real chance or possibility that it will:		
1)	lead to a long-term decrease in the size of an important population of a species <i>Note: An 'important population' is a population that is necessary for a species' long-term survival and recovery.</i>	No roosting habitat (camps) will be affected by the proposed action. The proposed action will impact up to 0.011 ha of native vegetation, some of which comprises suitable foraging habitat for the Grey-headed Flying-fox. The Grey-headed Flying-fox is recorded as travelling long distances (up to 50 km) on feeding forays. Given the proximity of more suitable habitat in connective vegetation directly adjacent to the study area, the removal of this potential foraging habitat would not lead to the long-term decrease in the size of an important population of Grey-headed Flying-fox.
2)	reduce the area of occupancy of an important population	The proposed action would affect up to 0.011 ha of potential foraging habitat for this species. The Grey-headed Flying-fox is not known to occupy the development site in the form of a camp but may occasionally forage within the development site. The Grey-headed Flying-fox is recorded as travelling long distances on feeding forays and would likely utilise the potential foraging habitat outside of the study area.
3)	fragment an existing important population into two or more populations	According to the Draft Recovery Plan for the Grey-headed Flying-fox 2017, "the Grey-headed Flying-fox is considered to be a single, mobile population with individuals distributed across Queensland, New South Wales, Victoria, South Australia, Tasmania and the ACT." The proposed action will not fragment an existing important population into two or more populations. No camps will be affected by the proposed action and other areas of foraging habitat are available for this highly mobile species within the region.
4)	adversely affect habitat critical to the survival of a species <i>Note: 'Habitat critical to the survival of a species or ecological community' refers to areas that are necessary:</i> <ul style="list-style-type: none"> • <i>for activities such as foraging, breeding, roosting, or dispersal</i> • <i>for the long-term maintenance of the species or ecological community (including the maintenance of species essential to the survival of the species or ecological community, such as pollinators)</i> • <i>to maintain genetic diversity and long term evolutionary development, or</i> • <i>for the reintroduction of populations or recovery of the species or ecological community.</i> 	The Draft Recovery Plan for the Grey-headed Flying-fox 2017 identifies 'a continuous temporal sequence of productive foraging habitats, linked by migration corridors or stopover habitats, and suitable roosting habitat within nightly commuting distance of foraging areas' as habitat critical to the survival of the species. The proposed action will affect up to 0.011 ha of native vegetation, some of which may represent habitat critical survival to this species. However, this impact is considered unlikely to have an adverse effect given that the species is recorded as travelling long distances (50 km) on feeding forays and similar habitat is available adjacent to the study area.

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Criterion	Question	Response
5)	disrupt the breeding cycle of an important population	The proposed action will not disrupt the breeding cycle of the Grey-headed Flying-fox given that no camps will be affected by the proposed action and suitable foraging habitat is available adjacent to the study area.
6)	modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	The proposed action will remove up to 0.011 ha of vegetation, including foraging habitat for the Grey-headed Flying-fox. It is unlikely that the extent of this vegetation removal will cause the species to decline because suitable habitat is available adjacent to the study area.
7)	result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat	The proposed action is unlikely to result in the establishment of an invasive species that is harmful to the Grey-headed Flying-fox.
8)	introduce disease that may cause the species to decline, or	Grey-headed Flying-fox are reservoirs for the Australian bat lyssavirus, Hendra Virus and Menangle virus, and can cause clinical disease and mortality in Grey-headed Flying-fox. The proposed action would not increase the incidence of this disease.
9)	interfere substantially with the recovery of the species.	The proposed action will remove suitable foraging habitat for this species; however, this will not interfere substantially with recovery objectives listed in the Draft National Recovery Plan for the Grey-headed Flying-fox 2017. The proposed action will not affect any camps and suitable foraging habitat is available adjacent to the study area.
Conclusion	Is there likely to be a significant impact?	<p>No. The proposed action is unlikely to have a significant impact on the Grey-headed Flying-fox for the following reasons:</p> <ul style="list-style-type: none"> • No camps will be removed by the proposed action. • More suitable foraging habitat for this highly mobile species is available adjacent to the study area.

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Appendix D AHIMS Search Results

<div>  <div>Office of Environment & Heritage</div> </div> <div>AHIMS Web Services (AWS)</div> <div>Extensive search - Site list report</div> <div>Your Ref/PO Number : 17610 Client Service ID : 547139</div>										
SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-2589	Brentwood Place;Frenchs Forest;	AGD	56	336929	6264622	Closed site	Valid	Art (Pigment or Engraved) : -, Artefact : -	Shelter with Art.Shelter with Deposit	
	<u>Contact</u>	<u>Recorders</u>	Michael Guider							
45-6-2370	Forestville bend;	AGD	56	332580	6263120	Closed site	Valid	Shell : -, Artefact : -, Art (Pigment or Engraved) : -	Shelter with Art.Shelter with Midden	2047
	<u>Contact</u>	<u>Recorders</u>	Val Attenbrow							
45-6-2373	Rocky creek;	AGD	56	331050	6263900	Closed site	Valid	Artefact : -	Shelter with Deposit	
	<u>Contact</u>	<u>Recorders</u>	Val Attenbrow,Doctor;Jo McDonald							
45-6-2274	Frenchs Forest - (refer to 45-6-1273)	AGD	56	337195	6264955	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt,Melanie Kennedy							
45-6-2289	KT 1;Kimbriki;	GDA	56	336204	6270070	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	1391
	<u>Contact</u>	<u>Recorders</u>	Elizabeth Rich,Laura-Jane Smith,D Tompkins,Miss.Lisa Smith							
45-6-2290	KT 2;Kimbriki;	GDA	56	335852	6269873	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	1391
	<u>Contact</u>	<u>Recorders</u>	Elizabeth Rich,Laura-Jane Smith,D Tompkins,Miss.Lisa Smith							
45-6-2314	GA-1;Garrigal NP;	AGD	56	334800	6269250	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	2227,102578
	<u>Contact</u>	<u>Recorders</u>	Robert "Ben" Gunn							
45-6-2315	GA-2;Garrigal NP;	GDA	56	337829	6267989	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	2227
	<u>Contact</u>	<u>Recorders</u>	Robert "Ben" Gunn							
45-6-2318	Dharug N.P.;	AGD	56	336070	6268220	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	1333
	<u>Contact</u>	<u>Recorders</u>	Warren Bluff							
45-6-2319	Dharug N.P.;	AGD	56	334000	6263300	Closed site	Valid	Artefact : -, Art (Pigment or Engraved) : -	Shelter with Art.Shelter with Deposit	1333
	<u>Contact</u>	<u>Recorders</u>	Warren Bluff							
45-6-2847	MW-E-1	AGD	56	332724	6269295	Open site	Valid	Art (Pigment or Engraved) : 1		102578
	<u>Contact</u> T Russell	<u>Recorders</u>	Mrs.Robynne Mills							
45-6-0526	Oxford Falls 4;Hornsby;	AGD	56	336790	6266251	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	1333
	<u>Contact</u>	<u>Recorders</u>	Warren Bluff							

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610

Client Service ID : 547139

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-1081	Frenchs Forest;Mid Dark Cave;	AGD	56	334319	6268501	Closed site	Valid	Art (Pigment or Engraved) : -	Rock Engraving,Shelter with Art	1447
	<u>Contact</u>	<u>Recorders</u>	Young,Mr.R Taplin					<u>Permits</u>		
45-6-1083	Terrey Hills;	AGD	56	333908	6269974	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1447,102578
	<u>Contact</u>	<u>Recorders</u>	Mr.R Taplin					<u>Permits</u>		
45-6-1106	Terry Hills 1;	GDA	56	333883	6269983	Open site	Valid	Grinding Groove : -	Axe Grinding Groove	102578
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		
45-6-1107	Terry Hills;Belrose;	AGD	56	335875	6268733	Open site	Valid	Grinding Groove : -, Art (Pigment or Engraved) : -	Axe Grinding Groove,Rock Engraving	1447
	<u>Contact</u>	<u>Recorders</u>	Young,Mr.R Taplin					<u>Permits</u>		
45-6-1273	Belrose;	AGD	56	337230	6265050	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1891
	<u>Contact</u>	<u>Recorders</u>	Mr.Phil Hunt,Charles.D Power					<u>Permits</u>		
45-6-1275	Belrose;	AGD	56	337270	6264946	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		
45-6-1108	Belrose;	AGD	56	335628	6268319	Open site	Valid	Grinding Groove : -	Axe Grinding Groove	1447
	<u>Contact</u>	<u>Recorders</u>	Young,Mr.R Taplin					<u>Permits</u>		
45-6-1109	North Turramurra;Saint Ives Cave;	AGD	56	331504	6268375	Closed site	Valid	Art (Pigment or Engraved) : -, Artefact : -	Shelter with Art,Shelter with Deposit	
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		
45-6-1111	North Turramurra;Saint Ives;	AGD	56	331790	6266896	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		
45-6-1112	Saint Ives;North Turramurra;	AGD	56	331796	6266622	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	<u>Contact</u>	<u>Recorders</u>	Mr.R Taplin					<u>Permits</u>		
45-6-1113	Saint Ives;Seed Feed Cave;	AGD	56	332997	6265202	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		
45-6-1114	Saint Ives;	AGD	56	332951	6265220	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	<u>Contact</u>	<u>Recorders</u>	ASRSYS					<u>Permits</u>		

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610

Client Service ID : 547139

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-1480	Frenchs Forest;Belrose;	GDA	56	333049	6265654	Closed site	Valid	Art (Pigment or Engraved) :-	Shelter with Art	2047
	<u>Contact</u>							<u>Permits</u>		
45-6-2551	SCEGGS 1	AGD	56	334716	6267897	Open site	Valid	Artefact :-	Isolated Find	102578
	<u>Contact</u>							<u>Permits</u>		
45-6-2552	SCEGGS 2	AGD	56	334850	6268121	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	102578
	<u>Contact</u>							<u>Permits</u>		
45-6-2465	Oxford Falls 1;	AGD	56	335952	6266033	Open site	Valid	Artefact :-	Isolated Find	3462
	<u>Contact</u>							<u>Permits</u>		
45-6-1373	French Trig;	GDA	56	335500	6264710	Open site	Not a Site	Artefact :-	Not an Aboriginal Site	
	<u>Contact</u>							<u>Permits</u>		
45-6-0626	Pymble;Rocky Creek;	AGD	56	331302	6263777	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	<u>Contact</u>							<u>Permits</u>		
45-6-0627	Pymble;Rocky Creek;	AGD	56	331490	6263506	Open site	Valid	Grinding Groove :- , Art (Pigment or Engraved) :-	Axe Grinding Groove,Rock Engraving	
	<u>Contact</u>							<u>Permits</u>		
45-6-2136	Carroll Creek, Davidson Park S.R.A. Carroll Creek 1 Carroll Creek 2	AGD	56	332890	6263420	Closed site	Valid	Shell :- , Artefact :- , Art (Pigment or Engraved) :-	Shelter with Art,Shelter with Midden	1809,1911
	<u>Contact</u>							<u>Permits</u>		
45-6-1219	Belrose;Morgan Road 1;	GDA	56	335765	6267048	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	<u>Contact</u>							<u>Permits</u>		
45-6-1228	Pitt Water Trig; Tumbledown-dick Hill; Whale Rock	GDA	56	337115	6271049	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	<u>Contact</u>							<u>Permits</u>		
45-6-2402	Mailolo Engraving;	AGD	56	338209	6263722	Open site	Valid	Art (Pigment or Engraved) :-	Rock Engraving	
	<u>Contact</u>							<u>Permits</u>		
45-6-0563	Wheeler Creek;Mona Vale;	AGD	56	338152	6265783	Closed site	Valid	Artefact :-	Shelter with Deposit	
	<u>Contact</u>							<u>Permits</u>		
45-6-1160	Oxford Creek	AGD	56	337240	6266170	Open site	Not a Site	Art (Pigment or Engraved) :-	Not an Aboriginal Site	
	<u>Contact</u>							<u>Permits</u>		

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610
Client Service ID : 547139

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-1161	Belrose;Deep Creek;	AGD	56	335875	6268667	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	371
	Contact	Recorders	Permits							
45-6-0332	St Ives;	AGD	56	331140	6267432	Open site	Valid	Artefact : -	Open Camp Site	
	Contact	Recorders	Permits							
45-6-2196	Morgan Road 2;	GDA	56	335796	6267079	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-2197	Morgan Road 3;	GDA	56	336136	6266907	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-2335	FW 3;Belrose;	GDA	56	334704	6268740	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-2336	Red Hill, Narraweena 2	AGD	56	338269	6265990	Open site	Valid	Artefact : -	Open Camp Site	
	Contact	Recorders	Permits							
45-6-2337	Red Hill, Narraweena 1	AGD	56	337964	6265026	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-0829	Foleys Hill 1;	GDA	56	338250	6270857	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1447
	Contact	Recorders	Permits							
45-6-0830	St Ives;Davidson;	AGD	56	332881	6265375	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-0745	Beacon Hill;	AGD	56	338216	6263740	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	2212
	Contact	Recorders	Permits							
45-6-0752	Beacon Hill;	AGD	56	338105	6263805	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Permits							
45-6-0753	Beacon Hill;	AGD	56	338077	6263821	Open site	Valid	Art (Pigment or Engraved) : -, Grinding Groove : -, Water Hole : -	Axe Grinding Groove,Rock Engraving,Water Hole/Well	2212
	Contact	Recorders	Permits							
45-6-0107	Terrey Hills;Group 46;	AGD	56	336740	6271016	Open site	Valid	Art (Pigment or Engraved) : -, Grinding Groove : -	Axe Grinding Groove,Rock Engraving	

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Your Ref/PO Number : 17610
Client Service ID : 547139

Report generated by AHIMS Web Service on 03/12/2020 for Declan Conman for the following area: at Datum :GDA, Zone : 56, Eastings : 330649 - 338649, Northings : 6263206 - 6271206 with a Buffer of 0 meters. Additional Info : ADD, Number of Aboriginal sites and Aboriginal objects found is 120
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4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors | Northern Beaches Council



AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610

Client Service ID : 547139

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-0294	Belrose;	AGD	56	337660	6268770	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Young					Permits		
45-6-0295	Belrose;	AGD	56	337520	6268720	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Young					Permits		
45-6-0296	St Ives;	AGD	56	331096	6264962	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0297	St Ives;	AGD	56	332570	6264442	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0298	St Ives;	AGD	56	330826	6264774	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0299	St Ives;	AGD	56	331772	6264912	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0300	St Ives;	AGD	56	332000	6265006	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0301	St Ives;	AGD	56	331716	6264900	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	ASRSYS					Permits		
45-6-0302	Belrose;Narabeen Creek;	GDA	56	336638	6268742	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Young					Permits		
45-6-0303	Belrose;	AGD	56	337006	6265814	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1891
	Contact	Recorders	Young,W Walton					Permits		
45-6-0220	Bare Trig Station;Belrose;	AGD	56	333873	6267630	Open site	Valid	Art (Pigment or Engraved) : - Grinding Groove : -	Axe Grinding Groove,Rock Engraving	102578
	Contact	Recorders	Fred McCarthy					Permits		
45-6-0224	Belrose (Moon Rock)	AGD	56	337079	6267825	Open site	Valid	Stone Arrangement : -, Art (Pigment or Engraved) : -	Rock Engraving,Stone Arrangement	2212
	Contact	Recorders	Young,Ms.Lisa Campbell					Permits		

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AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610
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SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-0225	Belrose (Moon Rock) A	AGD	56	337161	6267830	Open site	Valid	Art (Pigment or Engraved) : - Stone Arrangement : -	Rock Engraving, Stone Arrangement	371.2212
	Contact			Recorders	Young, Ms. Lisa Campbell			Permits		
45-6-0858	Terrey Hills;	AGD	56	335666	6269806	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1447
	Contact			Recorders	Young, Mr. R. Taplin			Permits		
45-6-0063	Terrey Hills; French's Forest Rd;	AGD	56	334679	6268537	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	Contact			Recorders	Fred McCarthy, Miss. Lisa Smith			Permits		
45-6-0064	Deep Creek; Elanora Heights;	GDA	56	338416	6270952	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1333
	Contact			Recorders	Warren Bluff			Permits		
45-6-1078	Pymble; Tin Abraded Cave; RCL;	AGD	56	330834	6263930	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact			Recorders	Doctor, Jo McDonald			Permits		
45-6-0226	Belrose (Moon Rock) B	AGD	56	336912	6267806	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	371.1891, 2212
	Contact			Recorders	Ms. Lisa Campbell			Permits		
45-6-0227	Belrose;	AGD	56	334282	6265845	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact			Recorders	Young			Permits		
45-6-0239	Terrey Hills 1;	GDA	56	333930	6269988	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	Contact			Recorders	ASRSYS			Permits		
45-6-0241	Terrey Hills;	AGD	56	333909	6270035	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	102578
	Contact			Recorders	ASRSYS			Permits		
45-6-0242	Terrey Hills;	AGD	56	334031	6270028	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	Contact			Recorders	ASRSYS			Permits		
45-6-0245	St Ives; French's Forest Cemetery;	AGD	56	332331	6264863	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact			Recorders	ASRSYS			Permits		
45-6-0246	St Ives; French's Forest Cemetery;	AGD	56	332963	6265177	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact			Recorders	ASRSYS			Permits		
45-6-0247	St Ives; French's Forest Cemetery;	AGD	56	332950	6265158	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact			Recorders	ASRSYS			Permits		

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Your Ref/PO Number : 17610
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SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-0249	Belrose;	AGD	56	334645	6268670	Open site	Not a Site	Art (Pigment or Engraved) : -	Not an Aboriginal Site	
	Contact	Recorders	Ms.Lisa Campbell							
45-6-0250	Belrose;	AGD	56	334685	6268415	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	Contact	Recorders	Young							
45-6-0251	Belrose;	AGD	56	334780	6268326	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	Contact	Recorders	Young							
45-6-0785	Belrose;	AGD	56	338132	6266183	Open site	Valid	Stone Arrangement : -	Stone Arrangement	1891
	Contact	Recorders	Young,I.M Sim							
45-6-0822	Belrose;DC/RE;	GDA	56	337260	6268010	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	371.2212
	Contact	Recorders	Young,University of Sydney,Mr.Phil Hunt							
45-6-0823	Belrose;DC/RFa;	GDA	56	337254	6268012	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	371
	Contact	Recorders	Young,University of Sydney							
45-6-0824	Frenchs Forest;	AGD	56	338106	6263804	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Mr.John Clegg							
45-6-1847	Kimbriki Tip Area;	AGD	56	335748	6269685	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	D Benson,A Mednis							
45-6-0007	Wannitt Street;Belrose;	AGD	56	333916	6265808	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	Recorders	Jim Specht							
45-6-1004	Frenchs Forest;	AGD	56	336473	6263801	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	Recorders	Unknown Author							
45-6-1012	Belrose;Superlatives Cave;	AGD	56	336940	6264625	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	Recorders	Mr.R Taplin							
45-6-1013	Belrose;High Midpart Cave;	AGD	56	336856	6264590	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	Recorders	ASRSYS							
45-6-1014	Belrose;Red Glow Cave;	AGD	56	337972	6264695	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	Recorders	ASRSYS							

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AHIMS Web Services (AWS)
Extensive search - Site list report

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SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-1015	Belrose;	AGD	56	337964	6265026	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1447,1891
	<u>Contact</u>			<u>Recorders</u>	Ms.Lisa Campbell			<u>Permits</u>		
45-6-1593	Terrey Hills;	AGD	56	336831	6268394	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1333
	<u>Contact</u>			<u>Recorders</u>	Warren Bluff			<u>Permits</u>		
45-6-1602	Ku-ring-gai;Terrey Hills 1;	GDA	56	333033	6269064	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	<u>Contact</u>			<u>Recorders</u>	ASRSYS			<u>Permits</u>		
45-6-1605	Terrey Hills;	AGD	56	337320	6268720	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1333
	<u>Contact</u>			<u>Recorders</u>	Warren Bluff			<u>Permits</u>		
45-6-1613	Belrose;Warringah;	AGD	56	336874	6268266	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	1333
	<u>Contact</u>			<u>Recorders</u>	Warren Bluff			<u>Permits</u>		
45-6-2790	Brooker Avenue Engraving Site 1	AGD	56	338034	6264770	Closed site	Valid	Art (Pigment or Engraved) : 2		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt,Mr.Paul Irish			<u>Permits</u>		
45-6-1082	North Turramurra 1;	GDA	56	332743	6268720	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	102578
	<u>Contact</u>			<u>Recorders</u>	ASRSYS			<u>Permits</u>		
45-6-3107	CFT1	GDA	56	338354	6266305	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		
	<u>Contact</u>			<u>Recorders</u>	Ms.Vanessa Hardy,Cultural Heritage Connections Pty Ltd			<u>Permits</u>		
45-6-3087	WILDFLOWER GARDEN ENGRAVING	GDA	56	331145	6268770	Open site	Valid	Art (Pigment or Engraved) : 1		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt,Aboriginal Heritage Office			<u>Permits</u>		
45-6-3164	Trefoul Creek 1	GDA	56	336531	6264357	Open site	Valid	Art (Pigment or Engraved) : -		
	<u>Contact</u>			<u>Recorders</u>	Mr.Mark Rawson			<u>Permits</u>		
45-6-3669	Lawson Shelter 1 KUR048	GDA	56	331050	6266135	Closed site	Valid	Art (Pigment or Engraved) : 15, Potential Archaeological Deposit (PAD) : 1		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt			<u>Permits</u>		
45-2-0354	Dawes Road 1	AGD	56	335120	6265470	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	2456
	<u>Contact</u>			<u>Recorders</u>	Denis Byrne			<u>Permits</u>		

Report generated by AHIMS Web Service on 03/11/2020 for Declan Coman for the following area at Datum :GDA, Zone : 56, Eastings : 330649 - 338649, Northings : 6263206 - 6271206 with a Buffer of 0 meters. Additional Info : ADD. Number of Aboriginal sites and Aboriginal objects found is 120
This information is not guaranteed to be free from error omission. Office of Environment and Heritage (NSW) and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

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4-6 Wyatt Avenue, Belrose Proposed Bike Skills Park - Review of Environmental Factors | Northern Beaches Council



AHIMS Web Services (AWS)
Extensive search - Site list report

Your Ref/PO Number : 17610
Client Service ID : 547139

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status	SiteFeatures	SiteTypes	Reports
45-6-1635	Sugarloaf Hill 3	AGD	56	338450	6270860	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	<u>Contact</u>			<u>Recorders</u>	J Cressbrook			<u>Permits</u>		
45-6-2788	Wheeler Creek , Belrose WARR - 49	AGD	56	338520	6266032	Open site	Deleted	Aboriginal Ceremony and Dreaming : 3		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt			<u>Permits</u>		
45-6-2944	WARR-043 Corymbia Shelter	AGD	56	336430	6265430	Closed site	Valid	Artefact : 1		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt			<u>Permits</u>		
45-6-3128	Cromer Heights Shelter PAD	GDA	56	338310	6266615	Open site	Valid	Potential Archaeological Deposit (PAD) : -		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt			<u>Permits</u>		
45-6-3129	Cromer Heights - IF01	GDA	56	338460	6266580	Open site	Valid	Artefact : -		
	<u>Contact</u>			<u>Recorders</u>	Mr.Phil Hunt			<u>Permits</u>		
45-6-3213	Fred's Emoh KUR047	GDA	56	331320	6267287	Open site	Valid	Artefact : 1, Shell : 1		
	<u>Contact</u>			<u>Recorders</u>	David Watts,Aboriginal Heritage Office			<u>Permits</u>		
45-6-3207	MORGAN RD BELROSE	GDA	56	335957	6267623	Open site	Valid	Burial : 1, Potential Archaeological Deposit (PAD) : 1		
	<u>Contact</u>			<u>Recorders</u>	Wayne Brennan,Office of Environment & Heritage			<u>Permits</u>		

Report generated by AHIMS Web Service on 03/11/2020 for Declan Coman for the following area at Datum :GDA, Zone : 56, Eastings : 330649 - 338649, Northings : 6263206 - 6271206 with a Buffer of 0 meters. Additional Info : ADD. Number of Aboriginal sites and Aboriginal objects found is 120
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WYATT AVENUE BIKE PARK PLAN OF MANAGEMENT

DRAFT FOR ADOPTION

APRIL 2022



NORTHERN BEACHES COUNCIL

WYATT AVENUE BIKE PARK

PLAN OF MANAGEMENT

DRAFT FOR ADOPTION

APRIL 2022

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1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and enhanced in the future.

A Plan of Management is required to be prepared for public land which is classified as community land under the *Local Government Act 1993*.

This Plan of Management is accompanied by a concept plan to illustrate the proposed Wyatt Avenue Bike Park at Lot 102 DP1244381 and Lot 2620 DP752038 Wyatt Avenue in Belrose.

1.2 Structure of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 1.

Table 1 Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management, objectives and process
2 Description of Wyatt Avenue Bike Park	History, ownership and management, physical description, condition, proposed facilities and uses, maintenance
3 Basis for Management	State planning legislation, regional and local planning context; values of the community and users, vision, roles, management objectives, permitted future uses and developments, scale and intensity of use, use agreements
4 Action Plan	Concept plan, strategies and actions to resolve issues consistent with values, performance measures to implement actions.
5 Implementation and review	Management, funding, reporting, review

1.3 Background

The NSW Government sold several parcels of land on Wyatt Avenue, Belrose (previously owned by NSW TAFE) to Northern Beaches Council in March 2019 on the conditions that it be classified as community land under the *Local Government Act 1993* (LG Act), and that Council develop an open space, public recreation facility on the site. These parcels of land (Lot 2 DP536909, Lot 102 DP1244381 and Lot 2620 DP752038 on Wyatt Avenue, Belrose) were classified as community land upon the transfer to Council. Two of those lots (Lot 102 DP1244381 and Lot 2620 DP752038) comprise the Wyatt Avenue Bike Park.

Council wants to ensure that Lot 102 DP1244381 and Lot 2620 DP752038 are used and enjoyed by the local community. With the growth of cycling on the Northern Beaches, Council is seeking to provide opportunities for young local riders to develop their skills and confidence. A junior bike facility in Belrose will provide a local skills development area that allows riders to progress to the nearby intermediate/advanced level Bare Creek Bike Park.

In 2020 Council developed a concept plan for a junior bike skills park on Lot 102 DP1244381 and Lot 2620 DP752038, directly adjacent to John Colet School. The concept plan includes a junior bike trail loop, an informal grassed open space for practicing bike skills (e.g. bunny hop), a seating/picnic area, an accessible entry path loop and other landscape elements. Community engagement about the concept plan undertaken between 9 October and 9 November 2020 showed community support for the proposed junior bike skills park.

At its meeting on 15 December 2020 Council resolved to:

1. place on public exhibition for a period of 56 days a proposed amendment to the *Generic Parks Plan of Management – former Warringah* to incorporate Lot 2 DP536909, Lot 102 DP1244381 and Lot 2620 DP752038, known as 4-6 Wyatt Avenue, Belrose.
2. hold a public hearing in respect of the proposed amendment to the *Generic Parks Plan of Management – former Warringah*.

The outcome of the public hearing held on 18 February 2021 and the public hearing report dated 16 June 2021 was to recommend the Wyatt Avenue Bike Park be categorised as Park, consistent with the guidelines for categorisation as Park in Clause 104 of the *Local Government (General) Regulation 2005* and the core objectives for the Park category in Section 36G of the LG Act.

Council concurrently placed the proposed amendments to add Lot 102 DP 1244381 and Lot 2620 DP 752038 to the *Generic Parks Plan of Management – former Warringah* on public exhibition from Friday 22 January to Sunday 21 March 2021. However Council subsequently decided to prepare a site specific Plan of Management for the Wyatt Avenue Bike Park to provide a more detailed plan which can better address community concerns and needs with respect to the development of a junior bike park on the site.

1.4 Land to which this Plan of Management applies

This Plan of Management applies to the site of the proposed Wyatt Avenue Bike Park in Wyatt Avenue, Belrose as shown in Figure 1. The proposed development of the site for a junior bike park and associated facilities, subject to detailed design and construction, is shown in Figure 2.

Figure 1 Wyatt Avenue Bike Park location

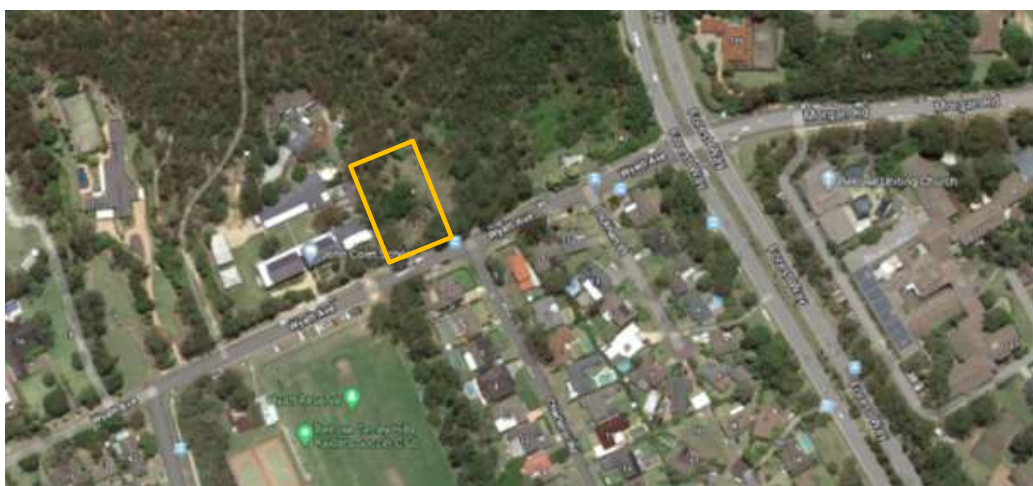
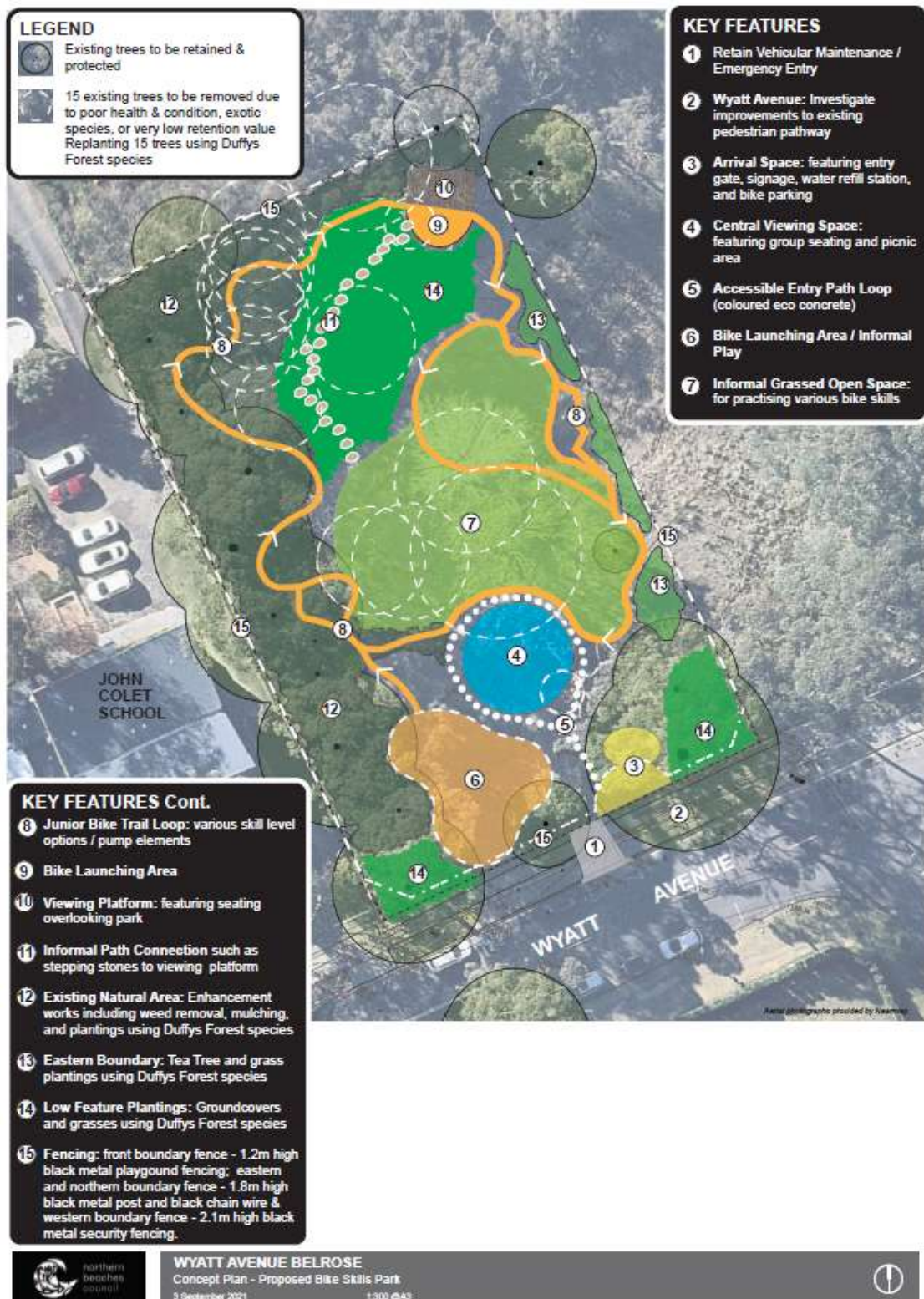


Figure 2 Proposed Wyatt Avenue Bike Park



1.5 Objectives of this Plan of Management

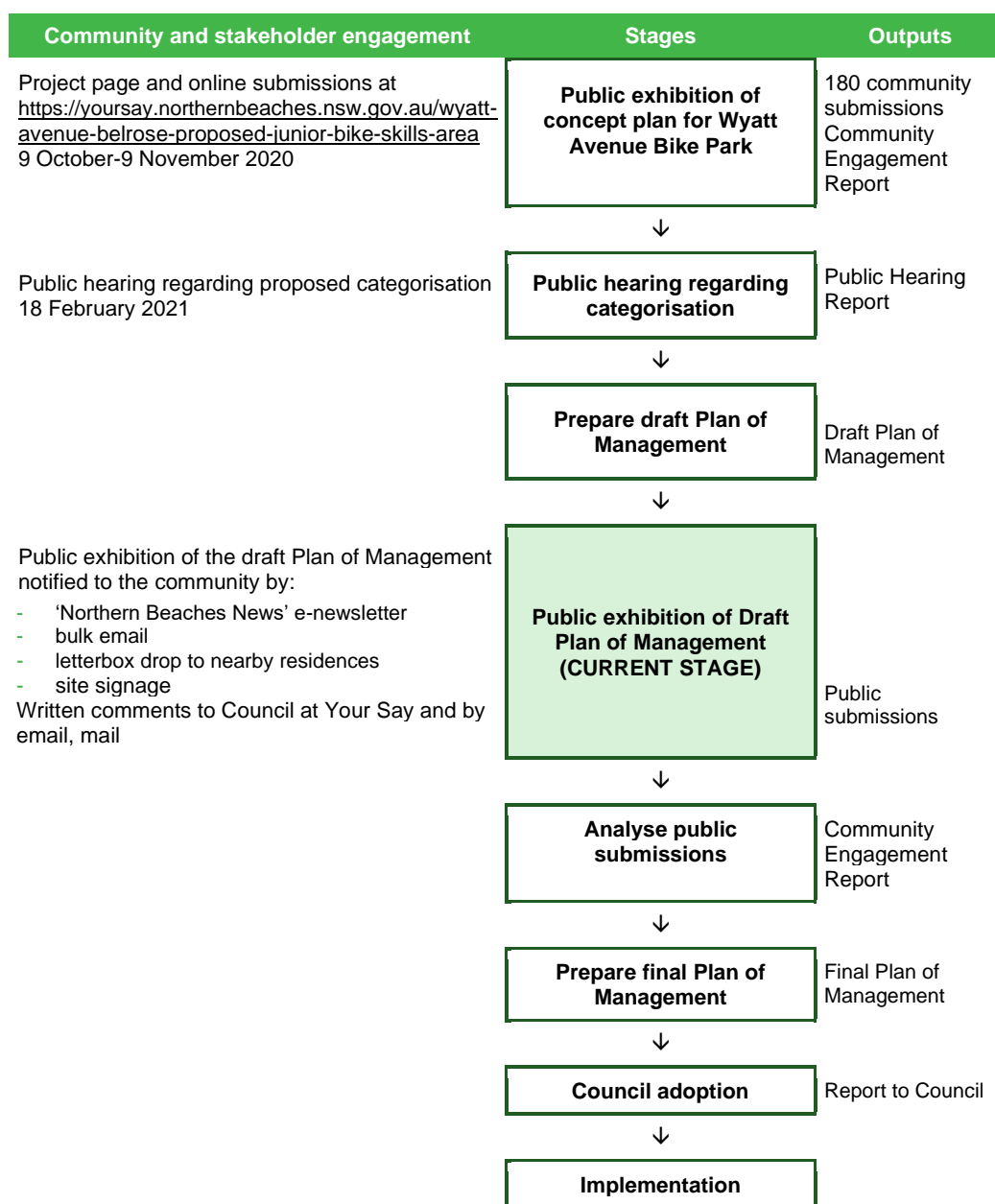
This Plan of Management has been prepared to:

- ☐ meet all relevant legislative requirements, particularly the *Local Government Act 1993*.
- ☐ set out how the Wyatt Avenue Bike Park will be established, used, improved, maintained and managed into the future
- ☐ balance community recreational use of the park with environmental considerations.

1.6 Process of preparing this Plan of Management

The process of preparing this Plan of Management involved the following tasks:

Figure 3 Process of preparing this Plan of Management



2 DESCRIPTION OF WYATT AVENUE BIKE PARK

This section describes the Wyatt Avenue Bike Park site. A detailed description can be found at Table 2. A map with associated property details at Figure 4, site images at Figure 5 and vegetation communities map at Figure 6.

Figure 4 Property details of Wyatt Avenue Bike Park



Table 2 Description of Wyatt Avenue Bike Park

Details	
Location	Wyatt Avenue, Belrose
Land parcels	Lot 102 DP1244381 and Lot 2620 DP 752038 (Figure 4)
Adjacent land uses	John Colet School (west) Wyatt Reserve (south-west) – sportsgrounds, tennis courts, parking Bushland (north, east) owned by Roads and Maritime Services Low density residential (south)
Area (ha)	0.257 hectares
Owner	Northern Beaches Council
Manager	Northern Beaches Council

Details	
Classification	Community land
Categorisation	Park
Zoning	Warringah Local Environmental Plan 2000 Deferred Matter
Physical characteristics	<p>The site is located within the Somersby soil landscape, which is characterised by gently undulating to rolling rises in deeply weathered Hawkesbury Sandstone plateau. Typically, the geology of the Somersby soil landscape consists of Hawkesbury Sandstone comprising medium to coarse-grained quartz sandstone with minor shale and laminite lenses (Eco Logical Australia, 2020).</p> <p>The site is located in an environment where 'no known occurrence of acid sulphate soils' occurs (Eco Logical Australia, 2020)</p> <p>Given the site is located a relatively long distance from developments, it is unlikely that gross contamination exists or that any existing contamination would pose a risk to human health or the environment. However, illegal dumping may have occurred within the area (Eco Logical Australia, 2020)</p> <p>The site is relatively flat, with a 6 metre decrease in elevation from the rear north-east corner (194 metres) to Wyatt Avenue (188 metres)</p> <p>The site is not drained by any watercourses.</p>
Flora and fauna	<p>Source: Eco Logical Australia (2020)</p> <p>Vegetation mapping identified the Duffys Forest Ecological Community (DPIE 2016) and Urban Exotic/Native plantings on the site (refer to Figure 6).</p> <p>Duffys Forest Ecological Community is listed as an endangered ecological community under the <i>Biodiversity Conservation Act 2016</i> (BioNet Vegetation Classification - accessed 13 November 2020). This community is not listed under the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p> <p>The vegetation mapped on the site is part of a much larger patch of Duffys Forest Ecological Community approximately 2.6 hectares in size extending beyond the northern boundary of the site into a large tract of intact native vegetation directly north of the site.</p> <p>Field surveys conducted in 2017 identified one native Plant Community Type (PCT) within the site as PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest, and Exotic/ Cleared Lands/ Quarry.</p> <p>PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest has a highly restricted geographic distribution and is strongly associated with shale lenses and lateritic soils overlaying Hawkesbury Sandstone (NSW Scientific Committee 2019). This vegetation community was identified along the northern and north-western boundary of the site. The vegetation was in a modified form of PCT 1786: Sydney Ironstone Bloodwood-Silvertop Ash Forest due to the presence of weeds and historical disturbance within the site.</p> <p>This vegetation community is typically characterised by a dominant canopy of <i>Corymbia gummifera</i> (Red Bloodwood), <i>Eucalyptus sieberi</i> (Silvertop Ash), <i>Eucalyptus haematoma</i> (Scribbly Gum) and <i>Eucalyptus punctata</i> (Grey Gum) in lesser frequencies. However, the vegetation within the site contains a modified version of this community. One canopy species, <i>Eucalyptus sieberi</i>, was recorded within this PCT. The vegetation within the study area lacks a diverse midstorey of <i>Myrtaceae</i> species. The groundcover has been disturbed and contains exotic species namely <i>Stenotaphrum secundatum</i> (Buffalo).</p> <p>Cleared and disturbed lands were also mapped within the site. These areas do not correspond with a known PCT or vegetation community. These areas contain a highly disturbed soil profile and have been colonised by opportunistic weeds and occasional native species. Landscaping of planted native canopy trees has also occurred along the south-western, southern and south-eastern boundaries.</p> <p>A large open area in the centre of the site contains exotic grasses and shrubs; <i>Stenotaphrum secundatum</i>, <i>Andropogon virginicus</i> (Whisky Grass), <i>Nephrolepis cordifolia</i> (Fishbone Fern), <i>Senna pendula</i> (Senna) and <i>Monstera deliciosa</i> (Monstera).</p>

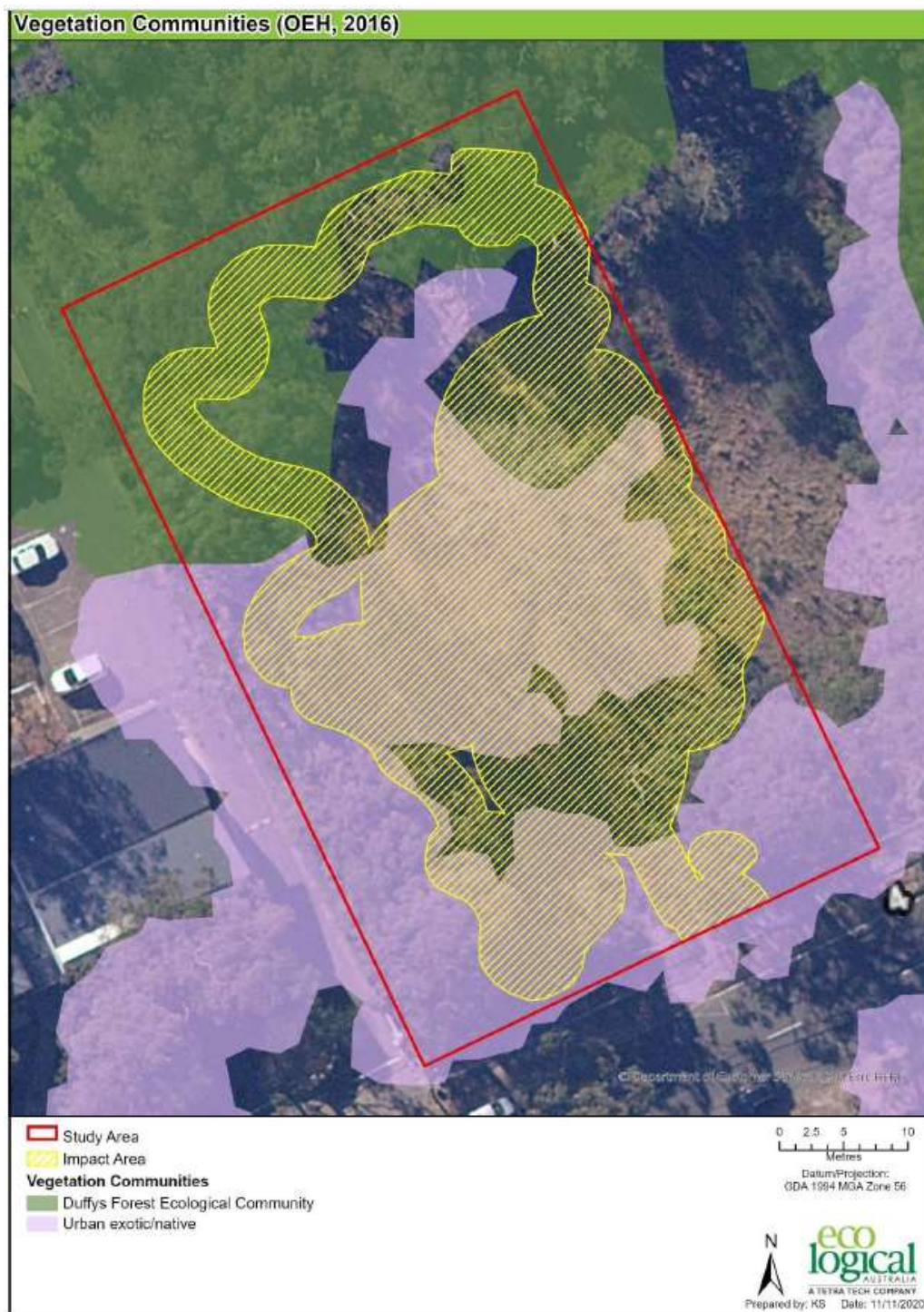
Details	
	<p>The road frontage along Wyatt Avenue and south-western boundary contains planted native canopy of <i>Eucalyptus microcorys</i> (Tallowwood), <i>Eucalyptus grandis</i> (Flooded Gum) and <i>Eucalyptus botryoides</i> (Bangalay). These native species are not considered locally indigenous to the PCTs mapped on the site. Exotic trees, <i>Liquidambar styraciflua</i> (Liquidambar), <i>Erythrina x sykesii</i> (Coral Tree) are interspersed with planted native species. The midstorey contains opportunistic native coloniser; <i>Pittosporum undulatum</i> (Sweet Pittosporum) and exotic weed <i>Lantana camara</i> (Lantana). Although <i>Pittosporum undulatum</i> is a native species, it is not considered locally indigenous to PCT 1786. The ground layer contained exotic grasses such as <i>Stenotaphrum secundatum</i>, <i>Hydrocotyle bonariensis</i> (Largeleaf Pennywort), <i>Cortaderia selloana</i> (Pampas Grass) and <i>Agapanthus</i> spp.</p> <p>Proposed plantings include landscaped barrier to Wyatt Avenue, tea tree, groundcovers and grass plantings using Duffys Forest species</p> <p>Habitat for native mammals (wallabies, bandicoots, echidnas, Brush-tailed Possum, Pygmy Possum), birds (Black Cockatoo, Australian Brush-turkey, Magpie), and exotic fauna. The vegetation does not contain significant habitat for threatened flora or fauna species.</p> <p>Located in mapped Wildlife Corridor (Warringah DCP 2011)</p> <p>Vegetation Category 2 on Northern Beaches Bushfire Prone Land Map 2020</p>
Access, circulation	<p>40 metre frontage to Wyatt Avenue</p> <p>Maintenance/emergency vehicle and pedestrian access from Wyatt Avenue</p> <p>200 metres from frequent service bus stop on Forest Way</p> <p>Local bus stop at the site on Wyatt Avenue</p>
History	<p>Single residential dwelling with landscaped garden on the two lots. The dwelling was demolished in 2011.</p> <p>Land transferred to Council in early 2020.</p>
Land, assets and condition	<p>Duffys Forest Ecological Community in poor condition was mapped within the site (Eco Logical Australia, 2020). This patch of vegetation has been subject to landscaping within the site and lacks native species diversity.</p> <p>No built assets as at the date of adoption of the Plan of Management.</p> <p>Proposed new junior bike park and associated infrastructure:</p> <ul style="list-style-type: none"> - arrival space with entry gate, signage, water refill station, bike parking - central viewing space with group seating and picnic area - accessible entry path loop - bike launching / informal play areas - informal grassed open space for practising various bike skills - junior bike trail loop for various skill level options and pump elements - viewing platform featuring seating overlooking the park - informal path connection to the viewing platform - fencing on front boundary (black metal playground fencing, 1.2 metres) and eastern, northern and western boundaries (black metal post and black chain wire, 1.8 metres) <p>Excellent condition when the bike park is constructed. Condition to be monitored regularly once constructed.</p>
Infrastructure	Water and sewer connections
Uses and activities	<p>No current use.</p> <p>Proposed uses – junior bike park, active recreation, passive recreation</p>
User groups / stakeholders	Potential users: local residents, general community, children and carers, young people, school students and teachers
Use agreements	<p>No current use agreements.</p> <p>Future use agreements to be considered on a case by case basis and in line with park values and relevant policies, e.g. Commercial Use of Open Space Policy (in progress)</p>

Details	
Bookings and other use to be managed by Northern Beaches Council	
Maintenance	<p>Northern Beaches Council</p> <p>Maintenance tasks:</p> <ul style="list-style-type: none"> - maintenance of surfaces - tree maintenance - weed management - rubbish removal
Income and expenditure	<p>Income: fees from use agreements (licences, bookings)</p> <p>Expenditure: bike park development, maintenance, renovation, capital improvements</p>

Figure 5 Site images



Figure 6 Vegetation communities on Wyatt Avenue Bike Park site



Source: Eco Logical Australia (2020)

3 BASIS FOR MANAGEMENT

3.1 Introduction

This section describes the wider legislative and policy framework which applies to the Wyatt Avenue Bike Park.

Full versions of the legislation referred to below are on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Northern Beaches Council website: www.northernbeaches.nsw.gov.au.

3.2 Planning context

3.2.1 Introduction

Table 3 outlines the state, regional and local planning context which influences the use, development and management of the Wyatt Avenue Bike Park.

Table 3 Planning context of Wyatt Avenue Bike Park

	Land use planning and management	Public open space, recreation	Natural environment
NSW	<i>Local Government Act 1993</i> <i>Local Government (General) Regulation 2005</i> <i>Environmental Planning and Assessment Act 1979</i>	Draft NSW Public Spaces Charter Greener Places Policy Draft Greener Places Design Guide Everyone Can Play Guidelines <i>Companion Animals Act 1998</i> and Regulation 2008	<i>Biodiversity Conservation Act 2016</i> <i>Rural Fires Act 1997</i> <i>Biosecurity Act 2015</i>
Sydney	A Metropolis of Three Cities: Greater Sydney Region Plan	Draft 50-Year Vision for Greater Sydney's Open Space and Parklands Greater Sydney Green Grid Greater Sydney Local Land Services	Greater Sydney Regional Strategic Weed Management Plan 2017-2022
Regional/ District	North District Plan	Sydney Green Grid – North District	
Northern Beaches LGA / Former Warringah LGA	Towards 2040: Local Strategic Planning Statement SHAPE 28 Northern Beaches Community Strategic Plan 2018-2018 Delivery Program Operational Plan	A Spirit of Play: Warringah Open Space and Recreation Strategy Draft Open Space and Recreation Strategy 2021 (in progress) Northern Beaches Bike Plan 2020 Northern Beaches Public Space Vision and Design Guidelines – Guide for Planning and Design of Open Space	Northern Beaches Environment and Climate Change Strategy 2040 Warringah Council Local Habitat Strategy – Existing and Potential Vegetation Corridors in Warringah Draft Northern Beaches Urban Tree Canopy Plan 2019

Warringah Local Environmental Plan 2000 and any future Local Environment Plans	Northern Beaches Social Infrastructure Study (draft in progress)	Northern Beaches Bush Fire Prone Land Map 2020
Warringah Filming on Council Managed Land Policy	Northern Beaches Asset Management Policy 2018	Northern Beaches Bush Fire Management Policy
Current and future Council policies and plans as relevant	Northern Beaches Asset Management Strategy 2018-2028	Northern Beaches Bushland and Biodiversity Policy
	Infrastructure Asset Management Plans	Warringah Urban Forest Policy
	Northern Beaches Smoke Free Zones Policy	Warringah Tree Preservation Order

3.2.2 Local Government Act 1993

Classification

Wyatt Avenue Bike Park is owned by Northern Beaches Council and is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.

Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993* as either Park, Sportsground, Area of Cultural Significance, Natural Area, or General Community Use. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

Wyatt Avenue Bike Park is categorised as Park (see Figure 7) consistent with the guidelines for categorisation in the *Local Government (General Regulation) 2005*:

Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non- sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

Figure 7 Categorisation of Wyatt Avenue Bike Park



Use agreements

Under the *Local Government Act 1993* a lease, licence, other estate or easement (use agreement) may be granted over all or part of community land.

Leases and licences are a way of formalising the use of community land. Leases and licences may be held by groups such as sporting clubs and schools, or by private/commercial organisations or people providing facilities and/or services for public use.

A lease will be typically required where exclusive use or control of all or part of Wyatt Avenue Bike Park may be desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities on community land justifies such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the Wyatt Avenue Bike Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

In accordance with Section 46A of the *Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a Plan of Management. Under Section 46 of the Act, Council may lease or licence community land for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases and licences on community land allowable under the *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

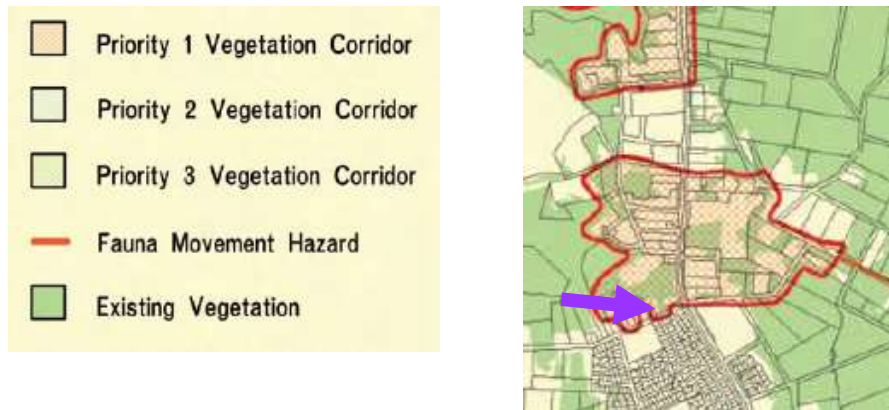
Community land may only be leased or licensed for period of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.

3.2.3 Warringah Council plans

Vegetation corridor

The Wyatt Avenue Bike Park is located in a Priority 1 Vegetation Corridor / wildlife corridor.

Figure 8 Wildlife corridor



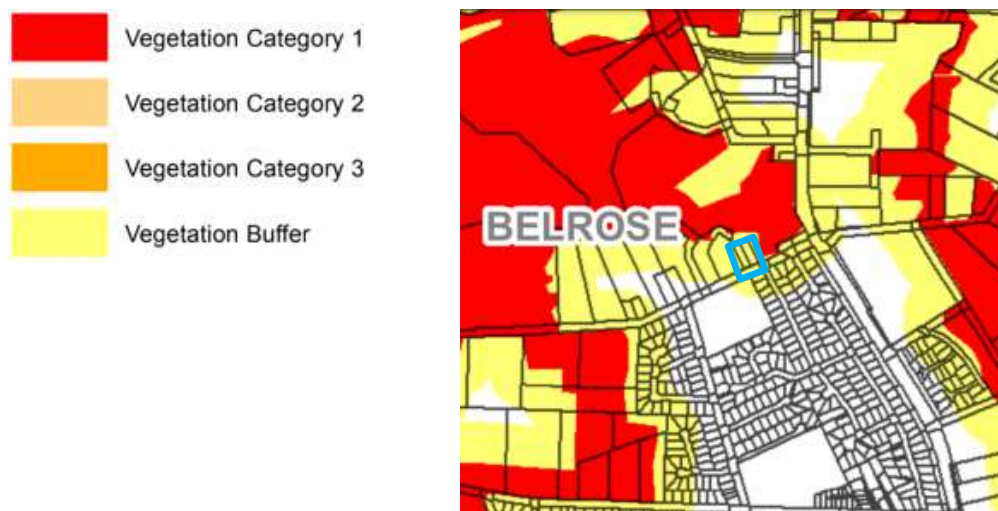
Source: Warringah Council (2005) Warringah Natural Area Survey: Vegetation History and Wildlife Corridors, prepared by P&J Smith Ecological Consultants.

The adjoining bushland contains Duffys Forest Endangered Ecological Community and the species Caley's Grevillea (*Grevillea caleyi*) which is critically endangered under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth) and the *NSW Biodiversity Conservation Act 2016*.

Bush fire

The Wyatt Avenue Bike Park site forms part of a 100 metre Vegetation Buffer to adjoining Vegetation Category 1, with Category 1 being the highest risk for bushfire given its high combustibility and likelihood of forming fully developed fires. Vegetation under the trees adjacent the school should be managed as an Asset Protection Zone to minimise fuel loads and subsequent risk.

Figure 9 Bush Fire Prone Land



Source: Northern Beaches Bush Fire Prone Land Map (2020)

3.3 Direction for Wyatt Avenue Bike Park

3.3.1 Community engagement

Council undertook community engagement about the proposed junior bike skills park in Wyatt Avenue in late 2020, with 180 written submissions being received.

Overall, the majority of comments expressed a positive sentiment toward the proposed junior bike skills area at Wyatt Avenue. Many people commended the plan, emphasising the need for local recreational spaces for younger riders to learn and enjoy bike riding. Future investment in cycling infrastructure in and around the site was also encouraged.

Requests included for the park to be accessible for a range of age groups, and for the availability of public amenities on site.

A few comments expressed a negative sentiment toward the proposed junior bike skills area, highlighting concerns about additional noise, potential increase to traffic and congestion, parking issues on local streets, pedestrian safety, impacts on local biodiversity, and the operating hours of the proposed bike skills area, noting that use of the site could lead to anti-social behaviour after hours. These matters will be considered further during the detailed design stage.

3.3.2 Values and roles of Wyatt Avenue Bike Park

Northern Beaches Council takes a values-based approach to the planning, use and management of the Wyatt Avenue Bike Park. Values may be described as what is important or special about a place. This Plan of Management aims to protect and enhance the values of the Wyatt Avenue Bike Park.

Table 4 Values of Wyatt Avenue Bike Park

Values	Explanation	Significance	Roles
Open space	0.25 hectares of public parkland in Belrose owned by Council and accessible to the whole community Public open space for future generations	Local	Public park Visual relief to surrounding development for school and residences
Recreation	Recreation area catering for children and their families and carers for bike riding and informal recreation for the general community	Local	Junior/beginner bike training/skills area which complements the intermediate/advanced Bare Creek Bike Park
Environmental	Includes and adjoins Duffys Forest Endangered Ecological Community and a wildlife corridor	Local	Vegetation Buffer to adjoining Vegetation Category 1 bushland Wildlife habitat

3.3.3 Vision for Wyatt Avenue Bike Park

Consistent with the values and desired roles of the Wyatt Avenue Bike Park, the vision for it is:

Wyatt Avenue Bike Park will be a local scale entry-level junior bike skills park which can be used by the whole community for bike riding and complementary recreation and social activities in a natural and attractive landscaped setting.

The vision for Wyatt Avenue Bike Park is reflected in the Action Plan in Section 4.

3.3.4 Objectives for Wyatt Avenue Bike Park

Wyatt Avenue Bike Park will be managed according to the objectives set out below.

Core objectives for community land

The core objectives for community land categorised as Park under the *Local Government Act 1993* are to:

- ☐ encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- ☐ provide for passive recreational activities or pastimes and for the casual playing of games, and
- ☐ improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

Council policies and objectives

Wyatt Avenue Bike Park will be managed consistent with the Council plans, strategies and policies listed in Section 3.2.

3.4 Future uses and developments

3.4.1 Introduction

It is not possible to forecast every activity, development or structure that may occur at Wyatt Avenue Bike Park in the future. New activities, developments and structures may be proposed in response to an application for use of the site, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Section 36 of the *Local Government Act 1993* states that a Plan of Management must expressly authorise any proposed or potential developments on community land. The following authorisation is provided generally. Any specific works will require further investigation, and development approval if required.

3.4.2 Legislative requirements

Permissible uses and developments at Wyatt Avenue Bike Park must be in accordance with relevant legislation, particularly:

- ☐ Warringah Local Environmental Plan 2000 and any future Local Environmental Plan which may apply to the site
- ☐ guidelines for and core objectives of the relevant categories of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*
- ☐ uses for which leases, licences and other estates may be granted on community land under the *Local Government Act 1993*.

Warringah Local Environmental Plan 2000

As the Wyatt Avenue Bike Park is in the Deferred Matter area of the former Warringah local government area, Clause 17 of the Warringah LEP 2000 applies, and states that:

- ☐ 17(2): Public open space can be developed for any purpose that is consistent with a plan of management applying to that public open space
- ☐ 17(3): In the absence of a plan of management, only exempt development and development for the purpose of recreation facilities can be carried out on public open space
- ☐ 17(4): Development on public open space, other than exempt development, is to be regarded as Category Two development.
- ☐ 17(5): If public open space contains bushland, any development which will disturb that bushland should be carried out only if a plan of management has been prepared which specifically assesses the need to preserve and protect that bushland, having regard to the matters set out in Schedule 6 (Preservation of bushland), and the consent authority is satisfied that the disturbance of the bushland is essential for a purpose in the public interest and no reasonable alternative is available to the disturbance of that bushland.

Any development of public open space must also be consistent with a Plan of Management for that land prepared in accordance with the *Local Government Act 1993* in the case of public open space that is owned by the Council.

The Desired Future Character of Locality C8 Belrose North states that the natural landscape including landforms and vegetation will be protected and, where possible, enhanced.

3.4.3 Preferred future uses

Wyatt Avenue Bike Park is generally intended to be used for junior bike activities, informal recreation, and compatible activities. Developments and structures are limited to those which support the desired activities, consistent with the concept plan (Figure 2).

Any use or development that would further encroach on the open space of the site should be minimised, unless it can be shown that the proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

Permitted uses and developments must support and enhance the other values of the site ie. open space, recreation, and the natural environment.

3.4.4 Physical constraints

Future use and development of the site must take the presence of the Duffys Forest Ecological Community and the bush fire risk into account.

3.4.5 Impacts on adjoining land uses

Uses and activities permitted at Wyatt Avenue Bike Park must consider the impacts on local residents, John Colet School, and adjoining land uses in terms of noise, traffic and parking.

Bushfire advice has been received, and as a consequence understory planting on the boundary with John Colet School will be limited.

3.4.6 Other considerations

Criteria for assessing proposals for new activities and/or developments at Wyatt Avenue Bike Park should also address:

- ☐ the objectives of this Plan of Management (Section 1)
- ☐ Council plans and policies (Section 3)
- ☐ the future roles of the site (Section 3)
- ☐ objectives for the site (Section 3)
- ☐ vision and values for the site (Section 3).

3.4.7 Prohibited activities

Northern Beaches Council may prohibit certain activities from time to time, for example, through relevant policies and legislative responsibilities.

3.4.8 Buildings and structures

Express authorisation

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment buildings and structures, which support the desired uses of Wyatt Avenue Bike Park.

Such buildings and structures will be consistent with:

- ☐ the Concept Plan (Figure 2) and any subsequent detailed plans.
- ☐ constraints of the Duffys Forest Ecological Community, bushfire and wildlife corridors.

Design considerations

Landscaping

Landscaping will be undertaken consistent with the Northern Beaches Public Space Vision and Design Guidelines 2021.

Access

Access to new facilities on the site and any refurbishment of those structures will be provided according to Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Access and seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Sustainable development

All facilities and infrastructure (new and renewed), and maintenance of the site will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

3.4.9 Scale and intensity of use and development

Introduction

In accordance with the *Local Government Act 1993* a Plan of Management must expressly authorise any proposed developments on community land. It must detail the scale and intensity of this development and the purpose for which it will be used.

The scale and intensity of future uses and developments at Wyatt Avenue Bike Park is constrained by:

- ☐ the small size of the park
- ☐ existing mature trees and other vegetation
- ☐ its location in a wildlife corridor
- ☐ bush fire risk
- ☐ impact on adjoining residents and land uses
- ☐ wet weather.

It is expected that park users will self-regulate the numbers of users on site at any time, ie. users will decide for themselves if the park is too crowded, and if so to go elsewhere.

Any proposal to use structures and spaces at Wyatt Avenue Bike Park will be considered on merit and balanced against physical constraints and the amenity of adjoining residents, schools, and land uses.

Any further intensification or variation to development to that shown on the Concept Plan in Figure 2 may be subject to relevant approvals.

Activities

Activities at Wyatt Avenue Bike Park which may attract high numbers of people include school use, use on weekends and in fine weather, and bike riding lessons.

Applications and bookings for permissible activities will be assessed on a case-by-case basis.

The scale and intensity of such activities will be managed by Council's plans, policies and booking process and by conditions of use.

Traffic and parking

The impact of traffic and parking associated with use of the bike park on local residents and businesses will be minor in nature as the scale and level of the bike park will only attract people from immediate area. Any bookings that have the potential to generate extra vehicle movements will be required to provide a traffic management plan.

Planting

Species selected for planting at Wyatt Avenue Bike Park will be endemic to Duffys Forest Plant Community and considered appropriate species for the highly modified and used recreation area located within a wildlife corridor. The proposed planting is shown on the concept plan in Figure 2. Planting will be undertaken on a site-specific basis as required.

3.4.10 Assessment and approval of permissible uses and developments

The approval pathway for the project will be via Part 5 of the *Environmental Planning and Assessment Act 1979* and Council will undertake all the necessary investigations to satisfy the Act.

Northern Beaches Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. This authorisation in a Plan of Management gives 'in principle' support for certain activities and developments to proceed to development assessment under the *Environmental Planning and Assessment Act 1979*. However, this Plan does not in itself imply or grant consent for these activities or developments. Any proposed uses and developments which are consistent with this Plan are still subject to development consent processes which would be advertised widely for information and to invite comment. This Plan of Management would be an important supporting document for the required applications for the proposed works.

3.5 Use agreements

3.5.1 Authorisation of current use agreements

No use agreements (leases, licences or other estates) currently apply to Wyatt Avenue Bike Park.

3.5.2 Authorisation of future leases, licences and other estates

Granting of leases, licences, other estates and easements for the use or occupation of Wyatt Avenue Bike Park are permissible for uses consistent with:

- ☐ the uses listed in Sections 46 and 47 of the *Local Government Act 1993*.
- ☐ the guidelines and core objectives for the Park category of community land.
- ☐ Desired Future Character under the Warringah Local Environmental Plan, and development consent if required.
- ☐ Zoning under any future Local Environment Plan.
- ☐ this Plan of Management.

Other estates

This Plan of Management authorises Council to grant "an estate" over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.

Easements

This Plan of Management expressly authorises the granting of easements over land at Wyatt Avenue Bike Park to provide pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or another public utility provider that is situated on the land. Such easements must minimise impacts on the condition and use of the Wyatt Avenue Bike Park.

Granting of easements above or on the surface of community land is not within the authority of this Plan of Management. These easements include, but are not limited to, piping to a natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

Short-term casual use and occupation

Licenses for short-term casual use or occupation of Wyatt Avenue Bike Park for a range of uses may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2005*.

Such short term/temporary uses in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005* include:

- ☐ playing of a musical instrument or singing for fee or reward
- ☐ engaging in a trade or business
- ☐ playing of a lawful game or sport
- ☐ delivery of a public address
- ☐ commercial photographic sessions
- ☐ picnics and private celebrations e.g. weddings, family gatherings
- ☐ filming sessions
- ☐ other special events/ promotions provided they are on a scale appropriate to the use of a junior bike skills park and to the benefit and enjoyment of the local community
- ☐ emergency purposes, including training, when the need arises.

Authorisation is granted for short-term casual use or occupation of Wyatt Avenue Bike Park for uses such as bike riding lessons, provided the use or occupation does not involve the erection of any permanent building or structure.

All short-term casual uses and occupation would be subject to Council's standard conditions for hire, approval processes, and booking fees. A temporary licence would be issued by Council as part of the approval process prior to the site being used for these activities. Organisers of the activity are subject to conditions of hire.

Fees for short term, casual bookings will be in accordance with the fees and charges as published annually by Northern Beaches Council.

Subleases

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993*.

4 ACTION PLAN

4.1 Concept Plan

The Concept Plan for Wyatt Avenue Bike Park is shown earlier at Figure 2. The Concept Plan illustrates the proposed location of the spatial works and actions in the following Action Plan which are proposed to be implemented to achieve the objectives for Wyatt Avenue Bike Park.

4.2 Action Plan

4.2.1 Introduction

This section outlines the actions required to implement the management direction and concept plan for Wyatt Avenue Bike Park. The actions are displayed below in table form, and have been structured using the values of Wyatt Avenue Bike Park that the actions would enhance and protect. The table headings are explained as follows:

Need / issue	A need or an issue to be addressed	
Background	Explanation of the need/issue	
Performance target	Targets/strategies to achieve vision and objectives for the Wyatt Avenue Bike Park, consistent with defined roles	
Action	Tasks that will be undertaken to address needs/issues, and to achieve performance targets and objectives	
Priority	Assigned according to the specific action's relative importance, urgency or complexity in terms of likely timeframes for delivery:	
	Short term	Achieved within 2 years
	Medium term	Achieved within 2 to 5 years
	Long term	Achieved after 5 years
	Ongoing	Continuous or as required
Means of assessing achievement	Methods of measuring and assessing the achievement of the action.	

Any developments included in this Action Table require authorisation within this Plan of Management. Section 3 includes authorisation for future developments for Wyatt Avenue Bike Park.

4.2.2 Open Space actions

Table 5 Open space actions

Need/ issue	Background	Performance target	Action	Priority	Means of assessing achievement
Emergency and maintenance vehicle access	Driveway access to the site from Wyatt Avenue is available	Facilitate authorised vehicle access to the bike park	Retain the vehicular maintenance and emergency entry point off Wyatt Avenue	Ongoing	Vehicle access for maintenance and in emergencies
Landscaped street frontage	Council has set out landscape design requirements for open space in the Northern Beaches Public Space Vision and Design Guidelines – Guide for Planning and Design of Open Space	Visually integrate the site with surrounding natural vegetation. Minimise the visual impact of the site from Wyatt Avenue while retaining passive surveillance	Landscape the Wyatt Avenue street frontage with suitable species	Short term	Landscaping meets requirements of public space vision and design guidelines
Fencing	Fencing is required to separate the bike park use from the adjoining <u>school</u> , natural bushland and wildlife corridor, neighboring properties and for site security	Protect the adjoining bushland and wildlife corridor from human disturbance	Erect fences as appropriate	Short term	Works completed
Shared path adjacent to park (outside of PoM boundary)	Accessible shared path is identified in the Northern Beaches Council Bike Plan	Easy access for pedestrians, people with disability, and cyclists	Widen the footpath on the site frontage to Wyatt Avenue	Short term	Shared path widened

4.2.2 Recreation actions

Table 6 Recreation actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Junior bike skills opportunities	The community has expressed support for a junior bike skills	Provide junior bike skills facilities and spaces for	Construct a junior bike as per the concept plan	Short term	Bike park construction completed

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
	park at Wyatt Avenue	various skill levels			
Spectator and informal recreation facilities	Spectator and informal recreation facilities such as seating, picnic tables, water refill station and bike parking will support use of the site	Provide drinking water and bike repair and parking for park users	Install water refill station, bike repair station and bike parking as part of the Arrival Space	Short term	Water station, bike repair and parking facilities installed
		Provide support facilities for carers and spectators	Construct a viewing space, picnic area, seating and pathways as per the concept plan	Short term	Works completed

4.2.3 Environmental actions

Table 7 Environmental actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Tree management	Some non-endemic trees will need to be removed for construction of the bike park. Council has committed to replacing all removed trees and planting Duffys Forest plant community species	Retain significant trees on the site Remove trees which are in poor health and condition, exotic species, or which have very low retention value – as per arborist report (Mara Consulting 2020)	Remove 15 existing trees identified on the Concept Plan Replant 15 trees using Duffys Forest species Plant Duffys Forest grass and groundcover species consistent with the Concept Plan	Short term Short term Short term	Replacement of removed trees with Duffys Forest species
Duffys Forest Threatened Ecological Community	Part of the site includes Duffys Forest Threatened Ecological Community	Prevent weed establishment Encourage native regeneration Improve condition of Duffys Forest vegetation on site	Actively manage the remaining portion of the Duffys Forest Threatened Ecological Community	Ongoing	Vegetation surveys
Wildlife corridor	The site is part of a mapped wildlife corridor	Retain and enhance the wildlife corridor to maintain the connection of flora and fauna habitats. Retain an adequate buffer to	Plant native and exotic species to landscape the site. Maintain remnant and planted vegetation on the site boundaries.	Short term Ongoing	Increase in number of trees and shrubs on site Monitor health of planting

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
		the wildlife corridor			
Asset Protection Zone (APZ)	An Asset Protection Zone around the site is required to minimise bushfire risk	Retain an adequate asset protection zone	Maintain the Asset Protection Zone	Ongoing	Inspections
Runoff and drainage	Potential for runoff of stormwater, pathogens and weeds into adjoining bushland	Minimise drainage and runoff of stormwater	Implement an appropriate sediment and erosion control plan and hygiene protocols through WSUD principles and vegetation management	Ongoing	Monitoring of weeds in bushland adjoining the bike park

4.3.4 Management actions

Table 8 Management actions

Need/issue	Background	Performance target	Action	Priority	Means of assessing achievement
Zoning	The site is unzoned as it is a 'Deferred Matter' under the Warringah Local Environmental Plan 2000	Zone the site RE1 Public Recreation consistent with the Park categorisation	Zone the site as RE1 Public Recreation in the preparation of the Northern Beaches Local Environmental Plan	Medium term	Zoning of the site included in Northern Beaches LEP
Use management	Multi-purpose use of the Wyatt Avenue Bike Park is encouraged	Maximise use of the site for desirable activities	Enter into use agreements as desirable	Ongoing	Bookings
		Minimal conflict between users of the site	Manage use of the site	Ongoing	Minimal complaints to Council
Security	Local residents expressed concern about anti-social behaviour in the park at night	Minimise the opportunity for anti-social behaviour in the bike park	Liaise with Police to include the bike park in its patrols if necessary	Ongoing	Minimal complaints about anti-social behaviour to Police or Council
Facility condition	Facilities should be fit for purpose, safe and in good condition	Bike park elements and associated facilities are in good condition	Carry out maintenance and capital works as required	Ongoing	Condition assessment

5 IMPLEMENTATION

5.1 Governance

Wyatt Avenue Bike Park will be managed by Northern Beaches Council in terms of facility management, use and maintenance. Council will also have oversight of any use agreements for activities on the site.

5.2 Monitoring

Implementation of actions in this Plan of Management according to their assigned priorities will be monitored through the preparation of annual performance reports, budgets, and capital works programs.

It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

5.3 Funding

Council has limited funds, and as such may rely on developer contributions, external grants and other sources of funding to develop and manage the Wyatt Avenue Bike Park.

Funding for future management of and improvements to the site will be sought from a range of government, Council, corporate, user and community sources on an ongoing basis as required.

5.4 Reporting

Achievement of actions listed in this Plan of Management will be reported using Council's Integrated Planning and Reporting Framework.

5.5 Review of this Plan of Management

Review of this Plan of Management should take into account the outcomes of periodic reviews of Council's strategic and operational plans and identified community need as required.

The Action Plan tables should be reviewed and revised when required in accordance with Council's budgets, Capital Works Program and evolving priorities.

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PUBLIC HEARING AND SUBMISSIONS REPORT FOR PROPOSED CATEGORISATION OF WYATT AVENUE BIKE PARK, BELROSE

FINAL REPORT

10 FEBRUARY 2022



NORTHERN BEACHES COUNCIL

PUBLIC HEARING AND SUBMISSIONS REPORT FOR PROPOSED CATEGORISATION OF WYATT AVENUE BIKE PARK, BELROSE

FINAL REPORT

10 FEBRUARY 2022

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1 INTRODUCTION

1.1 Purpose of this report

The purpose of this report is to convey to Northern Beaches Council the verbal and written submissions made in relation to a public hearing held on Thursday 2 December 2021 regarding the proposed categorisation of two parcels of community land comprising the proposed Wyatt Avenue Bike Park in Wyatt Avenue, Belrose.

This report has been prepared under Section 40A of the *Local Government Act 1993*.

1.2 Background to the public hearing

The NSW Government sold several parcels of land on Wyatt Avenue, Belrose (previously owned by NSW TAFE) to Northern Beaches Council in March 2019 on the conditions that it be classified as community land under the *Local Government Act 1993* (NSW) (LG Act), and that Council develop an open space, public recreation facility on the site. These parcels of land (Lot 2 DP536909, Lot 102 DP1244381 and Lot 2620 DP752038 on Wyatt Avenue, Belrose) were classified as community land upon their transfer to Council.

Council wants to ensure that the subject lots are used and enjoyed by the local community. With the growth of cycling on the Northern Beaches, Council is seeking to provide opportunities for young local riders to develop their skills and confidence. Council developed a concept plan for a junior bike skills park on Lot 102 DP1244381 and Lot 2620 DP752038 directly adjacent to John Colet School. The concept plan includes a junior bike trail loop, an informal grassed open space for practicing bike skills (e.g. bunny hop), a seating/picnic area, an accessible entry path loop and other landscape elements. Community engagement about the concept plan undertaken between 9 October and 9 November 2020 showed community support for the proposed junior bike skills park.

Community land is required to be categorised under the LG Act. It is proposed to categorise the subject lots as Park, consistent with the guidelines for categorisation as Park in Clause 104 of the *Local Government (General) Regulation 2021*, and the core objectives for the Park category in Section 36G of the LG Act, in order to facilitate the use of the land for public recreation. Community land is also required to be subject to a Plan of Management prepared under the LG Act.

At its meeting on 15 December 2020, Council resolved to:

1. place on public exhibition for a period of 56 days a proposed amendment to the *Generic Parks Plan of Management – former Warringah* to incorporate Lot 2 DP536909, Lot 102 DP1244381 and Lot 2620 DP752038, known as 4-6 Wyatt Avenue, Belrose.
2. hold a public hearing in respect of the proposed amendment to the *Generic Parks Plan of Management – former Warringah*.

Council placed the proposed amendments to the *Generic Parks Plan of Management – former Warringah* including these parcels of land on public exhibition from Friday 22 January to Sunday 21 March 2021.

A public hearing is required under Section 40A of the *Local Government Act 1993* to receive community submissions about categorising community land. Under the Act the public hearing must be chaired by an independent facilitator. The public hearing was held on Thursday 18 February 2021. After considering the submissions on the proposed categorisation as Park to the public hearing and to the public exhibition of the *Generic Parks Plan of Management – former Warringah*, the recommendation to Council was to categorise the Wyatt Avenue Bike Park (Lot 102 DP1244381 and Lot 2620 DP752038) and Lot 2 DP536909 as Park (Parkland Planners, Public Hearing and Submissions Report For Proposed Categorisation of Community Land in Wyatt Avenue, Belrose, June 2021).

Subsequently, legal advice to Council suggested that a Plan of Management should be specifically prepared for the Wyatt Avenue Bike Park, and that another public hearing be held into its proposed categorisation as Park.

At its meeting on 26 October 2021, Council resolved by exception:

8. Council publicly exhibit the draft Wyatt Bike Park Plan of Management in relation to Lots 102 DP 1244381 and 2620 DP 752038, being 4-6 Wyatt Avenue Belrose, for 42 days.
9. Council hold a public hearing in respect of the proposed categorisation of Lots 102 DP 1244381 and 2620 DP 752038 as Park in the draft Wyatt Bike Park Plan of Management.
10. The outcomes of the public exhibition of the draft Wyatt Bike Park Plan of Management and the public hearing be reported to Council.

The Draft Plan of Management for Wyatt Avenue Bike Park was on public exhibition from 29 October until 12 December 2021. The public hearing was held on Thursday 2 December 2021.

1.3 Land covered by this report

The location of Wyatt Avenue Bike Park (Lot 102 DP1244381 and Lot 2620 DP752038) at Wyatt Avenue in Belrose is in Figure 1.

Figure 1 Location of Wyatt Avenue Bike Park



1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation of community land, and submissions regarding the proposed categorisation of the Wyatt Avenue Bike Park. The submissions comprise verbal submissions made at the public hearing held on Thursday 2 December 2021, and written submissions received by Council between Friday 29 October and Sunday 12 December 2021.

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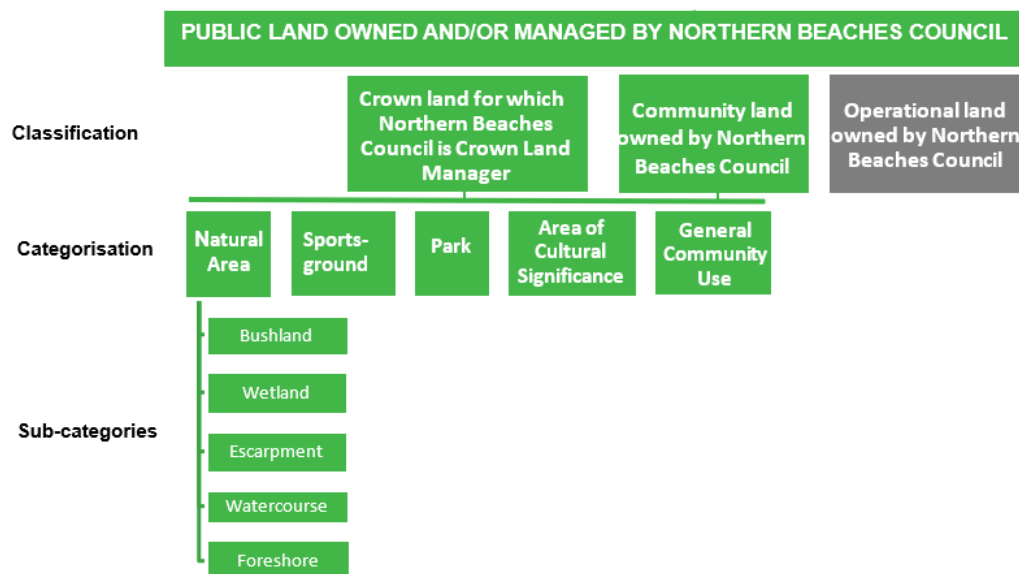
2 PLANNING CONTEXT

2.1 What is community and Crown land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that Northern Beaches Council is legally bound to adhere to.

The Local Government Act requires that all public land owned by Council must be classified as "community" or "operational" land (Section 26). Wyatt Avenue Bike Park (Lot 102 DP 1244381 and Lot 2620 DP752038) is community land owned by Northern Beaches Council.

Figure 2 Classification and categorisation of community land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 2, community land may be categorised as one or more of the following under Section 36(4):

- ☐ a natural area.
- ☐ a sportsground.
- ☐ a park.
- ☐ an area of cultural significance.
- ☐ general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- ☐ bushland.
- ☐ wetland.
- ☐ escarpment.
- ☐ watercourse.
- ☐ foreshore.
- ☐ a category prescribed by the regulations.

2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised Practice Note on Public Land Management (Department of Local Government, 2000) made general recommendations on the guidelines for categorising community land. The Practice Note stated:

"Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision."

Also, Council may have a piece of community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community."

2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the Local Government Act. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.

2.5 Guidelines and core objectives for categories for this public hearing

The guidelines and core objectives for the categories which were considered for the Wyatt Avenue Bike Park are in Table 1.

Table 1 Guidelines and core objectives for categories of community land considered for the Wyatt Avenue Bike Park

Category	Guidelines ¹	Core objectives ²
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and - provide for passive recreational activities or pastimes and for the casual playing of games, and - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and - ensure that such activities are managed having regard to any adverse impact on nearby residences.
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> - promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Category	Guidelines ¹	Core objectives ²
Natural Area	<p>If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.</p>	<ul style="list-style-type: none"> - conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. - maintain the land, or that feature or habitat, in its natural state and setting. - provide for the restoration and regeneration of the land. - provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. - assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.
Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.		
Natural Area – Bushland	<p>Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation:</p> <p>(a) is the natural vegetation or a remainder of the natural vegetation of the land, or</p> <p>although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.</p>	<ul style="list-style-type: none"> - ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land. - protect the aesthetic, heritage, recreational, educational and scientific values of the land. - promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion. - restore degraded bushland. - protect existing landforms such drainage lines, watercourses and foreshores. - retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term. - protect bushland as a natural stabiliser of the soil surface.
1	<i>Local Government (General) Regulation 2021</i>	
2	<i>Local Government Act 1993</i>	

2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the Local Government Act for the contents of a Plan of Management for community land are:

- ☐ categorisation of the land
- ☐ core objectives for management of the land.

2.7 Public hearings

2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* and Section 3.23(7)(d) of the *Crown Land Management Act 2016* if:

- ☐ a Plan of Management proposes to categorise (that is, the Plan has not been previously been prepared and adopted by Council, or has not categorised community land) the public land covered by the Plan of Management
- ☐ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act and cannot be sold.

2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed categorisation of community land.

Under Section 47G of the Act, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

The public hearing report will be presented to Council for its information when it considers adopting the Wyatt Avenue Bike Park Plan of Management, and the proposed categorisation of Lot 102 DP1244381 and Lot 2620 DP752038 comprising the bike park.

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3 PROPOSED CATEGORISATION OF WYATT AVENUE BIKE PARK

3.1 Site features

Photographs of the proposed bike park site are shown in Figure 3.

Figure 3 Site photos



3.2 Ownership of the subject lots

The land comprising Wyatt Avenue Bike Park is owned by Northern Beaches Council as shown in Figure 4.

Figure 4 Ownership of Wyatt Avenue Bike Park



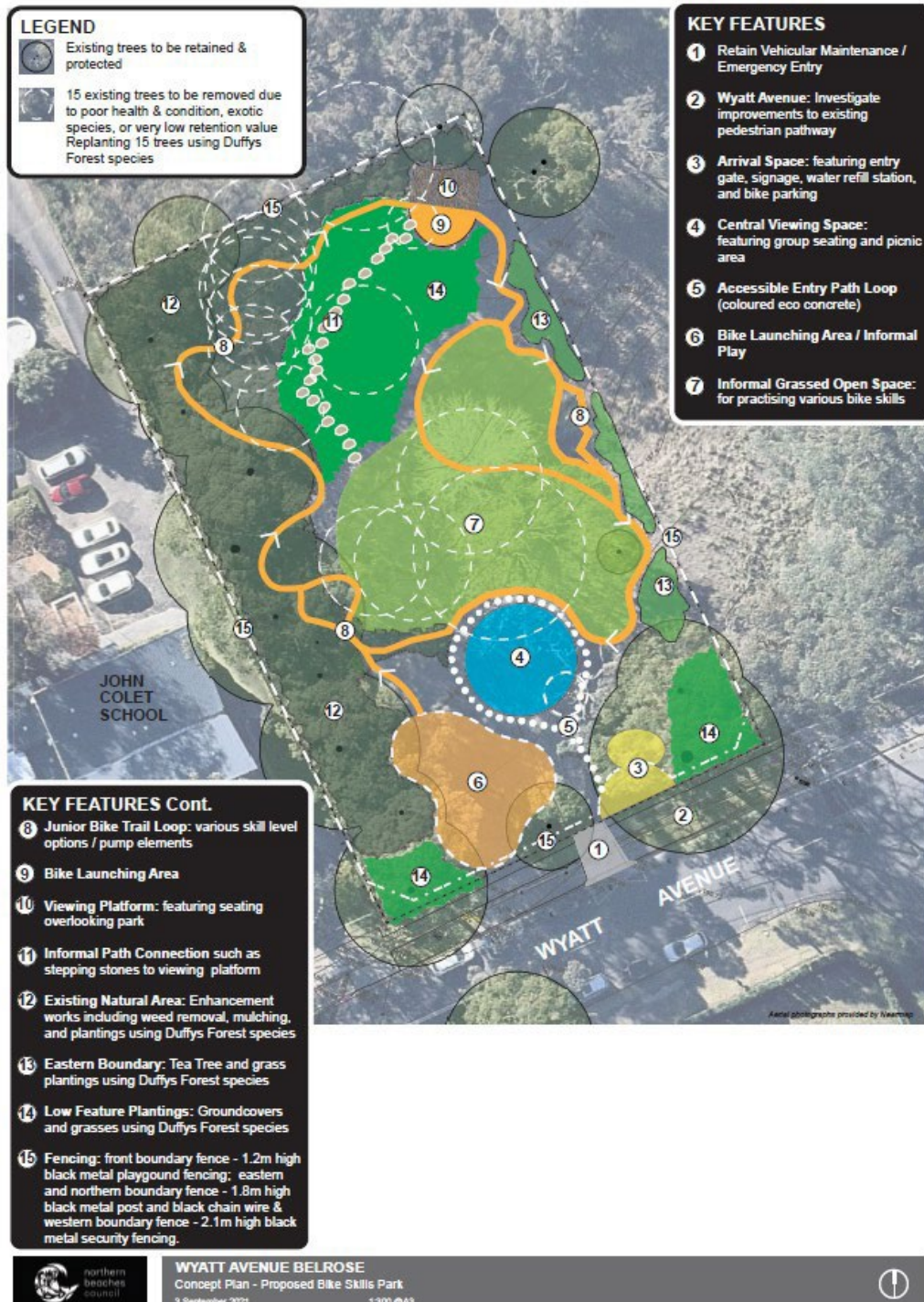
3.3 Current and proposed categorisation of the Wyatt Avenue Bike Park

Wyatt Avenue Bike Park (Lot 102 DP1244381 and Lot 2620 DP752038) has not yet been formally categorised.

Council proposes to categorise the Wyatt Avenue Bike Park as Park, consistent with its proposed development and use as a junior bike skills park as shown in Figure 5 below.

Council believes the Park category best fits the proposed development and use of Lot 102 DP1244381 and Lot 2620 DP752038 as a junior bike skills park and for public recreation as shown on the concept plan, because the proposed uses are consistent with the guidelines and core objectives for categorisation of community land as Park (refer to Table 1).

Figure 5 Wyatt Avenue, Belrose: Concept Plan – Proposed Bike Skills Park



The Park category as it is proposed to apply to the Wyatt Avenue Bike Park is shown in Figure 6.

Figure 6 Proposed categorisation of Wyatt Avenue Bike Park



4 THE PUBLIC HEARING

4.1 Advertising and notification

4.1.1 Public notification and exhibition requirements

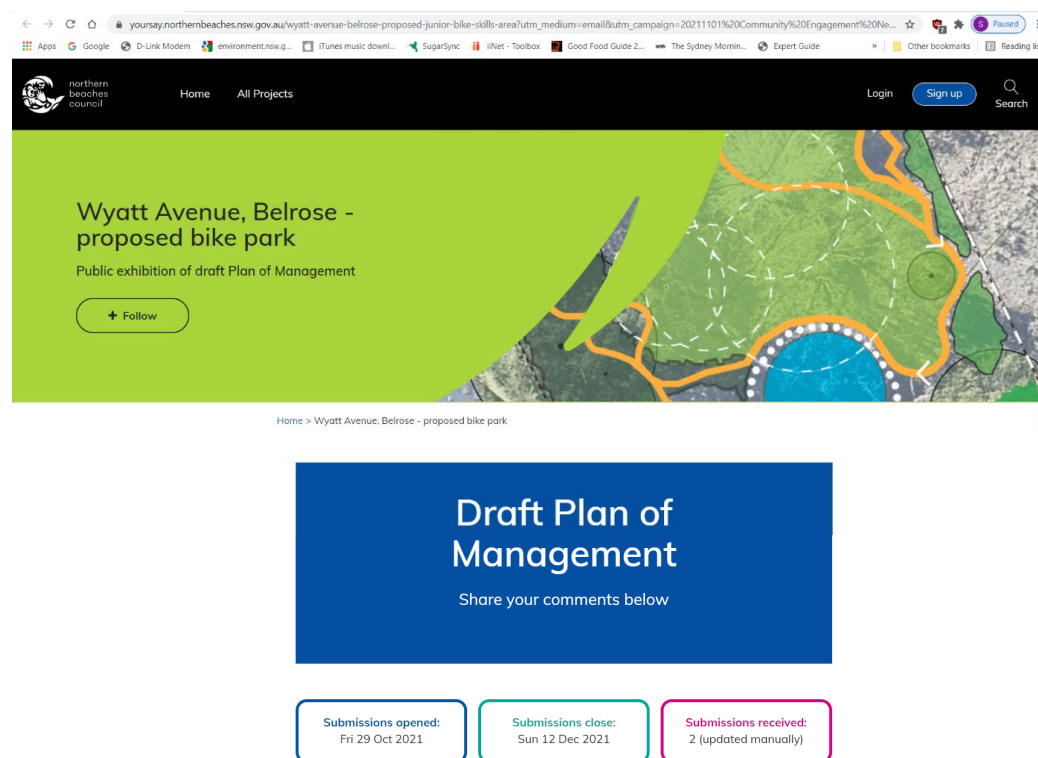
Section 38 of the *Local Government Act 1993* states that Councils must give “public notice” of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

4.1.2 Online notification

Council notified the community of the online public hearing on its website <https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bike-skills-area> from Friday 29 October to Sunday 12 December 2021. The project page on Council's website is shown in Figure 7.

A background information document explaining the proposed categorisation and the public hearing, and an online submission form, were also provided on the project page.

Figure 7 Public hearing information on Council's website



Seeking feedback on a site-specific Plan of Management

In March 2019, the NSW Government sold land on Wyatt Avenue, Belrose on the condition that Council classify the land as Community Land and develop a public recreation facility on the site.

In late 2020, we engaged with the community on a concept plan for a proposed junior bike skills area on the land known as Lot 102 DP 1244381 and Lot 2620 DP 752038.

Earlier this year, we proposed to categorise the site as Park and amend the Generic Parks Plan of Management (Former Warringah) to include the land and facilitate its use for a bike park and public recreation.

Thank you to everyone who provided feedback on these proposals.

While there was general support for the Park categorisation and use of the site as a bike park, we received feedback that, due to the specialised nature of the proposed bike park, a site-specific Plan of Management would be preferable.

We have therefore created and are now seeking feedback on the [draft Wyatt Avenue Bike Park Plan of Management](#) (PoM).

The draft PoM will:

- set out how the Wyatt Avenue Bike Park will be established, maintained and managed into the future
- balance community recreational use of the site with environmental considerations.

It addresses issues such as vehicular access, site usage and Duffy's Forest vegetation management and plant regeneration.

Wyatt Avenue Bike Park will be a local scale entry-level junior bike skills park which can be used by the entire community for bike riding and complementary recreation and social activities in a natural and attractive landscape setting.

Vision statement - Draft Wyatt Avenue Bike Park Plan of Management

Learn more and have your say

[View the draft Plan of Management](#) and have your say by:

- completing the submission form below
- emailing council@northernbeaches.nsw.gov.au
- writing to us marked 'Draft Wyatt Bike Park Plan of Management' to Northern Beaches Council, PO Box 82 Manly NSW 1655.

An online public hearing will be held on **Thursday 2 December 2021, 6 - 7.30pm** regarding the proposed categorisation of Lots 102 DP 1244381 and 2620 DP 752038 as Park in the draft Wyatt Bike Park Plan of Management.

Bookings are essential, [register now](#) for the session.

Alternately, please feel free to contact the Park Assets - Planning, Design & Delivery Team on 1300 434 434 (during business hours) with your enquiries.

[Register for the online public hearing](#)

Snapshot of draft Plan of Management



[Download the draft Wyatt Avenue Bike Park Plan of Management](#)

Submission form

Open

Do you support the draft Wyatt Avenue Bike Park Plan of Management? Required


- ☐ Yes
- ☐ Yes, with changes
- ☐ Neutral
- ☐ No
- ☐ Prefer not to say

Do you support the proposed categorisation of Lots 102 DP 1244381 and 2620 DP 752038 as Park? Required

- ☐ Yes
- ☐ Yes, with changes
- ☐ Neutral
- ☐ No
- ☐ Prefer not to say

Please share your submission below

Alternatively, you can upload your submission

 Choose file...

Allowed file types: pdf,doc,docx,bt,xls,xlsx,rtf,png,gif,jpg, Size limit: 1.00 MB

Next

Engagement history

With the growth of cycling on the Northern Beaches, we're looking to provide opportunities for young local riders to develop their skills and confidence.

Between 9 October 2020 and 9 November 2020, we sought feedback on a [concept plan for a junior bike skills area](#) in the reserve on Wyatt Avenue, Belrose directly adjacent to the John Colet School.

The concept plan includes a junior bike trail loop, an informal grassed open space for practicing bike skills (e.g. bunny hop), a seating/picnic area, an accessible entry path loop and other landscape elements.

The vast majority of the 176 comments we received expressed a positive sentiment toward the proposed junior bike skills area. Supportive comments noted the need for such a facility, the health and community benefits it would provide, and its respect for the natural surroundings.






Some respondents expressed concerns, including about additional noise, potential increase to traffic and congestion, parking issues on local streets, and impacts on local biodiversity.

You can view the community engagement report [here](#).



Concept plan



Document Library

-  Draft Wyatt Avenue Bike Park Plan of Management - Oct 2021
PDF (3.52 MB)
-  Wyatt Avenue Bike Park Proposed Categorisation and Public Hearing Background Information - Nov 21
PDF (3.44 MB)
-  Revised Concept Plan - Wyatt Avenue, Belrose bike park - Sep 2021
PDF (6.69 MB)
-  Draft concept plan for Wyatt Avenue, Belrose - proposed junior bike skills area - Oct 2020
PDF (6.66 MB)
-  Community Engagement Report - Wyatt Ave junior bike skills area - Oct 2020 concept plan
PDF (407.58 KB)

Related project and Council documents

-  Proposed amendment to Generic Parks Plan of Management (former Warringah) - Wyatt Avenue, Belrose
-  Council Minutes - 26 October 2021 (Item 13.7) - Outcomes of public exhibition of Generic Parks Plan of Management (Former Warringah) and public exhibition of draft Wyatt Ave Bike Park PoM
-  Report to Council - 26 October 2021 (Item 13.7) - Outcomes of public exhibition of Generic Parks Plan of Management (Former Warringah) and public exhibition of draft Wyatt Ave Bike Park PoM
-  Attachment Booklet 2 - 26 October 2021 (Item 13.7) - Outcomes of public exhibition of Generic Parks Plan of Management (Former Warringah) and public exhibition of draft Wyatt Ave Bike Park PoM

Have an enquiry?

-  Name Jeremy Smith - Manager, Park Assets - Planning, Design & Delivery team
-  Phone 1300 434 434
-  Email council@northernbeaches.nsw.gov.au
-  In writing 'Draft Wyatt Avenue Bike Park Plan of Management', Northern Beaches Council, PO Box 82, Manly NSW 1655.

4.1.3 Other notification methods

Council also promoted the public hearing and the invitation to make a submission about the Draft Plan of Management for Wyatt Avenue Bike Park by:

- ☐ placing signs on-site
- ☐ mailing or emailing 441 residents and stakeholders who provided a submission on the Wyatt Avenue, Belrose proposed junior bike skills area project and the Generic Parks Plan of Management project
- ☐ sending a media release about the public exhibition
- ☐ including a notice about the consultation in Council's e-News (weekly) on one occasion
- ☐ including a notice about the consultation in Council's fortnightly Community Engagement Newsletter EDM on three occasions.

4.2 Public hearing arrangements

The public hearing for the proposed categorisation of Wyatt Avenue Bike Park was held on Thursday 2 December 2021 from 6:00pm to 7:30 pm as an audio-visual conference using Microsoft Teams due to COVID-19 public gathering restrictions.

Community members were able to join the public hearing online or call in by telephone. Registrations prior to the hearing were requested at <https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bike-skills-area> before 12 noon on Thursday 2 December 2021.

Community members who registered for the public hearing were invited to submit any comments or questions before the hearing. 11 community members registered, and of these three community members provided comments or questions before the hearing, which are addressed in Section 5.

4.3 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

Scot Hedge (Acting Executive Manager-Parks and Recreation), Cameron Henery (Senior Asset Management Officer) and Jacinthe Brosseau (Community Engagement Officer) represented Northern Beaches Council, providing information and answering questions on Council's behalf during the public hearing.

The independent chairperson and Council staff were either based at Northern Beaches Council offices at Boondah Road, Warriewood or online from home for the public hearing.

Seven community members attended the public hearing online.

4.4 The public hearing

Ms Hoy opened the public hearing at 6:05pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The question that the Chair asked people attending the hearing to address is:

Do you agree or not with the proposal to categorise community land comprising the Wyatt Avenue Bike Park (Lot 102 DP 1244381 and Lot 2620 DP 752038) as Park? Why or why not?

The content of submissions which are relevant to the proposed categorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7:25pm.

4.5 Submissions

Submissions about the proposed categorisation of Wyatt Avenue Bike Park could be made:

- ☐ via the **online submission form** on Council's Your Say page:
<https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bike-skills-area> until **Sunday 12 December 2021**
- ☐ **verbally at the public hearing on Thursday 2 December 2021** by joining the hearing via Microsoft Teams, or by calling in by phone. Prior registration is required (see above)
- ☐ emailing **council@northernbeaches.nsw.gov.au**

- ❑ **in writing to Council** at 'Draft Wyatt Bike Park Plan of Management', Northern Beaches Council, PO Box 82, Manly NSW 1655 until **Sunday 12 December 2021**.

Seven people attended the public hearing, 166 online submissions were received, and seven written submissions were received by email. One person provided a submission at the public hearing, via the online Your Say platform and via email; two people provided a submission at the public hearing and via the online Your Say platform, and one person provided a submission via the online Your Say platform and via email; so a total of 175 unique submissions were made.

5 CONSIDERATION OF SUBMISSIONS

5.1 Introduction

Verbal and written submissions relating to the proposed categorisation of the subject lots are set out below, according to:

- ☐ verbal submissions to the public hearing and Council's response
- ☐ written submissions about the proposed categorisation
- ☐ other topics outside the scope of categorisation and the public hearing.

5.2 Level of support for proposed categorisation

Of the 175 people who attended the public hearing and/or made a written submission, 89% agreed with the proposed categorisation, 6% agreed but with changes, less than 1% were neutral, and 5% disagreed with the proposed categorisation.

Table 2 Level of support for proposed categorisation as Park

	Public hearing	Online	Email	TOTAL	%
Yes	5	150	3	156*	89.1%
Yes with changes	1	9	2	10*	5.7%
Neutral	1	-	-	1	0.6%
No	-	7	2	8*	4.6%
TOTAL	7	166	7	175*	100.0%

**Seven people attended the public hearing, 166 online submissions were received, and seven written submissions were received by email. One person provided a submission at the public hearing, via the online Your Say platform and via email; two people provided a submission at the public hearing and via the online Your Say platform, and one person provided a submission via the online Your Say platform and via email; so a total of 175 unique submissions were made.*

5.3 Public hearing submissions

People who attended the public hearing made the following verbal and written submissions to the public hearing.

Table 3 Verbal and written submissions to the public hearing

Issue	Submission	Council response
Agree with the proposed categorisation as Park	Agree with the categorisation as Park	Noted

Issue	Submission	Council response
Support for bike park	It is exciting to have for the community and for kids	Noted
A junior bike park should be included in the Bare Creek Bike Park	<p>A junior bike park was part of the original plan for the Bare Creek Bike Park.</p> <p>Why is this bike park not incorporated into the new multi-million dollar bike facility at Bare Creek?</p> <p>Now it is a duplicate facility in a residential street.</p> <p>The junior bike park is trying to be "all things to all people" as a feeder to Bare Creek.</p>	<p>Council is not providing a duplicate facility. Council is trying to fill a gap in places for small children learning to ride on small bikes.</p> <p>Bare Creek is not meant to be for all riders. The Wyatt Avenue Bike Park would allow progression to the pump track and the lower-graded tracks at Bare Creek.</p>
Skills progression from Wyatt Avenue Bike Park to Bare Creek Bike Park	<p>Questions around the concept plan, in particular whether thought is being given to the relationship with Bare Creek Bike Park.</p> <p>Ensure that this facility fits in appropriately with Bare Creek Bike Park.</p> <p>The intention is that kids start riding at this beginner junior bike park, build their skills, and seamlessly transition to the adult bike park without the need for an intermediate facility.</p> <p>Park features must be adequate to allow development of basic skills needed before progressing to Bare Creek Bike Park. Make sure it is an ongoing design bridge between the junior and adult bike park.</p> <p>Children 5 to 8 years want to start on the big jumps at Bare Creek. Children who don't have the necessary skills have been hurt at Bare Creek Bike Park. This is an opportunity to provide something for that demographic. We want to have somewhere to send them and their family so they have a good day.</p> <p>A progression to Bare Creek is needed. There is nothing around to make that step for younger kids.</p> <p>Great idea if it fills a gap between Bare Creek and this bike park</p>	<p>There is a lengthy learning curve between this bike park and Bare Creek Bike Park as a hub for experienced riders.</p> <p>Council expects multiple levels between this junior facility and others. This facility will have features that are somewhat progressive regarding how to ride on dirt and jumps. We are not expecting any riders to get off the ground here.</p> <p>Council is looking at a suite of bike facilities for different skill sets, including:</p> <ul style="list-style-type: none"> - JJ Melbourne Hills Reserve, which is a learn-to-ride transition pump track between beginner and advanced bike parks. - A new bike park (pump track) is proposed at Lynne Czinner Park in Warriewood. <p>Council will be engaging with the community on the details of the Wyatt Avenue Bike Park.</p>
Access to the bike park	How can the bike park be accessed?	There will be no gates accessing the adjacent properties, because it is important to protect adjacent bushland as best we can.
Connection with local bike routes	The Wyatt Avenue Bike Park should connect with local bike routes and paths along Forest Way if possible to help kids learn.	<p>The active transport and bike path network for the Northern Beaches is being planned.</p> <p>A shared path, and widening of the pathway from the bus stop in front of the bike park, will connect to bike paths along Forest Way and the wider cycleway network.</p>

Issue	Submission	Council response
Internal design of the park	<p>I wish to comment on the internal design of the park (not fit for purpose)</p> <p>It seems a little bit confused like it was trying to be all things to all people - a picnic facility, recreation places for kids parties.</p>	Council is engaging with the community on design details.
Mountain bike skills area rather than a bike learner facility	This seems more like a mountain bike skills area than a genuine facility for young people to learn to ride a bike safely	Noted.
Picnic area is small	The picnic area is tiny. A 10 metre diameter picnic area is not going to coexist with people learning to ride mountain bikes.	Noted
Use of the grassed area	The grassed area cannot be used for recreation if it is a bike skills area too.	Noted
Provision of toilets	Will toilets be provided?	No. Toilets are available at Wyatt Reserve Playing Fields
Endangered vegetation will not be conserved	There are contradictory statements in the Plan of Management. Why does Council consider it appropriate to put a bike track through a wildlife corridor and Endangered Ecological Community? Endangered vegetation should be conserved, but a bike track is going through the middle of it.	<p>All trees on site were assessed, with some identified for removal such as exotic species, and those in poor health.</p> <p>Council will replant trees from the Duffys Forest Endangered Ecological Community, and manage the trees on site.</p> <p>Council also has issues with managing bushfire. Council will manage the land to protect property and in accordance with requirements for asset protection zones.</p>
Impractical landscaping	The landscaping is impractical – plantings will not survive along tracks and are too close to fence	Noted
Parking	It is assumed that no parking is needed because local people will use the bike park. High use of the Bare Creek Bike Park shows that Wyatt Avenue Bike Park will be popular and heavily used. It will not be a local, neighbourhood practice facility that is the ideal concept for the bike park.	Noted
Fencing between the bike park and John Colet School	<p>The draft plan notes on p 26 that:</p> <p>Fencing is required to separate the bike park use from the adjoining school, natural bushland and wildlife corridor, neighbouring properties and for site security.</p> <p>Protect the adjoining bushland and wildlife corridor from human disturbance.</p>	<p>There is potential for people wanting to explore in sensitive bushland on adjoining properties not managed by Council.</p> <p>Council is providing secure fencing between the bike park, the school and bushland so people can't climb over the fence.</p>

Issue	Submission	Council response
	The school would want fencing that would be similar or higher standard to the front fencing at the school. The school is happy with the proposal for fencing between the school and the bike park in the draft Plan of Management.	The fence to the school will be 2.1 metres high, and the fences on the northern and eastern sides will be 1.8 metres high.
Fencing of the viewing/launch area	The fence between the school and the bike park will be 2.1 metres high while fencing of the elevated viewing area/launch platform will be only 1.8 metres high. I'm wondering if that fence height is going to be adequate.	There is potential for people who want to explore off into the adjacent property, which is not managed or controlled by Council. Some sensitive vegetation and fauna are in that area. The platform will be only 300mm high for junior riders, so the fence height is adequate.
Impacts on surrounding land	There are no actions in the management plan for controlling noise and addressing impacts on surrounding land not owned by council.	Noted
Use agreements	We were previously told that the bike park would not be available for hire, but the Plan of Management states it can be leased or hired. Will private schools or private users lease it?	The bike park won't be leased or licensed. People will be able to book a space for a birthday party, for example, to help control expectation of what's available. The Wyatt Avenue Bike Park is not identified as a bookable space yet, but Council is considering taking bookings to help manage use and the ability to say no to some uses.
Prefer a passive park than a bike park	I realise the site is very disturbed, but I'm wondering why Council presented this bike park as pretty much the sole option originally, and then we went back and categorised it in the Generic Parks Plan of Management. Support for the bike park was there because it was presented as the only option. Why does Council believe there is a lack of bike facilities in the area when there are more bike riding opportunities and facilities than parks and picnic areas for the general public in this area? We've got so many sports fields and open space and bike facilities. We don't have a single park. Why is there not a passive park for picnics in the Belrose area? I want to sit at a picnic table in a park. During COVID we had neighbours putting tables on the sports-field because there's nowhere to have a picnic in Belrose so that was what I supported to have a park. But that's really not feasible with the design that we're looking at. Local parks in Belrose are like an empty corner block with a swing set. I want somewhere where people could sit at a picnic table or actively sit on a grassed area.	The suburb of Belrose is well provided with pocket parks. However, not along Wyatt Avenue because there's only the sportsfield, but there is a bit of open space around it. Demand for bike riding facilities is quite high across the LGA. We are seeing significant demand for the recreational pursuit of bike riding over the last 12 months or more at over 100 sites where kids build their own jumps. Council is also looking at other sites for bike facilities, so we're not looking to steer everyone just to Wyatt Avenue Bike Park.

Issue	Submission	Council response
	Council is giving a lot to mountain bike riders but not to the local community, which was the actual objective of the park to provide for the local community and not single use. The more you give bike riders, the more access that you actually get to an area. So this becomes the bike riding capital of the northern beaches. This is short-changing the people who live here.	

5.4 Written submissions

5.4.1 Submissions about the proposed categorisation

One written submission referred to the proposed categorisation.

Table 4 Written submission about the proposed categorisation

Issue	Submission
Natural Area-Bushland would be the more appropriate category than Park	The categorisation of 'Park' does not include environmental objectives. 'Natural area' (bushland) would be more appropriate to protect the DFEC [Duffys Forest Endangered Ecological Community] and wildlife corridor.

5.4.2 Submissions outside the scope of the public hearing

Verbal submissions made to the public hearing and written submissions which are not related to the proposed categorisation are addressed in a separate Community Engagement Report prepared by Northern Beaches Council.

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6 RECOMMENDATIONS

6.1 Consideration of submissions

The written and verbal submissions regarding the proposed categorisation of the Wyatt Avenue Bike Park as Park have been carefully considered and assessed below.

In general, the proposed categorisation of Wyatt Avenue Bike Park as Park is supported by a significant majority of people who made a verbal and/or written submission (89% outright agreement, and 6% agreement with changes).

Issues raised by the 7 people who opposed the Park categorisation in the online survey are:

- ☐ traffic and parking congestion in local streets, and vehicle/cyclist/pedestrian conflicts
- ☐ destruction and removal of trees and native habitat.

One person stated that the Natural Area-Bushland category would be more appropriate to protect the Duffys Forest Endangered Ecological Community and wildlife corridor. If the site remained in its current state the Natural Area-Bushland category would be appropriate. However, the Natural Area-Bushland category does not support or reflect the proposed use of the land as a junior bike park with associated structures.

While not detracting from concerns about traffic and parking congestion, vehicle/cyclist/pedestrian conflicts, and removal of trees and native habitat, the Park category is the most appropriate category under the Local Government Act if Northern Beaches Council proceeds with the Wyatt Avenue Bike Park according to the concept plan in Figure 5.

6.2 Recommendations

Based on the representations to the public hearing on 2 December 2021 and written submissions made to Council by 12 December 2021, my recommendations to Northern Beaches Council are that Council:

1. Note the verbal and written submissions made in Section 5.
2. Categorise Wyatt Avenue Bike Park (Lot 102 DP1244381 and Lot 2620 DP752038) as Park according to the categorisation map which was publicly exhibited in Figure 8 below.

Figure 8 Proposed categorisation of Wyatt Avenue Bike Park



6.3 Adoption of proposed categorisation

This public hearing report will be presented to Council for its information as part of approval of the proposed categorisation of the Wyatt Avenue Bike Park (Lot 102 DP1244381 and Lot 2620 DP752038) in Wyatt Avenue, Belrose.

Clause 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection.

If Council intends to adopt the proposed categorisation, it must state the reasons why it did not make changes to categorisation in response to the objections received in its resolution to adopt the categorisation.

In this case, one submission stated that the Natural Area-Bushland category would be more appropriate to protect the Duffys Forest Endangered Ecological Community and wildlife corridor. Council must state in its resolution why it categorised the land as Park, and did not categorise the land as Natural Area-Bushland.

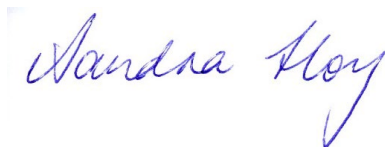
If Council adopts the proposed categorisation of the Wyatt Avenue Bike Park as Park, Council will amend the Draft Wyatt Avenue Bike Park and its Land Register to reflect the categorisation.

If Council decides to alter the proposed categorisation of Wyatt Avenue Bike Park from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).

6.4 Reporting

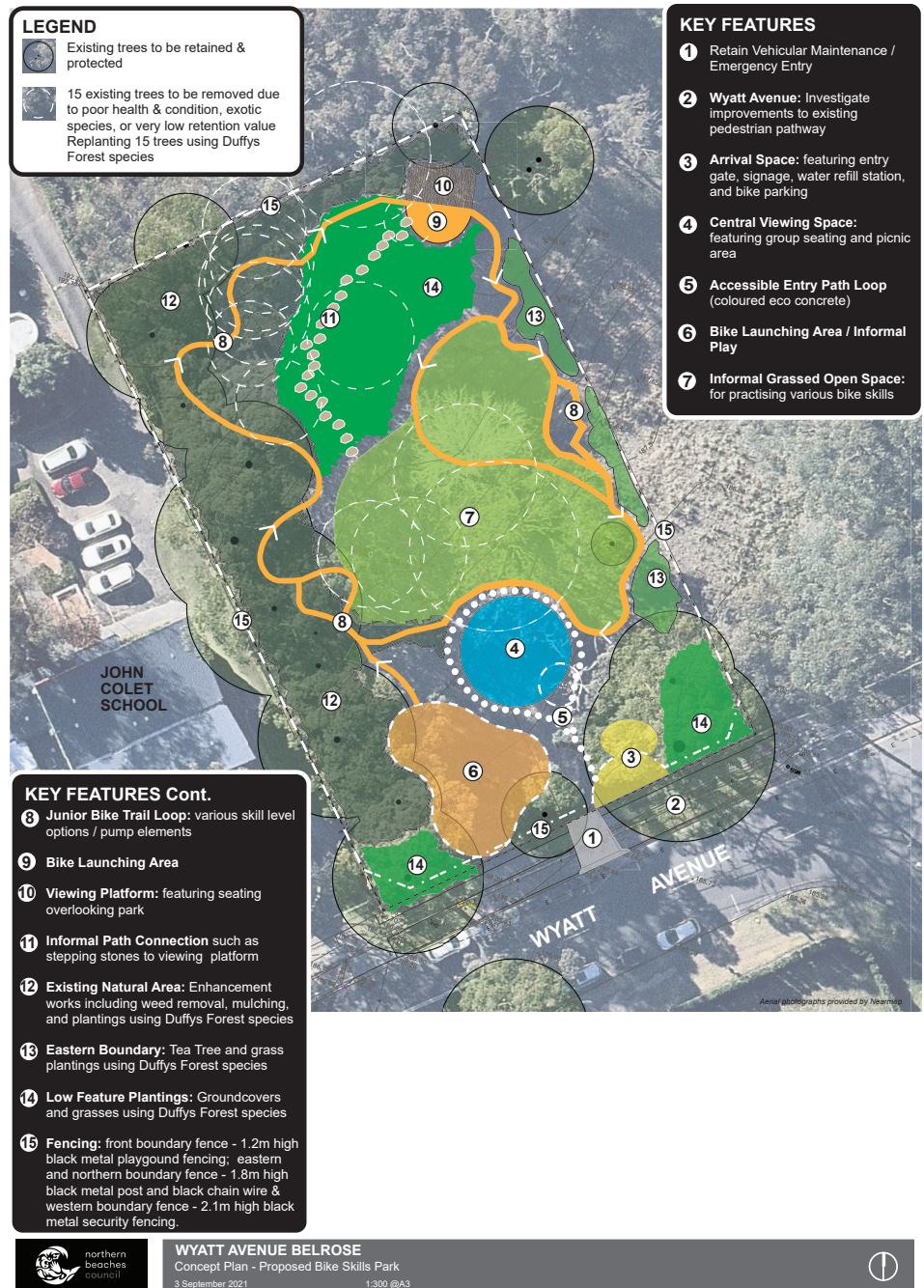
Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- ☐ send a copy of the public hearing report to the people who attended the public hearing and/or made a written submission.
- ☐ keep a copy of the public hearing report for inspection at Council's Customer Service Centres and at Glen Street Library.
- ☐ post an electronic copy of the public hearing report on Council's website.



Sandy Hoy
Director
Parkland Planners

10 February 2022





CGM PLANNING
Experienced land use planning specialists
for government and private sector

Northern Beaches Council

Independent Review of:

*Public Hearing and Submissions Report for Proposed
Categorisation of Wyatt Avenue Bike Park, Belrose*

31 March 2022

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Executive Summary

Northern Beaches Council engaged consultants: Parkland Planners to preside over a public hearing and prepare a public hearing report for the proposed categorisation of land at Wyatt Avenue Bike Park, Belrose, in accordance with section 40A of the *Local Government Act 1993*.

Parkland Planners has also assisted Council to prepare the Draft Wyatt Avenue Bike Park Plan of Management.

Council sought an independent review of the Public Hearing and Submissions Report (the Report) to provide assurance of legal compliance and identify any potentially perceived probity related to conflicts of interest in the process or content of the Public Hearing and the Report.

This independent review report supplies the following:

- identification of the Local Government Act and Regulation legal requirements for the public hearing and report;
- a review of the categorisation of the land in the draft plan of management;
- an examination of the process and content of the public hearing notification and associated community information provided or made available;
- a review of the procedure of the hearing and the content of the Report;
- confirmation as to whether the Report meets legislative requirements and identify any potential probity issues; and
- provide advice on any recommended Council action.

Recommended Council Action

1. Council officers receive and consider this report's following independent review advice.
 - a) Council has complied with all due pertinent sections and requirements of the LG Act in relation to a Public Hearing and Report associated with an initial assignment of a community land category.
 - b) The assignment of community land category: Park is permissible and applicable given that the community land is, and has been proposed for landscaping and development of active recreation facilities.
 - c) Council has complied with the LG Act process and content of the public hearing notification and associated community information in a transparent, comprehensive and timely manner.
 - d) The procedure of the public hearing was comprehensive and transparent, supported by notification and background information.
 - e) The content of the Report is comprehensive and accurate with an adequate treatment of verbal and written submissions.
 - f) The process, conduct and outcomes of the public hearing and the Report are compliant with the requirements and provisions of the LG Act.
 - g) Two probity issues that potential may be raised of Hearing Chair independence and appropriateness of assigned community land category are regarded as without any substantiated evidence and the address of these issues by Council and in the Report are applicable under the provisions of the LG Act.

2. Council note that any further progress toward the adoption of the draft PoM should incorporate action to address the following (future) requirements.
 - a) Compliance with the LG Reg Clause 114 Adoption of draft plan of management in relation to which certain submissions have been made:
 - if Council resolves to adopt the draft PoM without amending the categorisation that was subject to an objection, Council must state the council's reasons for categorising the land in the manner that gave rise to the objection.
 - b) Compliance with LG Act Section 734 public hearings by a council:
 - Council must consider the Report before making any decision with respect to the matter to which it relates.

Introduction

Background

Northern Beaches Council engaged CGM Planning (28 March 2022) to provide an independent review of a Council document: *Public Hearing and Submissions Report for Proposed Categorisation of Wyatt Avenue Bike Park, Belrose* (the Report: 10 February 2022).

The conduct of the public hearing and subsequent availability for public inspection of the Report is required under Section 40A of the *Local Government Act 1993* as a result of the initial or first categorisation of Council-owned community land in Council's *Draft Wyatt Avenue Bike Park Plan of Management*.

Council's request through initial discussion and email stated that:

- Council engaged consultants: Parkland Planners to preside over a public hearing and prepare a public hearing report for the proposed categorisation of land at Wyatt Avenue Bike Park, Belrose;
- Parkland Planners has also assisted Council prepare the Draft Wyatt Avenue Bike Park Plan of Management; and
- Council is seeking an independent review of the Public Hearing and Submissions Report to provide assurance of legal compliance and probity or integrity issues related to potential perceived conflicts of interest in the Report.

The agreed engagement is that this Independent Review Report will:

- identify the Local Government Act and Regulation legal requirements for the public hearing and report;
- review the categorisation of the land in the draft plan of management;
- examine the process and content of the public hearing notification and associated community information provided or made available;
- review the procedure of the hearing and the content of the Report;
- confirm if the Report meets legislative requirements and identify any potential probity issues; and
- provide advice on any recommended Council action.

Report Limitations

This review of the Report assumes compliance with any Council policies for community consultation.

The review is limited by the use of provided materials and documentation:

- draft plan of management;
- public notification documentation;
- public hearing report; and
- video recording of the public hearing.

The review does not include a review of associated Council business papers/reports, a comprehensive review of the draft plan of management, or draft plan of management public exhibition submissions made to the public hearing, or written submissions which are not related to the proposed categorisation and that are addressed in a separate Community Engagement Report prepared by Northern Beaches Council.

Review of Public Hearing and Submissions Report for Proposed Categorisation of Wyatt Avenue Bike Park, Belrose (the Report)

1. Local Government Act and Regulation legal requirements for the public hearing and report

The legal requirements for a public hearing and subsequent report as a result of the initial or first categorisation of Council-owned community land in a community land plan of management is primarily set out in under Section 40A of the *Local Government Act 1993* (the LG Act).

There are no relevant or pertinent provisions in relation to a LG Act Section 40A public hearing made in the Local Government (General) Regulation 2021 (the LG Reg).

Section 40A of the LG Act is specifically relevant to Council's preparation of a draft plan of management (draft PoM) as the draft PoM assigns a community land category to the land covered by the draft PoM for the first time (makes an initial assignment).

Section 40A Public hearing in relation to proposed plans of management

- (1) *The council must hold a public hearing in respect of a proposed plan of management (including a plan of management that amends another plan of management) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36(4).*
- (2) *However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36(5).*
- (3) *A council must hold a further public hearing in respect of the proposed plan of management if—*
 - (a) *the council decides to amend the proposed plan after a public hearing has been held in accordance with this section, and*
 - (b) *the amendment of the plan would have the effect of altering the categorisation of community land under section 36(4) from the categorisation of that land in the proposed plan that was considered at the previous public hearing.*

Section 47G of the LG Act is also specifically relevant to the procedure of holding a LG Act Section 40A public hearing

Section 47G Public hearings

- (1) *In this section, public hearing means any public hearing required to be arranged under this Part.*
- (2) *The person presiding at a public hearing must not be—*
 - (a) *a councillor or employee of the council holding the public hearing, or*
 - (b) *a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.*
- (3) *Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.*

Section 734 of the LG Act is relevant to any public hearing held by a Council and therefore relevant to this review.

It should be noted that the following reference to an exception for LG Act Section 29 (1) is a reference to a public hearing held under Section 57 of the *Environmental Planning and Assessment Act 1979* in respect of a planning proposal under Part 3 of that Act to reclassify community land as operational land.

Section 734 Public hearings by a council

- (1) *This section applies to a public hearing that by this Act (section 29(1) excepted) is required to be arranged by a council with respect to any matter.*
- (2) *The public hearing is to be conducted in such manner as is determined by the council, subject to this Act and the regulations.*
- (3) *A report of the public hearing must be furnished to the council and the council must make the report public.*
- (4) *The council must consider the report before making any decision with respect to the matter to which it relates.*

These Section 734 (general public hearing) provisions mirror the more detailed and specific LG Act Section 40A public hearing provisions but also provides that Council must consider the report before making any decision with respect (effectively) to the draft PoM and categorisation.

Comment

- Council held a public hearing in compliance with LG Act S40A (1) and(2) as the community land category of Park was initially applied to the land in the draft plan of management.
- Council engaged an independent chair to preside over the public hearing and prepare a public hearing report to Council - Ms Sandy Hoy, Director: Parkland Planners in compliance with LG Act 47G (2).

It is noted that Ms Hoy (Parkland Planners) was engaged to assist Council preparation of the draft PoM, but in accordance with the LG Act S47G was neither a councillor or employee of the council holding the public hearing, or has been a councillor or employee of Northern Beaches Council at any time during the 5 years before the date of her appointment.

The Report also confirms this at Report section 4.3 Attendance at the public hearing:
As required under Section 47G of the Local Government Act 1993, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

- It is understood that the Public Hearing Report was furnished to Council and Council made the Report satisfactorily available for public inspection not later than four days from receipt of the Report in compliance with LG Act S734 (3) and S47G (3).
- Council has yet to comply with LG Act sections 40A (3) and 734 (4) as these actions have not yet been required.

Independent Review Advice 1

Council has complied with all due pertinent sections and requirements of the LG Act in relation to a public hearing and Report associated with an initial assignment of a community land category.

2. Draft plan of management categorisation

Council's *Draft Wyatt Avenue Bike Park Plan of Management* makes the first formal assignment of a community land category over the subject land. The land had been purchased by Council and classified as community land and, in the case of Council-owned community land, it is the draft PoM that initially assigns community land categories.

Crown reserves that are managed as community land under the LG Act by Council as a Crown land manager have an initial assignment of community land categories prior to preparation of any draft PoM, which may then alter the assigned category.

The draft PoM assigns the community land category of 'Park' to the whole of the land (Lot 102 DP 1244381 and Lot 2620 DP 752038). The assignment of the category Park has been guided by the provisions in the LG Reg, Part 4 Community Land, specifically Division 1 Guidelines for the Categorisation of Community Land, Clause 104 Guidelines for categorisation of land as a park

LG Reg 104 Guidelines for categorisation of land as a park

Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

The assignment of the Park category is applicable under the guidelines as the draft PoM (as well as earlier site planning) and draft PoM site master plan clearly detail the land as being proposed for landscaping and provision of non-sporting active recreational, social and educational pursuits – a bike park.

Comment

The assignment of community land category: Park is permissible and applicable given that the community land is, and has been proposed for landscaping and development of active recreation facilities.

It is understood, as a result of discussion at the public hearing that there is presence of Duffys Forest Ecological Community on site, which appears to be supported by a Council proposal to supplement planned removed vegetation on the land with Duffys Forest Ecological Community plant species.

It should be noted that this ecological community was listed as an Endangered Ecological Community under the now-repealed NSW Threatened Species Conservation Act 1995 (TSC Act). The land is understood, for this report, not to be subject to the LG Act provisions of either section 36A (critically endangered) or section 36B (specifically subject to a recovery plan) and therefore not mandatorily required to be categorised as a Natural Area – Bushland and subject to a specific area plan of management and associated TSC Act and LG Act referrals and approvals.

The *NSW Biodiversity Conservation Act 2016* (BC Act) does list the Duffys Forest Ecological Community as an Endangered Ecological Community. It is not listed as a critically endangered ecological community, nor subject to an interim Protection Order but there is a (BC Act) conservation strategy for Duffys Forest Endangered Ecological Community that is applicable to the Northern Beaches LGA.

There are ten priority management sites listed and mapped in the conservation strategy. The land proposed for the Wyatt Avenue Bike Park is not included in the Priority Management sites.

It is arguable that categorisation of part(s) of the community land as Natural Area – Bushland could be made but this a decision for Council and it is noted that provision of landscaping and management of

the ecological community is set out in the draft PoM. See also this report section: 4. Procedure of the hearing and the content of the Report.

Independent Review Advice 2

The assignment of community land category: Park is permissible and applicable given that the community land is, and has been proposed for landscaping and development of active recreation facilities.

3. Process and content of the public hearing notification and associated community information

The holding of the public hearing was previously advertised and promoted on Council's Your Say webpage(s). Council notified the community of the online public hearing on its website: (<https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bikeskills-area>) from Friday 29 October to Sunday 12 December 2021. The notice also included a written submissions form and internet access links to associated documents, and Council officer contact details.

Council also promoted the public hearing and the invitation to make a submission about the Draft Plan of Management for Wyatt Avenue Bike Park by:

- placing signs on-site;
- mailing or emailing 441 residents and stakeholders who provided a submission on the Wyatt Avenue, Belrose proposed junior bike skills area project and the (previous) Generic Parks Plan of Management project;
- sending a media release about the public exhibition;
- including a notice about the consultation in Council's e-News (weekly) on one occasion; and
- including a notice about the consultation in Council's fortnightly Community Engagement Newsletter EDM on three occasions.

A background paper providing information about the draft PoM and public hearing was also made available.

Comment

Adequate notice of the public hearing was provided and published by Council. The background paper provides sufficient information about the draft PoM and the public hearing; accurately details the processes, reasons for, and proposed future outcomes of the public hearing, e.g: the Report and the Report's required public availability for inspection.

Independent Review Advice 3

Council has complied with the LG Act process and content of the public hearing notification and associated community information in a transparent, comprehensive and timely manner.

4. Procedure of the hearing and the content of the Report

A comparison was made for this report between the 42 minute full video recording of the public hearing, the Report and the draft PoM to establish accuracy and transparency.

The public hearing for the proposed categorisation of Wyatt Avenue Bike Park was held on Thursday 2 December 2021 from 6:00pm to 7:30 pm as an audio-visual conference using Microsoft Teams due to COVID-19 public gathering restrictions. The Hearing lasted for 42 minutes.

Community members were able to join the public hearing online or call in by telephone.

Independent Review of: *Public Hearing and Submissions Report for Proposed Categorisation of Wyatt Avenue Bike Park, Belrose* 7

Registrations prior to the hearing were requested at <https://yoursay.northernbeaches.nsw.gov.au/wyatt-avenue-belrose-proposed-junior-bikeskills-area> before 12 noon on Thursday 2 December 2021.

Community members who registered for the public hearing were invited to submit any comments or questions before the hearing. 11 community members registered, and of these three community members provided comments or questions before the hearing.

Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

Scot Hedge (Acting Executive Manager-Parks and Recreation), Cameron Henery (Senior Asset Management Officer) and Jacinthe Brosseau (Community Engagement Officer) represented Northern Beaches Council, providing information and answering questions on Council's behalf during the public hearing.

The independent chairperson and Council staff were either based at Northern Beaches Council offices or online from home for the public hearing. Seven community members attended the public hearing online.

The Report Section 4.5 Submissions outlines the ways that submissions were made available be received. The Report states that:

Seven people attended the public hearing, 166 online submissions were received, and seven written submissions were received by email. One person provided a submission at the public hearing, via the online Your Say platform and via email; two people provided a submission at the public hearing and via the online Your Say platform, and one person provided a submission via the online Your Say platform and via email; so a total of 175 unique submissions were made.

The Report Section 5 Consideration of Submissions outlines the type, content and nature of submissions made. This report provides the following comment about the Report sections dealing with

- 5.2 Level of Support for Proposed Categorisation;
- 5.3 Public Hearing Submissions; and
- 5.4.1 Submissions about the proposed categorisation

The Report 5.2 Level of Support for Proposed Categorisation

The Report states:

Of the 175 people who attended the public hearing and/or made a written submission, 89% agreed with the proposed categorisation, 6% agreed but with changes, less than 1% were neutral, and 5% disagreed with the proposed categorisation.

There is no supporting documentation within the Report to verify the above statement in relation to written submissions supporting or disagreeing with the proposed categorisation in the Report.

The Report 5.3 Public Hearing Submissions

The Report comprehensively details the verbal and written submission from the public hearing participants with associated commentary from Council officers at the Hearing.

The Report 5.4.1 Submissions about the proposed categorisation

One written submission referring to the proposed categorisation is reported. It is not clear in the Report, but assumed by this report given the previously titling at the Report 5.3, that this written submission is separate from those received and addressed in the Report section 5.3 Public Hearing Submissions.

The Report provides comment on the two objections/comments about the proposed Park category, one from the Hearing, and one from written submission.

The Hearing comment was addressed in the Hearing by Council officers and accurately recorded in the Report:

Issue	Submission	Council response
<i>Endangered vegetation will not be conserved</i>	<i>There are contradictory statements in the Plan of Management. Why does Council consider it appropriate to put a bike track through a wildlife corridor and Endangered Ecological Community? Endangered vegetation should be conserved, but a bike track is going through the middle of it.</i>	<i>All trees on site were assessed, with some identified for removal such as exotic species, and those in poor health. Council will replant trees from the Duffys Forest Endangered Ecological Community, and manage the trees on site. Council also has issues with managing bushfire. Council will manage the land to protect property and in accordance with requirements for asset protection zones</i>

The written submission is documented in the Report section 5.4.1 but was not addressed until the Report section 6.1 Consideration of Submissions.

Issue	Submission
<i>Natural Area-Bushland would be the more appropriate category than Park</i>	<i>The categorisation of 'Park' does not include environmental objectives. 'Natural area' (bushland) would be more appropriate to protect the DFEC [Duffys Forest Endangered Ecological Community] and wildlife corridor.</i>

Report section 6.1 Consideration of Submissions

The Report states:

Issues raised by the 7 people who opposed the Park categorisation in the online survey are:

- *traffic and parking congestion in local streets, and vehicle/cyclist/pedestrian conflicts; and*
- *destruction and removal of trees and native habitat.*

One person stated that the Natural Area-Bushland category would be more appropriate to protect the Duffys Forest Endangered Ecological Community and wildlife corridor. If the site remained in its current state the Natural Area-Bushland category would be appropriate.

However, the Natural Area-Bushland category does not support or reflect the proposed use of the land as a junior bike park with associated structures.

While not detracting from concerns about traffic and parking congestion, vehicle/cyclist/pedestrian conflicts, and removal of trees and native habitat, the Park category is the most appropriate category under the Local Government Act if Northern Beaches Council proceeds with the Wyatt Avenue Bike Park according to the concept plan in Figure 5 [the Report].

The Report has addressed the (stated) opposition to the proposed category of Park in limited but succinct terms.

The Report section 5.3 Council responses outline Council's position, development and use needs, and mitigation actions to address:

- the traffic and parking congestion in local streets, and vehicle/cyclist/pedestrian conflicts and
- destruction and removal of trees and native habitat.

The Report section 6.1 Consideration of Submissions summarises the Council responses to state that a Natural Area-Bushland category does not support or reflect the proposed use of the land as a junior bike park with associated structures, which is consistent with the LG Reg, Clause 104 Guidelines for categorisation of land as a park.

It should be noted that whilst community land category of Park or Natural Area - Bushland could be assigned, Council and Parkland Planners have taken the advice of the NSW Office of Local Government Practice Note 1 (2000) into account that states:

Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines.

Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision.

The predominant proposed development and use of the land as a bike park, and the capacity of a plan of management to make provision for suitable landscaping and Council management practices to conserve and reinforce natural area communities and values make Council's proposed categorisation applicable.

Council's draft PoM and included master plan make provision for the Duffys Forest Ecological Community (DFEC) through retention of existing trees (generally regarded as DFEC), removal of exotic species and trees in poor health and condition, with enhancement works that include weed removal, mulching and planting using DFEC species.

Council's position that the Park category is appropriate was generally endorsed by the public hearing and participants, and is under-pinned by the Report's stated position:

While not detracting from concerns about traffic and parking congestion, vehicle/cyclist/pedestrian conflicts, and removal of trees and native habitat, the Park category is the most appropriate category under the Local Government Act if Northern Beaches Council proceeds with the Wyatt Avenue Bike Park according to the concept plan in Figure 5.

Independent Review Advice 4

The procedure of the public hearing was comprehensive and transparent, supported by notification and background information.

The content of the Report is comprehensive and accurate with an adequate treatment of verbal and written submissions.

5. Compliance with legislative requirements and probity

The public hearing and subsequent Report is compliant with the relevant provisions of the LG Act.

Potential probity issues: independence of Hearing Chair and suitable categorisation, have been evaluated by this report and are regarded as being not significant and the matters compliant with the LG Act.

This report's review of supplied video recording of the Hearing, the Report or other supplied and obtained documentation do not evidence:

- any bias or lack of transparency by the appointed Hearing Chair; or
- lack of information to, or opportunity for the community to participate in the Hearing or make submissions;
- any non-compliance with the provisions of the LG Act, either in the assignment of community land category or the conduct of the public hearing and provision of the Report.

Independent Review Advice 5

The process, conduct and outcomes of the public hearing and the Report are compliant with the requirements and provisions of the LG Act.

There is no evidence that the two probity issues that have been raised, being independence of the Chair and the appropriateness of the land categorisation, are substantiated.


6. Recommended Council action

1. Council officers receive and consider this report's following independent review advice:
 - a) Council has complied with all due pertinent sections and requirements of the LG Act in relation to a public hearing and Report associated with an initial assignment of a community land category.
 - b) The assignment of community land category: Park is permissible and applicable given that the community land is, and has been proposed for landscaping and development of active recreation facilities.
 - c) Council has complied with the LG Act process and content of the public hearing notification and associated community information in a transparent, comprehensive and timely manner.
 - d) The procedure of the public hearing was comprehensive and transparent, supported by notification and background information.
 - e) The content of the Report is comprehensive and accurate with an adequate treatment of verbal and written submissions.
 - f) The process, conduct and outcomes of the public hearing and the Report are compliant with the requirements and provisions of the LG Act.
 - g) Two probity issues that potential may be raised of Hearing Chair independence and appropriateness of assigned community land category are regarded as without any substantiated evidence and the address of these issues by Council and in the Report are applicable under the provisions of the LG Act.
2. Council note that any further progress toward the adoption of the draft PoM should incorporate action to address the following (future) requirements:
 - a) compliance with the LG Reg Clause 114 Adoption of draft plan of management in relation to which certain submissions have been made - if Council resolves to adopt the draft PoM without amending the categorisation that was subject to an objection, Council must state the council's reasons for categorising the land in the manner that gave rise to the objection.
 - b) Compliance with LG Act Section 734 Public Hearings by a council – Council must consider the Report before making any decision with respect to the matter to which it relates.

Proposed Road Reserve Closure Plan
Land adjoining 32 Watkins Road, Avalon Beach NSW 2107



Legend

 Proposed Road Reserve Closure

 <p>northern beaches council</p>	<p>Scale (A4) - 1:700 GDA 94 MGA Zone 56</p> <p>Date Printed: 14/12/2021 Produced By: Spatial Information</p> <p>The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.</p> <p>© Northern Beaches Council 2021</p>
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Community and Stakeholder Engagement Report

Proposed road reserve closure adjacent to 32 Watkins Road, Avalon Beach

Consultation period: 4 February 2022 to 6 March 2022

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1. Summary




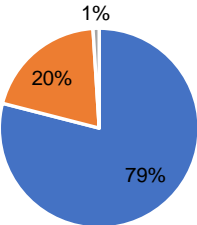

This report outlines the outcomes of community and stakeholder engagement as part of a proposal to formally close the road reserve for the unconstructed pathway between 32 and 34 & 36 Watkins Road, Avalon Beach.

The feedback collected during consultation indicated a high level of objection for the proposed road reserve closure in between 32 and 34 & 36 Watkins Road, Avalon Beach, with comments citing the public will not benefit at all from the potential sale and loss of public land.




Respondents who were supportive of the proposal to close the road reserve felt it is not usable or needed as an accessway as there are alternatives nearby.

Feedback also suggested Council should consider creating and maintaining the public walkway.













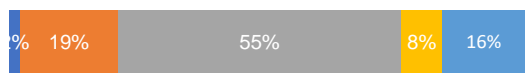

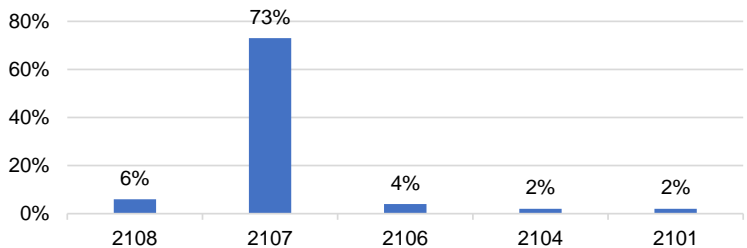
1.1. Key outcomes

 Total responses	228	
 How responses were received	Online submission form	Completions: 205
	Written responses (email/letter)	Number received: 20 during the public notice period 3 late responses
 Community sentiment	 <ul style="list-style-type: none"> ■ Objection to the proposal ■ Support for the proposal ■ Neutral/undetermined <p>Total responses = 225</p> <p>The online submission form did not contain a direct sentiment question. The results in the above graph are based on a sentiment analysis of the comments in the submissions provided by respondents. It does not include late submissions.</p>	
 Feedback themes	<p>Loss of public land</p> <p>Impact on wildlife corridor</p> <p>Access for emergency services</p>	

1.2. How we engaged

 Have Your Say: visitation stats	Visitors: 1387	Visits: 1961	Average time onsite: 2mins 7secs
 Notifications	Mailout to adjoining owners: parts of 2107 Site signs used: Yes		Distribution: 22 Number of signs: 1
 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 2 editions Stakeholder email to: Avalon Preservation Society Pittwater Natural Heritage Association		Distribution: Approx. 22,000 subscribers

1.3. Who responded¹

 Gender	<p>  Male  Female  Other id.  N/A </p> 
 Age groups	<p>  <25 yrs  26-50 yrs  51-75 yrs  76+ yrs  N/A </p> 
 Postcodes	 <p>The graph shows the top five postcodes only.</p>

¹ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

2. Background

Council received an application for Road Reserve Closure from the adjoining owner at 32 Watkins Road, Avalon Beach (the applicant). The reason for the application is to enable the sale of land for the potential construction of a second dwelling and subdivision of land.

The application was notified to internal stakeholders. It was agreed that the proposal should be taken to public notification to gain a perspective from the community.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- identify community and stakeholder concerns, local knowledge and values.

4. Engagement approach

Community and stakeholder engagement for the proposed road reserve closure adjacent to 32 Watkins Road, Avalon Beach was conducted between 4 February 2022 to 6 March 2022.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

A project page² was established on our have your say platform with information provided in an accessible and easy to read format.

The project was primarily promoted through resident and stakeholder notifications, onsite signage, and in our community engagement newsletter.

Feedback was captured through an online submission form embedded onto the have your say project page. Only qualitative information was collected and a direct sentiment question was not asked as part of this process.

Email and written submissions were also invited. Contact details for the project manager were provided as a channel for the community to ask any questions about this project.

Council carried out public notification in accordance with the Roads Act 1993. Council is to consider all submissions received with respect to the proposed closing of the road reserve

5. Findings

A majority of the submissions received were opposed to the proposal of closing the road reserve. The main theme of the submissions was regarding the loss of public land.

We heard from local residents who strongly opposed the proposal, indicating that the road reserve is necessary for public and emergency access and for the amenity of the area.

Other respondents were not aware of the existence of this pathway but strongly feel that it would be in the public's best interest for the land to be kept in the public's hands.

Issues raised within the feedback and our responses are outlined in Table 1 below.

² <https://yoursay.northernbeaches.nsw.gov.au/proposed-road-reserve-closure-adj-32-watkins-road-avalon-beach>

Respondents who were supportive of the proposal to close the road reserve felt it is not usable or needed as an accessway as there are alternative access points nearby.

However, other feedback suggested Council should consider creating and maintaining the public walkway from Watkins Road to connect with Bangalley Head Walk.

Some respondents also suggested allowing shared access to the pathway between the applicant and the public. This in turn would benefit both the public and the applicant for its use of the land.

Table 1: Themes and response

Theme	Council's response
Loss of public land	<p>Concerns around the loss of public land have been noted. Council undertakes community engagement to ascertain the views of the community on various issues. In this instance, the community has made it clear that they consider this land to be a valuable public asset that should be retained in public ownership.</p> <p>There were mixed opinions on the usability of the land in question. Those who indicated it was too steep and unusable had no issues with the proposed road closure and sale of the land. Others indicated it was usable and opposed the proposed road closure and loss of public land. Some indicated Council should maintain the land to allow better public access. Access issues could be resolved by Council retaining a public right of way over the land, although the competing uses of vehicles and pedestrians may not be compatible.</p>
Impact on wildlife corridor	<p>The far eastern end of the road reserve includes native vegetation which is contiguous with native vegetation within the adjoining bushland reserve. Establishment of a public accessway may require additional clearing to connect to the existing trail in the reserve as well as the construction of stairways given the steep terrain. Sale of the road reserve may inhibit Council's capacity to retain this area of native vegetation, and also result in the loss of vegetation to the rear of 32 Watkins Road. Native vegetation within and adjoining the reserve currently provides connectivity as part of a coastal biodiversity corridor.</p>
Access required for emergency services	<p>Access for emergency services to Bangalley Head Reserve, in particular for the fire agencies to combat wildfire or implement prescribed burning programs, is and will continue to be limited.</p> <p>It would be prudent to seek comments from the emergency services, in particular Fire & Rescue NSW as the relevant combat agency for bush fires in the reserve, regarding their views on the road/pathway and if it would contribute to accessibility to the reserve.</p> <p>Council has attempted to contact NSW Fire & Rescue for a comment in relation to this matter. No response has been received as of yet.</p>

During the consultation/exhibition. Council received a number of questions either through direct contact or within feedback received.

Table 2: Questions raised and Council's answers

Question raised in feedback ³	Council's answer
How has it gotten to this point?	Council is following the application process for a Road Reserve Closure. Within the application form , there is a general guide to the process. Before public notification, the following steps were taken for this particular application: <ol style="list-style-type: none"> 1. Consultation with internal stakeholders. 2. Initial planning review for future consideration of structures. 3. Road status search.
How much money has/would Council agree to sell the land for?	NSW Department of Planning and Environment (DPE) - Crown Lands has advised that the department would have no objection to a future closed road being vested in Council ownership and subsequent sale to the applicant. Should Council resolve to close and sell the former road reserve land, it would be subject to an independent valuation.
How many people currently access this space?	Council currently has no data or statistics of the number of pedestrians who use this access. It is believed that very few people have used this access, as it is an unconstructed steep pathway and there are many weeds obstructing the path.
Did Councillors decide on this prior to community engagement?	This application has not yet been reported to Council. A report with the community feedback will be submitted to Council for consideration of the proposed road closure.

³ Some questions have been paraphrased to ensure clarification or to cover multiple questions within the same theme.

Appendix 1 Verbatim community and stakeholder responses*

A. Online submissions

Number	Comment/submission
1.	To Whom it may Concern, I see no reason why this land should not be owned and developed by a private individual as it serves no purpose in its current state. I fully support the view that this land should be made available to private ownership and developed to meet standard council guidelines. Regards [REDACTED]
2.	I object to the sale. Public access ways ought to remain public and be available to encourage exercise and to be enjoyed. Once sold to private they can never be made public again
3.	We walk up Bangalley Head at least once a week - daily during the lockdowns - and found the there-and-back walk a little tiresome. Having this route remain as council land and opened back up to be more easily accessible would be a great improvement to this popular hiking route.
4.	Prefer to keep road reserve as public land to allow access for fire brigade. Prefer that said land be revegetated for habitat and/or as public path.
5.	Dear Council I am opposed to the proposed road reserve closure It removes the right of way of the public to foreshores, lookouts, etc Secondly, if you do this for this developer then you set a precedent for other developers to demand similar road closures This is public land that belongs to the public Thank you
6.	We believe that it is in the interests of public safety that the public access should remain. We have lived on the headland for 26 years and have witnessed 2 huge fires on Bangalley Headland where the only access for the Fire Services to enable them to take hoses and other equipment up there was via the right of way. We object to Council selling any public pathways. [REDACTED]
7.	I support the sale of the piece of land with continued access to the public as proposed
8.	To whom it may concern, I regularly walk Bangalley headland on my own as it is a lovely walk, and would love to take my young children there sometime, however, am put off by the fact they might not make the whole distance. If there was a way to enter or exit if they are not up to walking the whole way, this would be super helpful. Similarly if someone was hurt, and needed assistance, a quicker way to get to the main road would also be super helpful. It seems to me, that if the path is not currently accessible, but should the way be cleared it would be frequently used and useful and an excellent use of funds. It would be a shame to sell off this valuable piece of public property and no longer have this option. Best wishes, [REDACTED], Avalon
9.	I see no problem as land is not being utilised.
10.	I strongly believe that public footpaths should be kept open and available for the community to be able to use to explore and fully benefit from the beautiful area we live in. I am strongly opposed to selling off any public land to enable any individual to subdivide and sell off part of their land.
11.	I am part owner of [REDACTED] Watkins road. I DO NOT agree for the owner of 32 to purchase the reserve land.

*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.


	<p>I grew up in this house. Over the last 45 years my parents and us kids cleared the council ground. The council has never maintained. When we went up to bangalley headland for school I told the teacher that's my house down there. I was allowed to go home and I used the trail next to our house. It should be left to the locals. Isn't it aboriginal land ? Help pay to clear up? I'm sure the locals will get in and do clean ups and keep it maintained for people to enjoy. Covid-19 has taught a lot of people to be outside more and especially MENTAL HEALTH is so important as suicide increased during Covid-19. It's really important this reserve stays open for the public to enjoy. 32 building on the land is going to cause more erosion on the headland and take away the beautiful scenery it is now.</p>
12.	<p>Dear NBC</p> <p>I would like to make a submission against the closure of the road reserve adjacent to 32 Watkins Road Avalon Beach. Whilst the land may currently be overgrown and not easy to access, this is not a reason to permanently remove public space that could easily be managed and made accessible to the public. Loss of public space is an issue across Sydney and this is having detrimental impacts on amenity, community and the general livability of suburbs. Avalon prides itself as having a great environment to live in and public open space is a large part of the Avalon appeal. Local Governments do not need to sell off land for revenue and there is much greater value in retaining and improving this reserve for community benefit and not just the benefit of one property owner. Once land is sold to a private owner it is gone forever.</p>
13.	<p>I think any land that is available for public use should remain available for public use. Once land is re-zoned and sold development happens putting more cars and people into an area. One day that pathway could be cleared and stepped to make another access to the Bangalley track.</p>
14.	<p>We support the sale of land which would raise funds for Northern beaches rate payers without any loss of amenity to the community. The land strip is narrow, heavily overgrown and steep.</p>
15.	<p>[REDACTED] Avalon NSW 2107 6th March 2022</p> <p>Subject: Proposed Road Reserve Closure Plan – 32 Watkins Road, Avalon</p> <p>I would like to strongly object to the Closure Plan for the Public Pathway adjoining 32 Watkins Road. This is an area of outstanding beauty and cultural significance. It currently has 4 Public Access Pathways. I have been denied access from Watkins Road for an extended period and wish to ensure that future generations aren't similarly denied.</p> <p>I have limited my Response to addressing the FAQ Section on the Council's website, but there is so much more that I would like to say on this matter. I feel that the argument Against is so strong, I prefer to leave my Response concise.</p> <p>DELIBERATE BLOCKING OF ACCESS I take particular exception to the FAQ which states: <i>This road reserve is not currently being used by local residents due to being an unconstructed public pathway and heavily vegetated.</i> An active trail runner and a long-time Peninsula resident, I have enjoyed exploring the many pathways of Pittwater. I share these with my friends, and they are amazed at how interesting and varied their walks can become. This was particularly important during COVID, when the wellbeing benefits of being outdoors really came to the fore. I set about running every street, path and trail on the Peninsula and found so many more. Some were well maintained, others required a little bush bashing and some were purposely planted to make access impossible.</p>

	<p>The Path in question had clearly been deliberately made impassible. I revisited the path adjoining 32 Watkins Road on several occasions, but each time realized that short of cutting down the obstructing trunks, I would have to encroach on private property. On each occasion, I had to give up.</p> <p>Contrast this with the overgrown access from Binburra Avenue which I have enjoyed rediscovering on many occasions with its unmaintained stairs and seat which are a reminder of an era when Public Land was appreciated for being exactly that.</p> <p>I am particularly annoyed now to discover that someone has cleared the pathway adjoining 32 Watkins Road in anticipation of Approval to purchase this beautiful stretch of Public Land. Surely this is an illegal clearing?</p> <p>Local Resident Use</p> <p><i>There has been a desire from local residents to have a public accessway from Watkins Road to Careel Headland Reserve. However, due to safety issues that could potentially arise from the steepness of the terrain, as well as alternative accessways to the reserve available nearby, it is unlikely that a public accessway would be supported in the future.</i></p> <p>Had it not been deliberately planted to make it inaccessible, I would have been using this pathway for a few years. This is evidenced by my regular use of the pathway from Binburra Avenue and my numerous attempts to access the Watkins Road Access Pathway.</p> <p>The steepness of the terrain and safety issues argument compared to other excellent Council constructions seems ridiculous to me. There are a couple of very short sections that would benefit from stairs, otherwise it is no more dangerous than several paths that I regularly use in Pittwater.</p> <p>Unfortunately, Bangalley Headland is entirely closed when Emergency Services have the unfortunate task of visiting the area. It is possible that alternative access on these occasions may be beneficial.</p> <p>Assuming that alternative access ways will always be available seems short-sighted given the environmental changes we are experiencing.</p> <p>Custodianship</p> <p><i>Council has no role in any future sale and will not receive any proceeds.</i></p> <p>I must admit that before visiting Council's website I assumed the only possible benefit would have been a negligible sum of money from the Land Sale. Having read that Northern Beaches Council will not receive any proceeds, I am assuming that the Application will be unsuccessful as it purely financially benefits the current owner at a great opportunity cost to the Community. Bangalley has Indigenous significance. As Custodians we have an obligation to respect and leave accessible all corners of the Headland that remain Private Land.</p> <p>Protection of Pittwater Public Pathways</p> <p>As there are a number of Pittwater Pathways under threat, does the Council maintain a register that concerned residents can update? I have long been concerned with respect to the illegal obstruction and clearance of Public Pathways but have never been able to find an efficient way of registering my concerns - I encounter many examples.</p> <p>I commend [REDACTED] & [REDACTED] on making the YouTube video which a running friend sent to me. Without my friend contacting me I would have been totally unaware of this Application. I suspect that I am not alone in this regard. As such, I believe that the 150+ Submissions already received are the tip of the iceberg with respect to how many locals would object to the Application.</p> <p><i>I trust that Northern Beaches Council will Reject the Proposed Application and hope that an efficient mechanism can be created for residents to raise their concerns regarding other Public Pathways at risk.</i></p> <p>Kind regards, [REDACTED] [REDACTED] Avalon NSW 2107</p>
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16.	<p>As owners of ■ Milga Road Avalon which is located approx 30 metres from the proposal we object to the application.</p> <p>This should remain a public access to provide right of way for all citizens to directly access the headland. In the six years we have lived here the access has been poorly maintained without sign posting which has meant that we have frequently been stopped by members of the public trying to locate the pathway. In addition to rejecting the application we recommend that the council clears the pathway and installs adequate signage to alert all pedestrians to its existence so that all residents can enjoy the direct access to this area of outstanding natural beauty.</p>
17.	<p>I have seen and visited on a number of occasions the land labelled 'road reserve' or 'unconstructed pathway' and highlighted in red on the attached plan to this public notice. Importantly I have walked up beside it at the top (approximately on the top 1/3).</p> <p>The owners of 32 Watkins road kindly gave me permission to walk on their land to look at the top third of the easement, knowing the road reserve / 'unconstructed pathway' itself was very steep and overgrown at the top.</p> <p>At the time of inspection the top steep area showed no signs of human use for many years. It was unpassable and overgrown with weeds and weedy bush and could even be described as dangerous to use for many members of the public and hence a potential liability. Any claim in submissions saying they have used or intend to use this land in its current state are indications they have NOT been on the top of this road reserve- unformed pathway, unless they came from the top pathway then on the land owned by 32 Watkins Road without asking permission. Such physical action has a 'legal term' but this is not a matter worth focusing on at this point and not a matter for Council to waste time on.</p> <p>The top of the slope is in stark contrast to the topography of the 'turfed area' of the front at the Watkins road end which some submitters may have bothered to visit by driving or walking up Watkins road (less than one quarter of the length is turfed). This is as highlighted on the public notice attached plan and as shown visually on your header page for this public notice.</p> <p>That turfed area appears to have been 'used', 'encroach on', 'appropriated', probably informally as a 'visual extension' to the property at 34 Watkins road, presumably to enhance the street appeal of 34 Watkins road, for a variety of probably selfish reasons including sale. Social media comment by a number of people on 'Avalon what's on' face book page was of the negative opinion that this sort of encroachment action around the peninsula was a form of 'virtual theft', but apparently this is a practice that is quite common. IN CONTRAST HOWEVER this applicant to Council being the owners of 32 Watkins Road are NOT doing this, they are being completely upfront and are requesting to purchase the unused/ unusable easement with its very steep top section. The steepest most dangerous section is above where a drive way would finish.</p> <p>The very fact this 'open and honest' approach of following a legal and transparent process has been followed by the owners of lot 32 has led to a raft of vexatious comments on the social media 'Avalon what's on' site and as stated on that site are strong indications that similarly vexatious submissions have been formally made to Council, even though many or most people I would suggest are never likely to have been up the land in question and are never likely to go up or down it in the future. It appears mainly to be a 'beat up' that I suggest has been whipped up by one or two people hell bent on making trouble for their own self centered reasons.</p> <p>Importantly it seems to me that the financial return to Council of selling this particular strip of difficult land could, if handled correctly in relation to any legislation involving the Crown along with appropriate strong advocacy to the Crown from Northern beaches Council, be used to create far greater community value by utilized the proceeds of sale to improve other public land amenities in the area and or to improve specific access safety on the cliff top walk.</p> <p>Therefore in consideration of the proposal as detailed in the public notice and my preceding comments backed up by on site observations as stated in my submission above, I therefore</p>

	SUPPORT THE PROPOSAL to sell this difficult land as per the public notice to the owners of 32 Watkins road Avalon.
18.	<p>Dear Council,</p> <p>As a long term council resident I understand the tensions between green space and development. We appreciate the green spaces in this council area and the abundant access to them. I can safely say that this particular piece looks to have never been utilised, and does not materially lead to any area that would likely need the access. Moreover, each block along the same side of the street has a similar configuration with two residences on it. Hopefully utilisation and sub division of blocks like this is a better way to achieve some growth in dwellings without further impacting and developing new areas of crown land.</p> <p>Regards, [REDACTED]</p>
19.	The path is not in use and in poor condition for any kind of access. The proposed closure will not in anyway have significant impact as the path is unused. It will also improve care of the area as someone will actually be looking after it.
20.	<p>This is a terrible idea!</p> <p>I live in Binburra Ave and I really appreciate the reserve area to the south from where you can start or finish walking the Bangalley Headland. I didn't know about this public pathway because it's been overgrown until now.</p> <p>I find it quite bizarre that the council would even consider selling this pathway so that a resident can capitalize by building a second dwelling. How is this, in anyway, serving the public interest? (I reject the idea that the public will be welcome to use it once it is transferred to private ownership) It is public land already !!!</p> <p>These areas of access such as the little cut through between Binburra and Whale Beach Rd and the same between Bareena, Milga the end of Tasman Rd add so much benefit in terms of freedom to walk and explore, to access the headland or beach and be adventurous in your own backyard.</p> <p>In an age when we do now recognise how important health and wellbeing is to the community it is imperative that we retain the wonderful aspects that make the area so appealing. It is all the more important given the amount of development and construction underway. If this goes ahead. I imagine other home owners will get the same idea.</p> <p>Please. No.</p>
21.	I have lived in the northern beaches area since 1987 , and I lived in Avalon for 6 years. The northern beaches area is well known for its stunningly beautiful beaches and coastal bushlands. I have enjoyed many walks up to and around Bangalley Head. I think it is important that public access to this area is maintained and facilitated. This public access includes the strip of land between 32 and 34/36 Watkins Road , and I would like to see Northern Beaches Council maintain this track and erect signs to the effect that it is publically owned land. Emergency Services would also be provided with an access trail to the Bangalley Head reserve . I strongly oppose the closure and sale of this road reserve.
22.	<p>Dear Sir/Madam</p> <p>I am writing about the proposed closure of a public road reserve between 34 and 36 Watkins Rd, Avalon Beach</p> <p>I feel this 'unconstructed pathway' should definitely NOT be sold - it should be cleared and kept accessible in the case of a fire on Bangalley Headland - which has happened in recent times - and the firemen that attended this fire were unable to get their hoses up to the headland - as the only access to this headland is where Watkins Rd meets Marine Parade - which is way too far from the headland for the firemen to reach with their hoses</p> <p>I strongly object to selling off of the pathway - for two reasons:-</p> <p>1) For the preservation of the flora and fauna on Bangalley Headland</p>

	<p>2) For the safety of the houses in Watkins Rd that adjoin this part of the headland - as a bushfire that is out of control would threaten the safety of the residents in this part of Watkins Rd</p> <p>Please keep me updated on the outcome of this proposal</p> <p>Your Sincerely</p> <p>██████████</p>
23.	<p>The proposed closure and sale of the land adjoining 32 Watkins Road, Avalon Beach will further reduce the availability of valued public land to the community.</p>
24.	<p>I write to offer my support of this proposed plan. The reason for my support is that the land has been unused for many many years, is practically impassable and has not been maintained by council for decades, nor is it likely to be.</p> <p>The proposal to build a new residence behind number 32 Watkins Road means that another family will be able to enjoy living in this beautiful part of the world. Access to Bangalley headland is just a very short stroll down the road so I don't believe that anyone will be disadvantaged by this plan whatsoever.</p>
25.	<p>We live in a society where we are constantly handing over valuable public land to the benefit of private interests. The significance of the land for public use to the mental well being of our community is not measured in dollars. This has been particularly evident with the arrival of the Covid pandemic (are there more to follow) where all of a sudden what was taken for granted is now an amenity for all to enjoy in perpetuity.</p> <p>The cost and effort of maintaining this land is small in comparison to the benefit bestowed on our children into the future. In a difficult, complex and increasingly distraught climate-affected environment the last thing we want is to give away land on which to develop another hard surface.</p> <p>We cannot keep kicking the proverbial tin down the road for the next generation to deal with the regrets arising from our shortsighted actions.</p> <p>Keep our land for us!</p>
26.	<p>Proposed road Reserve closure r 23,34 36 Watkin's Road Avalon Beach 2107</p> <p>I personally don't think it's justified to sell off the crown land where people can actually benefit on the walks, improve their mental health for their personally health within the environment in which we live and that's why we choose to live here.</p> <p>I personally sourced the information of all the walkways within my area and now you're proposing to close them so that a person can benefit from it when it is public land.</p> <p>I really don't think that's fair.</p> <p>And this has not been advertised enough.</p> <p>Why should someone purchase the Queensland which is fie the general public living in this area so that they can benefit and build a second dwelling and then probably sell it off and make a profit.</p> <p>Will the land be sold at the market value and it is not stated clearly the full square meterage of the land that is up for the sale of the Reserve land proposal in between 32, 34 Watkins Road Avalon beach 2107.</p> <p>I'd like to ask a few questions but no one was available when I called on the 03/03/22 at 4:47 pm</p> <p>Thank you</p>
27.	<p>To whom it may concern,</p> <p>I totally object and disagree with the proposed roadway closure on Watkins Road. This amenity belongs to the community and should be maintained to provide access to Bangalley headland</p>

	<p>walk. This roadway could be easily maintained and provide access to Bangalley Headland for an additional shorter loop for people who do not want to make the entire loop to whale beach road. The gradient is no steeper than other parts of the existing Bangalley walk so gradient is not an excuse to not use it for accessing this beautiful headland reserve. To many times in the past council have sold public walkways and enough is enough.</p> <p>Do not sell this one!</p>
28.	<p>Seems perfectly reasonable to allow No32 to replicate the battle axe next door at 34 and 36. The subject land is steep and overgrown and doesn't serve any valid function in its current state. As a local property owner I am in favour of reasonable developments of this nature and, consistent and fair granting of approvals by the council.</p>
29.	<p>As the owner of 32 Watkins Road I am obviously supportive of the road closure.</p> <p>During the process I have been very surprised at the amount of miss information that has been circulated via social media. I understand that you have supportive submissions from many neighbours in Watkins Road who are best to provide factual information on the historical use of the land. The land which is too steep for an access path will enable us to create a battle axe block which is not controversial and quite common.</p> <p>With regard to creating another entrance to the Bangally Head walk. The level access next to 2 Watkins Road is 200 m down the road and leads onto a beautiful grassed area.</p> <p>We have also heard that the track could be used for the fire brigade. Currently there are a number of trees on the path that the fire brigade would be able to navigate. When the proposed driveway is in place the access will be much better for the fire brigade and there will be water available from the planned swimming pool.</p> <p>Thank you for the opportunity to make a submission</p>
30.	<p>I have had a house in Palm Beach for the last 25 years and spent many hours walking around the area. I have walked all over Bangally Headland and enjoyed the views. There are numerous walking trails in the area and at no time do I need to walk up someones driveway to access this walk. Just because a resident proposes a change when there was no clear walking track in the first place, people suddenly object. It looks to me like the resident is being more than accommodating to allow people up the driveway. I see no problem with this proposal.</p>
31.	<p>I am writing in support of the road reserve closure in between 32 and 34/36 Watkins street Avalon.</p> <p>I enjoy coastal walks in the northern beaches, and the terrain on this land is impossible to safely ascend or descend. There is substantial vegetation and injuries are likely to occur to someone trying to access Watkins street from the Bangalley Headland walk this route. It is much safer to do so from the easily accessible path next to 2 Watkins street, at the cul de sac.</p> <p>I would not consider it financially wise for the council to spend money making this reserve road safer to use, as it will unlikely be used by the public.</p> <p>I do not object to the land being sold to the adjoining neighbour.</p>
32.	<p>I support the proposal to sell the reserve which serves no use as it stands to either side with the exception of #32 which allows easy driveway access for a new home to the rear of the property in a quality location and therefore a quality lifestyle for another family in this area which is far from overpopulated in this location of Avalon. Plus the income from such a sale can be put to good use to improve amenities in the community.</p>
33.	<p> Avalon Beach NSW 2107 3 March 2022 Attn: Northern Beaches Council Re :Proposed Road Reserve Closure – Land Adjoining 32 Watkins Rd Avalon Beach I'm writing in support of the proposal.</p>

	<p>Having lived in Avalon for over 30 years in close proximity to this land both in Bareena Rd., just 250 metres away and for the past 5 years at [REDACTED] Watkins Rd (directly opposite the site) I have never seen the land as a viable access to Bangalley Head. I have also never seen anyone use it to access Bangalley Head.</p> <p>The land is steep and until the present owners cleared the bottom half it was impassable through that section. The top section is very steep and has never been cleared. With much easier access just 200metres south I don't see the need for an additional access point to Bangalley Head.</p> <p>Our family are keen bushwalkers and have walked the bush tracks through much of the Northern Beaches. It is a vast area with some wonderful walks. We would much rather see Council use the money from the sale of this land to better upkeep existing walks and to purchase land to link the cliff walk through from Bangalley Head to Avalon Head.</p> <p>The land proposed for sale has never been used for bushwalkers, has never been landscaped nor had a viable pathway constructed by Council. I presume because the costs of such out-way the benefit to the public given that there is a much easier route just a short distance south.</p> <p>In short, the money from the sale can be put to much better use for the benefit of all Northern Beaches Ratepayers.</p> <p>Regards, [REDACTED]</p>
34.	<p>It is noted that this is an unconstructed public pathway. The potential for council to make this safe and accessible for use by the public is extremely low and it will continue to remain overgrown and unusable. Given the slope and terrain and accessibility to other alternate and more accessible pathways we consider it appropriate for sale and support this submission.</p>
35.	<p>I support the following submission as a fellow neighbour</p>
36.	<p>I support the closure of the Road and the sale to the adjoining owner. The road is not and will never be required as a road for public use, nor does it provide continuity for any existing road network or a means of access to other land. There is therefore no valid reason under the Roads Act or otherwise that it remain a road. From the perspective of the Council, there is no benefit to those living in the Council area to the land remaining as a Road. The area is not used or maintained, and is not suitable for use. While providing no benefit, the Council has the downside of having legal responsibility for the area, and hence possible liability arising from that. These old road reserves are really a historical anomaly, and are being closed under the Roads Act for good order and to reflect that it is in the public interest that they be taken out of public hands, and allowed to be purchased and used, That is what should happen on this application</p>
37.	<p>Good morning,</p> <p>This seems a perfectly reasonable application. There is no public roadway actually in existence. There is very good access to Bangalley Headland and the walk through the bush only 200m away.</p> <p>The sale proceeds could be put to good community use, perhaps new playground equipment, upgrades to the pathways in Angophora Reserve, public art at Palm Beach.</p> <p>I support the closure of this unused roadway and potential subsequent sale.</p>
38.	<p>I am in total support of utilising the area for private use by [REDACTED] as it has been overgrown for years and never used as a proposed pathway.</p>
39.	<p>I know the road reserve block and the land is very steep and completely overgrown. There is no support from any government authority to maintain this stretch of land to be kept in safe and accessible state.</p> <p>While in current Government ownership, the road reserve is a fire risk and danger to human life at the moment, particularly when no responsibility is taken to look after this piece of land.</p> <p>The best care and maintenance of this road reserve is to sell to the applicant.</p> <p>There is also a flat access to the Bangally Head wall 200 m down the road next to 2 Watkins Rd.</p> <p>Regards [REDACTED]</p>
40.	<p>Hi, I don't feel the need for another access point to the headland as there's fantastic access at the start of the street that's flat, wide and accessible with a vehicle for maintenance and events. The road reserve in mention is the total opposite, steep, dangerous, overgrown and leads to nowhere. It would cost hundreds of thousands to make it safe just to have people be able to walk up there. It's not viable to keep it, it's never been maintained anyway and never will be.</p>

41.	To my knowledge this strip of land is very steep hence has unmanaged vegetation and overgrown. It is not a critical piece of land, not the sole access point for key bush land and the funds for this sale could go towards council funded community initiatives.
42.	<p>Hi,</p> <p>I don't agree with the closure. I occasionally walk with a friend there, and it would be good to be able to access this path.</p> <p>We need to keep all the public land we have in the Northern Beaches, and not sell it off to everyone who requests a slice.</p> <p>The owner's property is 100% viable and useable as it stands and if they wish to add on to it they need to come up with a design that doesn't involve resuming public land.</p> <p>It would be very little expense to remove the weeds from this pathway and make it viable again ... it's safe, and a form of easy access for the public.</p> <p>Since covid, more and more people are out walking on the Northern Beaches. Let's not discourage them by reducing pathways and easy access to the beautiful asset that is Bangalley Headland park.</p>
43.	<p>This piece of land has not been maintained by the council for many years, it is steep and overgrown. It is not an effective public right of way or emergency access. In addition, it has been superseded by a better, flat, access right of way to the headland only slightly further along my the road.</p> <p>Allowing the sale of this land will provide additional useful funds to the council while making absolutely no difference to the public or emergency access to the headland. It should be allowed to proceed.</p>
44.	<p>This public pathway (road reserve) should remain for the public. Public land is becoming scarce for the use by residents and native fauna. A stairway already exists at the northern end of the Bangalley Headland walk incorporating steps at the steepest point and this same configuration could also be applied to this pathway in Watkins Road to provide access from the road to the headland. This same pathway was also used by firefighters to extinguish a blaze sometime ago.</p> <p>Private application to purchase this pathway should be refused and remain for all residents.</p>
45.	<p>To whom it may concern,</p> <p>I am a resident on watkins road and have been for 30 years. I am happy for the works proposed by 32 watkins road to go ahead. I do not think this public land is suitable for a foot path as it is a steep block. As a resident I have never seen anyone using this public land.</p> <p>Regards</p> <p>[REDACTED]</p>
46.	<p>To whom it may concern,</p> <p>I am the owner of a house directly across the road from 32/34 Watkins road. I am happy for the works of a driveway that the resident from 32 Watkins has applied for to go ahead. In over 30 years of owning this property I have never seen this public land utilised it has been overgrown in all this time and is extremely steep. As well as that there is access to bangalley headland next to number 2 therefore I see no purpose for the need for a second public pathway with access to bangalley headland.</p> <p>Thank you</p>
47.	<p>This proposal looks perfectly reasonable and sensible as it will create an amenable use for an otherwise unused, and unusable, parcel of land. I think the proposed use of the land would not create a disruption to neighbours or the local neighbourhood, nor the amenity of the headland.</p> <p>Further, I believe it would be a waste of limited Council funds to undertake what would be a very expensive exercise to clear and construct a public access road in this location that would simply be a duplication of a designated flat access path that is much more accessible, and is only some 200 metres away from the land subject to this proposal.</p>


	The proceeds from the sale of the land would provide funds to the NSW DPIE for other much needed initiatives.
48.	<p>To whom it concerns,</p> <p>This area is known to me. The land is very steep and completely overgrown. There is flat access to the Bangally Head wall 200m down the road next to 2 Watkins Rd, and no access via this vacant land therefore it would make total sense sell at a fair price to a neighbouring property should they be interested.</p> <p>██████████</p>
49.	<p>I am a long-term resident of Avalon Beach, having been born here and returned 12 years ago after a stint of 20 odd years of living in Queensland. The Northern Beaches and especially Avalon, is a very special and beautiful part of the world. One of the attractions in our area are the many public walkways. Being able to access headlands, beaches, and parks through these walkways is something that is not found in many places. I am not in support of this application. I regularly access Bangalley Headland via both Whale Beach Road and Marine Parade. I have major concerns regarding access to emergency services being able to access this area. This is route provides the only direct street access where firefighters can gain access into the bushland and out to the headland. By removing this access, the risk of fires getting out of control and risking houses along this whole area is increased dramatically. Please do not approve this application.</p>
50.	<p>My family has been enjoying the Bangally Head walk on a regular basis for years. We had no idea there this public access has been there for almost 100 years. This access is also useful for effectively fighting fires and other emergencies.</p> <p>How Council has been able to justify not maintaining this access over the years or even indicating it exists with a sign is beyond all of us.</p> <p>As lifetime residents and ratepayers of Pittwater we ask that Council not only refuses this application but clears the growth, commits to maintaining the access and installs signage, as there is with so many other public access points in our area.</p> <p>Sincerely,</p> <p>████████████████████████████████████████</p> <p>Bilgola Plateau NSW 2107</p>
51.	<p>Properties such as this should be preserved by Council for the benefit of all people within the community who wish to use them - this would also include local wildlife which I have seen using similar access pathways in the area.</p> <p>I am amazed that a property that is deemed too steep and dangerous to walk upon can be proposed as a building site with associated vehicle access.</p>
52.	<p>I do not agree with the closure of the public land for private use. The land should stay as its original purpose and allow access to Bangelly Head for many to enjoy.</p> <p>Subdivision of the land to allow for a new dwelling further exasperates the continuous over development of the Pittwater area. This is a fragile and unique headland and does not need one more concrete and glass monstrosity, which is what is very likely to happen.</p> <p>I adamantly disagree with the proposal.</p>
53.	Please do not sell off this parcel of land. It will set a precedent. Very against it.
54.	<p>Proposed closure of of land adj. 32 Watkins Rd.</p> <p>The land should stay as public land accessible by walkers and should be subject to bush regeneration.</p> <p>Absolutely opposed to its falling into private hands. Should be for the amenity of the community.</p>
55.	You as a council are corrupt and as a councillors daughter has bought this house it is an inside job no no to the sale of this to the councillors daughter who owns brothels
56.	<p>This should under no circumstances be permitted.</p> <p>1. It is a public access route. The fact that it is currently unused is irrelevant.</p> <p>2. If it is heavily vegetated it is presumably providing much needed habitat for fauna. There has been so much recent over development in North Avalon wildlife is struggling to survive.</p> <p>Leave this as is.</p>

	3. Just another example of greed and money making by already wealthy landowners. I object in the strongest possible terms to this proposal.
57.	I submit an objection to this road closure as I utilise it.
58.	This area of land is of immense value to the owner on no. 32, yet we the ratepayers will receive no tangible benefit from any sale and minimal benefit from future rates payable for this parcel of land. It costs nothing for Council to maintain this land. If No. 32 wishes to subdivide, then they should utilise the property they purchased. I am against disposal of this public land.
59.	If local residents have a desire for access, that possibility should not be foreclosed to please the one resident who wants to purchase the land. Since you mention, in your FAQ section, that there are residents who would like access, I'd have to be against the sale of the land. If the land is safe to enclose and build upon, then it could be rendered a safe accessway if there was enough will. Thanks.
60.	I would like this land to remain public and be turned into another access point to the bangalley headland. I live in Binburra Avenue the next street over and it would be wonderful to have a shortcut to the headland and walks instead of having to go round to the other entry point. Would also be good to help disperse people with covid. Thankyou.
61.	I understand that this path was used by the fire service when Bangalley Head was on fire several years ago. With global warming it is likely that at some stage there will be another fire on the headland. it would seem sensible to keep this access open
62.	I feel that the public land should be retained, access to Bangalley Head should be improved along this parcel of land and it should be correctly signposted by council. Selling it would set a precedent and I know there are lots of strips of land like this throughout the council that are not signposted correctly, not maintained or have been absorbed into adjoining residents gardens. A lot of these are like the land in question, a direct public access that no one knows is there to a magnificent public area. If they were correctly signposted and maintained they would be used on a daily basis by visitors and locals. Thank you.
63.	We object to a public pathway (even though it is unconstructed) being closed as many locals with their children use the public path to walk up to Bangalley Head and sit and rest on the seat provided, to take in our spectacular Avalon views of the ocean. Families often go to Bangalley Head via the public pathway provided to watch the whale migration. HOW DO WE KNOW IF IN THE FUTURE THE PUBLIC PATH WILL NOT BE AVAILABLE TO THE PUBLIC??
64.	I do not think the pathway reserve between 32 Watkins Road, and 34 & 36 Watkins Road. should be closed and sold so that a house can be built behind plot 32. As we have seen during Covid more and more people need access to our reserves. to restore this path would be an asset to the community.
65.	Dear NBC Please sell this unused and inaccessible strip of land. It's of no use to ratepayers and the money received from the sale will benefit ratepayers. Thank you
66.	I support the sale of the 3.66m wide road reserve to the adjoining owner of 32 Watkins for the potential construction of a second dwelling - as is commonplace in that area due to the enormous block sizes. I am familiar with the very steep and overgrown jungle-like strip of land and it would not be practical to be used as a public walkway. It would also be a considerable waste of Council funds to convert it to another walkway, given there is already a designated flat access walkway path only 200 mtrs down from this location. Why would 2 access points be required, especially as the second one is impractically steep and not needed. It makes much more sense for Council to sell the strip to the owner at number 32 for a second dwelling - as per dual dwellings next door at 34 & 36 Watkins and 38A and 38. Funds from the sale of the 3.36mtr strip as well as development fees from the likely second dwelling development on number 32 I am sure could be used for many more beneficial Council projects and initiatives, rather than a duplication of an access pathway, which is also an impractical one with higher public accident risk.

	Common sense needs to come into play here - selling the reserve to the neighbour makes the most sense and has the least negative consequences for all.
67.	Enabling this, means thousands of houses around the northern beaches will consider this behaviour normal. All public pathways give avalon it's charm. Another piece of activity which is only about subdivision and making money to then increase house prices. The public say no. The community of avalon says no too. Not to mention the wildlife who may live within this area.
68.	Council should look after these access so called roads. In this case it provides access to the Coastal walkway and is particularly important that it is not lost. Excuses for less cars on the road parked etc are just an attempt at justification. At the end the owner who wishes to buy the so called road is looking at subdivision and adding to the cars parked now doubt
69.	This is public land and it should stay that way. It gives access to one of the most lovely walks in the area and gives the area a feeling of uniqueness with access to unspoiled green areas. Once gone, it's gone for good.
70.	Re public pathway between 32 & 34&36 Watkins Rd Avalon, to Bangalley Headland Reserve. I was thrilled to find there is public access to Bangalley Headland Reserve, other than the north & south ends of the walking track. I can see why this public pathway formed part of the plan. It allows emergency & maintenance access to the reserve. It also provides for smaller loop walks for the public in a reserve which is much used by the public for exercise, and for the natural bushland experience. The smaller loop, Marine Parade entrance to Watkins Road entrance & return by road (or reverse) will be much appreciated by those needing a shorter walk. This public pathway needs to be made passable & signposted. If, now that the public is aware of it, it were to be sold off, there would be a very strong negative reaction by all users of the reserve, local residents & visitors, except for the one local resident who has put up the proposal. Do not allow this public pathway to be taken from us. [REDACTED] Member Bangalley Headland Volunteer Bushcare Group Member Bangalley Head Landcare Group
71.	I know this site and I do not see a problem with the acquisition of the parcel of land by the owner of No. 32 Watkins Rd to build a 2nd dwelling on the block, which is essentially the same set up as No. 34 & No. 36 next door.
72.	I fully support the sale of the proposed road reserve closure
73.	I fully support the closing of the road reserve and the sale of the land to the owner at 32 Watkins Rd.
74.	I have walked along the Bangalley headland many times and never knew this strip of public land existed, being so overgrown. Given the walk exits onto Marine Parade some 200 meters further down it seems redundant as an access path. If council had no intentions of building and maintaining a path due to steepness, it would seem sensible to sell it removing risk of liability. Even better if council could come to some arrangement with DPIE to access some of the proceeds to open up other such strips to less easily accessible areas, or upgrade and maintain existing ones.
75.	I am against Council selling off this piece of Public Land. I think they should clear it and sign post it
76.	We have had our house in the area for 24 years and know the houses and land around 32,34 and 36 Witkin's Road Avalon Beach well, and often walk around that street and the Bangally headland. The public road reserve referred to in the public notice is an unused, narrow and incredibly steep piece of land that, I am guessing, has not been used by any member of the public for a very long time. It is overgrown and steep and would be a danger to members of the public who might try to use it. It does not provide any practical access to/from Bangally headland and Watkins Road; there is in fact a perfectly suitable access between Bangally headland and Watkins road at 2 Watkins road and this access is open, flat and safe. I see no sensible reason why this public road should not be closed and incorporated with adjacent land; it will then be properly cared for and safe (not theoretically available for public access).

77.	Selling off this public land will further restrict access to the coastal strip of public land behind the houses. It's not reasonable to sell off this public land and access just so that someone can subdivide their property to make more money.
78.	I strongly oppose the road closure at 32 Watkins Road.
79.	This public road reserve (I believe it is actually a public pathway, not a reserve) would be another valuable resource not just to the residents of the area but for visitors to explore and appreciate this beautiful Bangalley Head area. The reason it has not been utilised up to now is simply because of the overgrown and un-maintained condition of the pathway. Our public pathways are an asset to our community not just for now but for future generations. I would urge the Council not to sell this off to allow a homeowner an opportunity to gain value from something which is essentially a public asset.
80.	Public land should not be sold off to a single party to enable subdivision. This land has been put aside for everyone to use, and it would be shortsighted of democratic NBC councillors to allow transfer of this land.
81.	As a resident of the Northern Beaches, I am familiar with Watkins Rd and in particular the section of land that is in question. I know that strip to be virtually impenetrable and imposingly steep. The only time I have seen the strip cleared is in the article (photo) in the Northern Beaches Review, page 10, February 23rd. How many people actually use this access? The proposal appears to want to replicate what is happening next door at No. 34 & No.36 and thus does not appear to be unreasonable request at all. I would support the sale of the strip of land to No.32 as the maintenance of the strip then becomes the responsibility of No. 32 and not the NBC also if the new dwelling is approved, it will provide rates to the NBC. In short to reiterate, I would support the sale of the strip of land to No.32.
82.	Public land should remain available for the use of the public and for the benefit of local flora and fauna. And this goes double in the case of closing the reserve so a land owner can profit from it. Avalon is special because of the big plots that offer separation from other neighbours and our fantastic tree canopy that support all types of wildlife. We moved here because of that. If people want more density and development they can move to Manly.
83.	Please leave the public access pathway for the use of all residents and emergency workers to have access to Bangalley Headland. Selling off public land for someone's personal profit is just wrong
84.	The path should be made readily available for use by the community. The council should be maintaining and putting in appropriate signage so the community have additional access to this beautiful headland. They community should be in mind when making this decision, not the monetary benefit to council or to the private owner wanting to purchase the land. The northern beaches is becoming a sea of houses and this will only increase the opportunity for this private land to erect another private dwelling rather than additional green space for community as well as habitat for flora and fauna
85.	The public land should stay public land and should not be sold off. The council should prepare the land for proper walking access to bangalley head pathway and properly sign it. Selling land to a private owner has no benefit to the community and just because it is currently neglected does not justify the sale.
86.	I strongly decline the closure of the the road reserve and sale of the land on Watkins Road between 32 Watkins Road, and 34 & 36 Watkins Road . It's a valuable parcel of public land that should be kept to have a third access to Bungally Headland Reserve. Please don't give it away. Kind regards [REDACTED]
87.	Definitely not!!! Reinstate as a public pathway
88.	Disagree strongly against the sale of the land. Belongs to the public and that's where it should remain.

89.	I strongly oppose the loss of public land between 32 and 34 Watkins Rd for subdivision. We really need more access to Bangalley Headland for recreation and emergencies. I Also promote less development and more greenery! The bottom line is that this land belongs to the people. Council should make it available to us! It is very disappointing that this proposal is even on the table
90.	Hi council. I have lived in the local area for past 30 years and my grand parents before me and I walk passed this spot nearly every day. This land should be maintained by our council so people both local and visitors actually know it even exists! and seriously you cannot consider selling it off. I'm outraged and strongly oppose.
91.	I object to the closure of this road reserve, and the sale of this public land. The reserve was made to facilitate public access. The fact that a path has not yet been constructed is not a reason to sell the land. What this points to is that Council should construct a public path here. This is a very beautiful location that should be opened up to the public, rather than shut away. Build it and they will come. Access corridors such as this are difficult/impossible to reinstate once they are lost.
92.	Hello I would like to say that I am totally opposed to the sell off of the public land pathway! Remember Please! Once they are gone they are gone forever! I have lived in Avalon Beach for over 20 years and part of the main attraction of this area is the magnificent walks and the fabulous views and Beaches that we are so blessed to have! I find it pretty sad, that I have walked this area, so many times over the years and it's shocking to think that we didn't know about this path, because it would've added to the joy of the walk! Please give this pathway back to the people for recreational use! Even more so after Covid we know how precious our natural land is and how important it is to be able to access it easily and safely! Please work on this path to make it accessible for all to use and enjoy our beautiful area thank you!
93.	I am totally against this request as the northern beaches has become so over populated the roads are busting with cars! The traffic coming out of north Avalon road in the morning is horrendous and most days is back beyond Careel Head Rd. With the new developments in north Avalon road won't help either! Another house squashed on a property, more cars parked on that road you can't drive 2 by 2 as it is! So sorry you can't always get what you want!!
94.	I strongly object to public land being sold off. This is an important access point to Bangalley Headland.
95.	Seems like a reasonable proposal to me - totally overgrown at the moment - no current public usage and no foreseeable future public usage. If the adjacent owners wants to buy it and they develop in accordance with local environment plan then I'd have no objections.
96.	I would like to submit that the public land adjoining 32 Watkins Rd, be kept for the public and not sold. I have grow up in Avalon and just 2 blocks from this public pathway but had no idea it existed as public land, due to the lack of signage and maintenance of the pathway. If I had know this pathway existed I would have used it frequently. Once this land is sold off there will be no retrieving it for future generations. Don't sell off all our public land!
97.	I have been a resident of Avalon Beach for 34 years and regularly walk the local pathways and bush walks in the area, including the Bangalley Head trail. I and many other local walkers would like to be able to access the trail from this existing public strip of land between 32 and 34/36 Watkins Rd Avalon, as originally intended when the housing blocks were created. I request that the NB Council disallow this proposal for private acquisition of the land in question and clear and signpost this public strip so that we can make more use of our beautiful nature walks that this access will provide. This is why we live here!
98.	This is a video submission. The author opposes the proposal. Please view the video at https://youtu.be/6wprE2q3KEQ

		
99.	I oppose this sale due to the fact it will limit the access of emergency services to an already hard to access location.	
100.	This is public land that has been allowed to purposely deteriorate by successive councils over many years. It should be re-cleared, properly signposted and REMAIN publicly owned for the enjoyment of ALL. I vehemently oppose this proposal!	
101.	I do not agree with the sale of the road reserve adj 32 Watkins Road Avalon. This is public land that should be maintained for Access to Bangally Headland. there are far too many of these public accessways that have already been built over and illegally planted out to stop access to the public on public land. With an ever increasing population in and around Avalon all public spaces should be retained and maintained by council, including signage.	
102.	As a resident of over 50 years, I am strongly opposed to the sale of this public asset for private gain. As the funds won't go to NBC there is no gain for our community should the land be sold. I would prefer to see the path opened up for public use and as an access for emergency services. The increase in subdivisions in the area has meant the significant loss of tree cover and green space. Please don't sell this public land. I'm sure the land owner in question can build a granny flat if he desperately needs more accommodation. Thank you.	
103.	I am opposed to the proposed sale of the land. It is public land and should be retained permanently for the public to use now and for future generations.	
104.	I request that the public road reserve in Watkins Road should be retained for future use by the public and not sold. All public land is a precious commodity and should remain in public ownership. It would be a possible site for a walkway and suitable planting in the future. I strongly support retaining this strip of land in public ownership.	
105.	<p>I do not support the closure of the Road Reserve on (at 32) Watkins Rd. Nor the rezoning & sale of the parcel of land to owners of 32 Watkins Rd.</p> <p>This is supposed to be public & emergency services access to the cliffside walks on the headland.</p> <p>The owners of 32 had same opportunity to leave space down side of property for battle axe development as neighbours at 34 & 38 did, but no, instead built right to boundary, and now want public land for their private use/profit.</p> <p>Perhaps, based on current owners comments in submission, a right of way/lease could be established, with owner of 32 paying for a common public use drive upto the reserve, providing</p>	

	access to the battleaxe block at rear (which in itself can be securely fenced off) and allowing public walkers & emergency vehicles access to the bushland reserve (A proper legally binding arrangement as opposed to 32s owners general comments & thoughts). This has been done in other parts of Pittwater eg Tasman Rd thru to Bareena Rd & Bareena Rd thru to Milga.
106.	This public land should be retained and used as a walkway rather than the enrichment of individuals.
107.	Please do not sell off public land for the profits of one person. It is very short-sighted. Once it is gone it is almost certain that it will never come back in public hands even if in the future there is a need for it. Do not put money over public places like so many other governments do. Set the standard council, don't be part if the problem.
108.	I am opposing the proposed road reserve plan as: - there is a desire from Avalon residents to have a public accessway from Watkins Road to Careel Headland Reserve. There are only a view access points for the headland reserve - the road reserve is currently not know to the public as there are no signs visible. They have been potentially removed. - I dispute the safety concerns regarding an access as other access points are as well steep - there is a concern of over development in this area close to the reserve
109.	Avalon Preservation Association objects to the proposal for closure of this road reserve/public pathway, which would enable sale of the land by the State Government. The public land is currently overgrown with vegetation, but it has been used in the past when the vegetation was less dense, for emergency services access for bushfire fighting in Bangalley Reserve. There are very few access options for urgent firefighting in the Reserve. It should be sensitively cleared and suitably replanted where necessary. It could then provide access for emergency services and for walkers in future. It is public land. Once sold it cannot be recovered. This public land, which is effectively a public reserve/ green space, is valued by the local community, including for its visual benefits in such a highly visible publicly exposed location. The closure of the road reserve would enable sale of the land by the State Government, the proceeds of which would go to State Revenue, not Northern Beaches Council, and so would not benefit local residents or council. The closure of the road reserve/ public pathway to enable sale of this public land is opposed because there would be no public benefit for the local community from the sale, whereas it currently provides public benefits, will continue to do so, and has the potential to provide more in future. A sign should be placed on Watkins Road in front of the land to notify the public that it is public land for public access.
110.	I don't support the sale of this public pathway to a recreational area, being the headland walk. The area is well used by the public and any additional access points for the public should be retained for public use. We need more public walkways, not less.
111.	For many years this public access pathway has been inaccessible & unused by the public. I believe the owner of 32 Watkins Road should be able to purchase the land. As a narrow residential street already overrun with parked cars we do not have space for walkers to be taking valuable parking spots away from local residents. There are already 2 pre-existing access points to Bangalley Headland - one of which is mere meters down the road. Providing pedestrian access will do more harm than good to the environment by disturbing well established flora & fauna. Alternatively, make both parties happy & allow 32 Watkins to partially own the access road (but also allow public access to the walkway via the driveway! - problem solved!)

112.	We object to this proposal due to the fact that this public reserve is crucial to fire control access for Bangalley Headland. Bangalley is a very precious piece of bushland surrounded by residential properties and any access in the event of required fire control must be preserved.
113.	I object to the proposed closure and subsequent sale of the unconstructed pathway between 32 and 34 Watkins Rd. This strip of public land provides access to the Headland for fire and emergency services and it's closure will end this access permanently. The land, publicly owned should stay in public hands and provide a pathway for the public
114.	<p>As a member of a local northern beaches surf club, I have been to see the pathway in question between 34 & 36 Watkins Road.</p> <p>It is significantly overgrown, including well established trees, and I have never seen anyone use the pathway in the 32 years I have been around the area.</p> <p>The pathway in question is extremely steep and would put the council at risk of significant public liability if it were to be used. It would take an extremely fit individual to walk up this hill. Being qualified in first aid, I could only imagine the risk of injury to the community if this pathway was opened.</p> <p>The whole community uses the flat access pathway next to 2 Watkins Road to access the Bangalley Headland trail. Any funds should be used to upgrade this access and for other much more urgent community projects</p> <p>Thank you for your consideration</p>
115.	I am a member of a surf club within the surrounding area and have been to see the land in question. The land is completely overgrown and very steep. The ability to access Bangalley Head walk, next to 2 Watkins Road is where funds should be received to maintain the area for the greater community.
116.	<p>I think the road reserve should remain public and not be sold off to develop, subdivide or build on.</p> <p>These public reserves are unique and special to the area and need to be maintained as public access for all.</p> <p>Public reserves such as these are part of the character of the area. They provide much needed open space and vegetation for native animals and greatly add to what makes the northern beaches peninsula so inviting and special to the people that live here. The northern beaches needs more public pockets of nature and walking tracks for everyone to explore not less.</p> <p>Please, please, please don't sell it off for another residence, or developers dream.</p>
117.	<p>I have lived in North Avalon for 34 years.</p> <p>For the past 4 years opposite the road reserve noted here and prior to that in Bareena Rd. For this whole time the land in question has been impassable. Council have done nothing to remediate the land for bushwalking / foot traffic access. Nor would I have wanted them to as there is a perfectly serviceable access to Bangalley Head just 200 m south of this point. We have raised our four children walking extensively around our area from West Head through Mona Vale and up to Palm Beach. I support the sale of this land as I see much better use of the sale proceeds for Council to improve more accessible walking tracks within our LGA and for the acquisition of lands that would provide more scenic walks in the area. A case in point being the acquisition of cliff-top land along the eastern edge of the properties along Marine Parade to allow a coastal walk from Whale Beach through Bangalley Head to Avalon Beach. But there are plenty of other walks that could be improved in the area as well. In the past 34 years Council have not seen the remediation of the land in question as a good use of ratepayer funds. I agree with that as the costs outweigh the benefit in saving a 200 m walk for people who seek access to Bangalley Head.</p>
118.	Please do not close or sell public land. It is already in short supply and there is no way back after it is sold . The subject land has potential use and there is zero justification for giving up and selling it .
119.	No do not agree with this. We are losing land again. Why should that property owner benefit?
120.	<p>I am vehemently opposed to the sale of this public access land between 34 and 36 Watkins road and ALL public land in the Northern Beaches Council.</p> <p>As Sydney (and NBC area) increase in density the need for access to Public land and local amenities will increase and walkways such as these will be even more desired.</p>

	<p>The fact the proposed purchaser plans to double the dwelling on his own block proves my point regards density.</p> <p>I have noted many other walkways where neighbours have blocked access with landscaping and ropes (evidence is seen between 38 and 40 Palmgrove Road Avalon and at 39A Dress Circle Road Avalon.</p> <p>It is the responsibility of NBC to prevent such blocking of public land and act to remediate when it occurs.</p> <p>It is NOT in the remit of council to sell Crown Land.</p> <p>The public access ways in the old Pittwater council area have been logged and the community is tracking closures and council response.</p>
121.	<p>Proposed road reserve closure adj. 32 Watkins Road, Avalon Beach.</p> <p>I am against this proposal.</p> <p>Even though this access is not expected to be used in the near future, not having it available for use later is unacceptable.</p> <p>It was planned for future use, let it remain that way.</p> <p>Thank you,</p> <p>[REDACTED]</p> <p>Resident Avalon Beach.</p>
122.	<p>I live across the road from 32 Watkins Rd. Until about 6 months ago the entrance to the pathway was fully overgrown. I have attempted to walk up the path with the owner of 32 Watkins however it is virtually impossible. Very overgrown, rocky and steep.</p> <p>There is access to Bangally Headlead at the bottom of the road and from Whale Beach Rd which I feel is sufficient. Also given that Bangally is sadly a known suicide spot, I question if it is necessary to provide more access points?</p> <p>Therefore, I do not object to the sale of this public land.</p>
123.	<p>please do not close this pathway to the public. I belong to a walking group and we would like to still continue to have access.</p>
124.	<p>As a resident of watkins road we have no objection to the sale of this piece of land. Recently the owners of 34 Watkins Road, stripped out all vegetation to create the feeling of a much larger block than they actual have. This property is currently for sale. This piece of land has never provided access to Bangalley Headland due to it being overgrown and too steep. It hasn't been maintained as an access point either.</p>
125.	<p>Formal Closure of Watkins Rd Road Reserve/Public Pathway</p> <p>I strongly object to the above proposal on the following basis.</p> <p>1) I do not agree to the ad hoc sale of green space/public land unless there is a very strong reason for so doing. This not the case here'</p> <p>2) The principal beneficiary is the owner of 32 Watkins Rd, The incremental benefit of the proposed acquisition and development would be substantial.. The rest of the NBC ratepayers would suffer both a short and long term loss of a potentially valuable recreational facility. This is totally inequitable and unacceptable.</p> <p>3) An option for the NBC is to keep the road reserve open and work with the local residents to clear the access path and provide ongoing maintenance, This was successfully done by Pittwater Council in conjunction with CABPRA (Clareville and Bilgola Plateau Residents Assoc). Three paths were chosen, each of a similar length and steepness to Watkins, All three were successfully implemented and five or so years later provide an excellent example of rate payer council co-operation. (Adopt a Pathway)</p> <p>[REDACTED]</p> <p>Clareville 2107</p> <p>[REDACTED]</p>
126.	<p>I don't agree with the council closing this reserve for the following reasons:</p> <ul style="list-style-type: none"> - It's public land and it should be available to the community - It can be used by the fire department if there's a fire on Bangalley head - The bushland should be retained and revegetated as habitat for wildlife - It's not in the public interest

	- Would be great if a proper public path could constructed Thank you :)
127.	We need more access to our parks and reserves, not fewer. Stop giving away our public land.
128.	This submission requires geographical knowledge of the local area. This would be a very highly sought after piece of public land but it is worth much more to the community than the council seems to understand. Its very important when living behind such large cliffs to have access to the lower areas, for shopping or going to the beach, or to work. Its an access lane way and also it is not wide enough for a house. Financial incentives motivate some people, as well falsely and wrongly sometimes enhance council coffers and influence outcomes. Lets hope not in this circumstance as the benefit to everybody living in and around north Avalon will be inconvenienced by the loss of the laneway. Financial incentives have no place in this discussion and should not be a consideration behind the motives of the development. The land in the lane way between 32 watkins road avalon and 34 watkins rd Avalon should not be sold. The Avalon community needs it.
129.	I am wondering why a sub-division should be allowed to done when you look at how close to the edge of the cliff the "new" block will be. The erosion of the coast is an ongoing and ever present danger . In the process of building a new dwelling there is a possibility on the land becoming unstable, which could lead to the Council being liable for any remediation of the house/land. I do not think that approval of the sale of the land should be given.
130.	Hello, in response to your notification regarding Watkins Road sale, having viewed the site and seen the terrain involved and therefore non-existent access to the community, I support the sale process. While I agree with council maintaining large open spaces, a level of common sense needs to be applied around assets that have limited benefit to the community, particularly when we have increased demands on council funds and therefore increasing council rates. I feel in this case that the balance favours a sale and is an easy decision for council.
131.	This should stay in Council hands. At some time in the future it can be opened up to allow public access.
132.	I believe that the public land between 32 and 34 Watkins Road Avalon. should remain in public ownership. It is an access to Bangally Reserve and as such should be maintained for public use. This is an area that should be kept as a walking track (for exercise) but also could be planted with some of the local natives, as a continuation of the beautiful and important Bangally Reserve. We do not need any more houses in this area - parking and traffic is already a problem.
133.	Thank you for the opportunity as a resident, to register my strenuous objection to this proposal. Precious public reserves/pathways are just that . Public! They benefit both residents & visitors & provide essential habitat for native flora & fauna. For any or part of these to be 'sold off' to financially benefit individual property owner/s is unconscionable. The buyers of this property (in 2020 according to a quick google search) would, (or should) have been aware of the obvious difficulties subdividing this block. I assume the sale price reflected this. This is an issue for the owners & cannot nor should it, result in the loss of any rare public land. The approval of this would set an appalling precedent. Death by 1000 cuts! Once sold, it's gone forever. This proposal is not in the public interest & needs to be rejected unconditionally.
134.	I am sick and tired of this Council swallowing up public land and selling it off to private developers. There is a lovely reserve off Halesmith St in Mona Vale and someone has painted over the sign indicating where it is. In other words if you didn't know there is nothing to direct you. When will that reserve be sold off? There were other walking tracks from Rednal St through to Pittwater which have been sold off. My firm request is please do not sell off Watkins are Avalon.
135.	From [REDACTED] Avalon Beach [REDACTED]

	<p>Submission: Proposed closure of Crown Land Road Reserve next to 32 Watkins Rd Avalon Beach</p> <p>I object to this closure. It is not in the public interest to close the road reserve. The possible benefit to the owner of 32 Watkins Rd is contrary to the general public benefit in leaving the road reserve open.</p> <p>It is not currently used as a track suitable for walking into Bangalley Head Reserve, but that could happen at some time in the future if it remains a road reserve; the top of the road reserve meets the Reserve walking track.</p> <p>It has been used by emergency vehicles such as fire engines to take hoses up into the reserve to control wildfires. No doubt this access will be needed again in the future.</p> <p>It is Crown Land. I understand purchase after closure is sought by the owner of 32 Watkins Rd. Proceeds of any purchase would go to the NSW Government, not Northern Beaches Council.</p> <p>All public land should be kept in public ownership, particularly the many pathways and informal tracks in this part of the LGA. While many are impassible for various reasons, others enable walkers to move around the landscape, adventuring along the tracks and shortcuts between roads. Once closed or sold, such pathways are impossible to recover.</p>
136.	<p>I strongly object to the closure of this road reserve. Too many small parcels of public land are disappearing from the Northern Beaches and must be retained for the ease of people walking through their suburbs for mental and physical health. Not all people are able to participate in the total lengths of a walk so short cuts are a vital way of benefitting our wonderful views.</p> <p>This road reserve is also a necessary route for the access of emergency crews in case of a fire or accident, there are very few places where access is possible to Bangalley Reserve. I also object to a person buying extra land just to be able to put down more concrete in a sensitive area which leads to a very special bushland reserve, we need every piece of green space to help combat the deep decline of the health of our planet which humans are responsible for.</p>
137.	I object to the closure and sale of the road reserve. Crown land should remain accessible to the public, allowing egress to the bush land and views behind these properties.
138.	Please do not sell public land. The access should remain public.
139.	<p>I am strongly against any further subdivision and over development of the local area.</p> <p>I am therefore against this proposal of road closure to allow for further subdivision and subsequent sale and development of land.</p> <p>I am for retaining local character and bushland and space and for preserving local natural vegetation and animal habitat. This headland is a particularly special piece of land and should be respected and protected.</p>
140.	<p>The proposed sale is for pure greed</p> <p>This is a public pathway and should stay there and be upgraded to allow access to the headland</p> <p>Stop selling off public land for private greed</p>
141.	This should not be sold but left for public access. We are losing land
142.	I do not believe the proposed closure of this public land should go ahead. It would be a loss to our community to loose this strip of land. It would serve the community better to be a pathway to bangally reserve as well as providing a corridor for flora. Revegetation of this strip of land would also provide a natural corridor for native fauna to access the bangally reserve.
143.	<p>Why is the Council considering or supporting the closure of this public road reserve in order to facilitate sale of the land to the adjacent landowner at 32 Watkins Road, Avalon Beach. This is not in the public interest or benefit in anyway.</p> <p>The owner of 32 Watkins Road wants to acquire the land to facilitate the subdivision of the land and the construction of a second dwelling house which is clearly for the owner's individual personal profit and benefit to the detriment of all other residents and visitors. This public road reserve is a community asset. If this is a road reserve, the owner should be able to negotiate the use of the road reserve for access to the back of their block and they need to pay to the cost of building of the driveway/pathway. This driveway/pathway could provide assistance to</p>

	<p>gain an additional public access to the iconic Careel Headland Reserve - a win for the owner by giving them access to the back of their block and a win for residents and visitors by maintaining public ownership of the Road Reserve and assisting the Council build an additional access to the Reserve.</p> <p>I suspect, however, that the owner does not have a sufficiently large size block to subdivide into 2 minimum size blocks without this public land (as a number of their neighbours have been able to do with similar battleaxe blocks). This unfortunate for the owner but is not a sustainable reason to sell off a public asset which could offer the residents and visitors better access to the Reserve.</p> <p>It appears that the only reason why this important public asset is not in current public use is that it is not marked as public right of way and the Council has not built and maintained an appropriate pathway to one of the most iconic Public Reserves on the northern peninsula - Careel Headland Reserve. For the Council to argue that the area is not suitable for a pathway is absolute rubbish. If this was the case, the pathways to the Barrenjoey Headland and nearly every other headland and hilltop Reserve on the Peninsula wouldn't be open to enjoyment and benefit of community and visitors alike.</p> <p>I understand that there is a risk that the current southern access to the Careel Headland Reserve via Marine Parade may become compromised if the cliff near this entrance continues to collapse. Having a another pathway to Careel Headland Reserve is a valuable asset for the residents and visitors, and critical to ensuring public access can be maintained.</p> <p>The sale of a public road reserve which has the potential to provide access to important public assets including Careel Headland Reserve and Bangalley Park, to an adjacent landowner, in order to facilitate the future redevelopment of the land for private benefit, is clearly not in the public interest.</p> <p>If the Council was truly interested in improving public visitation and community use of the Northern Beaches iconic natural assets, they should actively oppose the closure and sale of this Road Reserve.</p>
144.	I object to this declaration of a proposed road reserve closure. These public assets are essential to community wellbeing. It blocks access to a viewpoint of the coastline.
145.	Retain for public use, do not sell or close.
146.	<p>It is important to keep all council/public access points open for the public. I am a big walker and routinely seek alternative tracks and public access points to navigate and explore.</p> <p>The headland does not need any more local development encroaching on the beautiful Bangalley reserve track and clearing of bush land.</p> <p>Subdivision of your own land is your decision. If there is no access, no subdivision. We live on a large block of approx 1200sqm and I would hesitate building a granny flat on our property which may crowd our neighbors and destroy our beautiful tree scape.</p> <p>History has told us the public do not appreciate people building over and extending their gardens and blocking/hiding public access to waterways along Riverview and Barrenjoey rd as examples.</p> <p>I do not agree with public land being sold for the reason for an owner to subdivide their land for their own gain.</p> <p>Thank you</p>
147.	<p>I do not support the closure and sale. Too many public access ways are already concealed by neighbours, reducing public access.</p> <p>I regularly run Bangalore Head and Watkins Road and I had no idea this was public land.</p> <p>Council needs to open it and others in the area, not sell it.</p>
148.	<p>I definitely do not wish to see this public footpath closed to public foot traffic. I use it often and would be very disadvantaged if it was to be closed. Furthermore northern beaches council does not deserve to be awarded any more public monies, after the absolutely disastrous effort at fixing sand point boat ramp. Never in the history of council projects has there been a attempt to fix something, that ended up making it so much worse.</p>
149.	Council is proposing the closure of a public road reserve in order to facilitate sale of the land to the adjacent landowner at 32 Watkins Road, Avalon Beach.

	<p>The owner of 32 Watkins Road wants to acquire the land to facilitate the construction of a second dwelling house and subdivision of the land.</p> <p>Despite not currently being used, there is potential for the reserve to be upgraded and used in the future to provide pedestrian access for the public from Watkins Road to Careel Headland Reserve.</p> <p>Noting the area is subject to geotechnical risks, the current accessway via Marine Parade may become unusable at some point in the future if the cliff near this entrance continues to collapse into the ocean over time. With this in mind, having an alternative access route to Careel Headland Reserve is a valuable asset for the community, and critical for ensuring public access can be maintained for future generations.</p> <p>Council have flagged potential "safety issues" that could potentially arise from the steepness of the terrain, but no further information has been provided. If the land can be considered suitable for an intensification of residential development, as is proposed by the owner of 32 Watkins Road, then safety risks associated with a pedestrian walkway are likely manageable.</p> <p>In summary, the sale of a public road reserve, which has the potential to provide future access to important public assets including Careel Headland Reserve and Bangalley Park, to an adjacent landowner, in order to facilitate the future redevelopment of the land for private benefit, is clearly not in the public interest.</p>
150.	<p>As a local I have walked up bangalley headland on many occasions and often wanted an alternative route back down but was unaware this reserve existed.</p> <p>I would like to see it opened up and signposted as public access to the headland. Whilst steep it is less dangerous than the current access through to whale beach road</p> <p>It is public land and should remain that way.</p> <p>Perhaps I could purchase the walkway to the side of my property so that I can benefit financially at the expense of other ratepayers!!! Where does it stop!</p>
151.	<p>I am completely against closing off more pathways in Avalon for the benefit of one land owner to build another property behind them. I run up and down the Bangalley head track a couple of times a month so I know the area in question.</p> <p>It should be upgraded to an official walking path with clear signage. If it is too difficult to join up to the Bangalley head track above it, it should be re-vegetated as a wildlife corridor for animals moving in and out of the reserve.</p>
152.	<p>As a local and a walker I love the pathways that connect areas and feel the more of these we lose the less accessible walking is. Our footpaths are limited- let's us keep the little lanes</p> <p>There's much concern locally at the loss (by sale, by neighbours encroachment or by overall neglect and inaccessibility) of these road reserves around the area, which potentially now provide pathway access to a number of areas, in this case up to the headland. Many are overgrown, some are appropriated (and maintained!) by neighboring properties...</p> <p>In this case, it seems there is a real interest in this being retained. My understanding is that any proceeds go the general income and do not benefit the area. Either way, it seems that there is an easy solution.</p> <p>The proposed buyer should be granted a right of way, at a price (given that this will significantly enhance the value of the currently inaccessible land behind 32).</p> <p>In addition, he should be required - and it can be noted in the deeds which should be amended - to build AND maintain (in perpetuity) - the driveway to the front of the new subdivision AND a fully safe pathway along the route beyond the driveway. This will ALL be a public right of way, will be signed accordingly, and may NEVER be fenced or gated.</p> <p>This will maintain public access, but provide the owner with road access.</p> <p>As more people move to this area - where resources and access are already under pressure - maintaining these spaces is essential.</p> <p>This should NOT be sold in an attempt to raise easy money. There is an easy win/win for the potential purchaser, council AND the public, which merely requires a bit more effort from Council, on behalf of the people for whom they are supposed to be working.</p> <p>Thank you.</p>

153.	This should be kept and made into a public pathway access to the ocean reserve and not sold
154.	To all the councillors especially those representing the Northern Ward. Pittwater has precious little land, so it is unimaginable why Council thinks this important public land won't be needed as the population becomes more dense, and access becomes Priceless into the future. Local government is the last bastion of hope for good planning, because Rob Stokes future vision is horrifying.
155.	I worry about any public land being sold off, especially when the said land provides local and visitors access to beautiful walks or views. Unfortunately these pieces of land often aren't signed so we don't even know they exist, or, are purposefully encroached on by neighbouring properties intending to hide them. (I'm not saying that is happening here). Looking at the aerial photo it appears that there are no other access paths to the headland close by so once it's gone then it's gone for good. I also have a question. How much money has/would council agree to sell the land for? This will be a huge windfall for number 32 because without this public land they would be unable to build behind their house. Blocks of land are presently at a premium. Like I said previously "once it's gone it's gone"!
156.	Please do not allow closure of the road reserve by 32 Watkins Rd Avalon. Northern Beaches Council needs to hold onto its public lands in the best interest of future generations. Rights of way and public pathways are continually being obscured by greedy landowners in the area (e.g. 143 Whale Beach Rd, Whale Beach and the pathway between Rockbath Rd and Florida Rd, Palm Beach). It needs to stop. A healthy and happy community needs access to public spaces, quiet walkways that exist throughout the area make the area a more enjoyable and easier place to enjoy on foot. If anything, Council should be more proactive in properly signposting and preserving public lands.
157.	Leave it as public access. Council should clear it so it's accessible. We need to keep as many areas as possible accessible for people to enjoy. The applicant might say he is leaving it to be accessible but if he's also subdividing the future owner may not give permission. Once it's in private hands, it lost 😞
158.	I am amenable to this parcel of land to be granted to 32 Watkins Road. I see that this has little or no benefit to anyone else except to the adjoining owner/s.
159.	We believe that the sale of any public land, particularly public walkways should be prevented. We live beside such a piece of public land in Elizabeth St Avalon and it is invaluable for habitat and a movement corridor for our ever dwindling wildlife. Pity no one did anything about this before our koalas disappeared. We are also overpopulated enough as the recent accident on the Bilgola bends proved. Stopping traffic for 24 hours. If we double up the number of houses on each block the population will be impossible to support. Yours Sincerely [REDACTED]
160.	Public pathways should not be sold by council to neighbouring properties it is council's responsibility to maintain the pathway and make it accessible to the public selling this land would be unwise and confirm this council as being completely redundant.
161.	To whom it may concern I am a resident of Avalon and strongly object to the council selling off public land for the benefit of one landowner to benefit financially from building another home. Public land belongs to the public for all to share and enjoy.
162.	The road reserve should be maintained as public land, along with a proper footpath that allows access from the road to Bangalley headland - ideally wheelchair accessible. In addition, the footpath should be signposted as a pathway to Bangalley. Road reserves such as this should NEVER be allowed to be acquired as private land.
163.	What little public access land that exists should be kept as such. It is against the public interest to give up this land... even though it has not been maintained recently by council, it is an asset that belongs to the public. The neighbouring owner says he needs it for access to a second dwelling. Once it is in his control, he can close it off, even though he says he won't. He cannot speak for subsequent owners, though. I note that he doesn't ask if he can have a right of way,

	leaving ownership in public hands., even though he says that he just needs access to a secondary dwelling... hmmm...
164.	<p>There's much concern locally at the loss (by sale, by neighbours encroachment or by overall neglect and inaccessibility) of these road reserves around the area, which potentially now provide pathway access to a number of areas, in this case up to the headland. Many are overgrown, some are appropriated (and maintained!) by neighboring properties...</p> <p>In this case, it seems there is a real interest in this being retained. My understanding is that any proceeds go the general income and do not benefit the area. Either way, it seems that there is an easy solution.</p> <p>The proposed buyer should be granted a right of way, at a price (given that this will significantly enhance the value of the currently inaccessible land behind 32).</p> <p>In addition, he should be required - and it can be noted in the deeds which should be amended - to build AND maintain (in perpetuity) - the driveway to the front of the new subdivision AND a fully safe pathway along the route beyond the driveway. This will ALL be a public right of way, will be signed accordingly, and may NEVER be fenced or gated.</p> <p>This will maintain public access, but provide the owner with road access.</p> <p>As more people move to this area - where resources and access are already under pressure - maintaining these spaces is essential.</p> <p>This should NOT be sold in an attempt to raise easy money. There is an easy win/win for the potential purchaser, council AND the public, which merely requires a bit more effort from Council, on behalf of the people for whom they are supposed to be working.</p>
165.	The land needs to remain in the hands of the public and not sold off for more development
166.	I disagree with selling off public land. Let the people enjoy the area
167.	I object to the sale of this reserve. Such reserves should be opened and maintained by the council to promote access to other public areas.
168.	<p>I strongly object to the closure of the public road reserve in order to facilitate a sale of the land to the adjacent landowner at 32 Watkins Road, Avalon Beach.</p> <p>The owner of 32 Watkins Road wants to acquire the land to facilitate the construction of a second dwelling house and subdivision of the land for their private benefit.</p> <p>Despite not currently being used, there is potential for the reserve to be upgraded and used in the future to provide pedestrian access for the public from Watkins Road to Careel Headland Reserve.</p> <p>Noting the area is subject to geotechnical risks, the current accessway via Marine Parade may become unusable at some point in the future if the cliff near this entrance continues to collapse over time. With this in mind, having an alternative public access route to Careel Headland Reserve is a valuable asset for the community, and critical for future-proofing access to this important public asset for future generations.</p> <p>While Council have flagged potential "safety issues" that could potentially arise from the steepness of the terrain, no further information has been provided. If the land can be considered suitable for an intensification of residential development, as is proposed by the owner of 32 Watkins Road, then safety risks associated with a pedestrian walkway are likely manageable.</p> <p>In summary, the sale of a public road reserve, which has the potential to provide future access to important public assets including Careel Headland Reserve and Bangalley Park, to an adjacent landowner, in order to facilitate the future redevelopment of the land for private benefit, is clearly not in the public interest.</p>
169.	<p>If you get rid of the road reserves you end up with less greenery on the streets which causes a warming effect on the area. If you allow this, there will be more to follow resulting in what has happened in other parts of Sydney and the world. This will hugely impact the lives of all residents whether they are conscious of it or not.</p> <p>Road reserves also provide home to many possums and birds lizards and insects, which, with the removal of this will result in habitat destruction and even local extinction which is seen time</p>

	<p>and time again in the past looking at northern beaches as well as other parts of Australia and the world.</p> <p>Removing road reserves also causes a degradation to the integrity of Avalon, who is prided as an area with greenery and why it is such a desirable area to live in, with the removal of each road reserve, you are taking one step forward into the destruction of this beautiful area to live</p>
170.	<p>I am against the sale of this public land. The owner want to build another house at thr back of the block "as his neighbours have ." His block is much smaller than number 36 is, and was before number 34 was carved off, or visa versa.</p> <p>The owner says that he will let anyone use the driveway and landscape it beautifully. Until he sells those two properties! Then what?</p> <p>There are complaints and news articles about how big new buildings are, around the peninsula.</p> <p>Do we want every block filled with structures?</p> <p>More people, more cars on our already jammed roads and car parks.</p>
171.	<p>I strongly object to the closure of the public road reserve so the land can be sold to the adjoining owner at 32 Watkins Road who intends to construct a second dwelling.</p> <p>This in effect, takes a valuable asset away from the community so that a private individual can profit from redeveloping the land for their own benefit. This is clearly not in the public interest.</p> <p>This reserve should instead be upgraded by Council to provide alternative pedestrian access to the Bangalley headland walking track.</p>
172.	<p>Regarding the proposed road reserve closure adj 32 Watkins Road, AVALON.</p> <p>I am in favour of allowing the sale of the land to the owner of the lot at 32 Watkins Road, conditional upon the owner granting the public rights at all times to use the resulting driveway as access to reserve land at the rear of the property.</p> <p>Surely such an outcome preserves the best interests of all parties ?</p> <ol style="list-style-type: none"> 1. The Council is released of obligations and risks arising from owning unmaintained property. 2. The Council benefits from the sale of the land. 3. The purchaser is able to maximise the use of their existing property, and use it in the same manner as many others in the area. That is, construct an additional dwelling. 4. The public benefits in that they gain FULLY MAINTAINED access to the coastal reserve. <p>No one is worse off.</p> <p>Let's not complicate the simple decisions.</p> <p>I support the conditional sale of the land.</p>
173.	I disagree.
174.	<p>I strongly object to this public road reserve being closed for the purpose of selling the land to an adjacent home owner. Avalon Beach was planned with many small laneways and over time many of these have been lost from public ownership either in a planned way or surreptitiously by homeowners that have moved boundaries and where spaces to been allowed to become over grown.</p> <p>We need to maintain these public owned land for future generations. I would strongly encourage the council to keep the land. Perhaps you can put the burden of maintenance on neighbours to keep this clear, just like we all have to do for the verges in front of our own properties. If not, put it to public walkers to allow us to maintain routes on our public land.</p>
175.	<p>I live nearby this road reserve and frequently enjoy walking on Bangalley Headland.</p> <p>I had no idea this road reserve existed, I have not noticed any sign to indicate access to the reserve.</p> <p>I walked past the site the other day, it did not seem like a clear track, building rubble and equipment from the neighbouring property appeared to impede the track so I did not attempt to walk up it.</p> <p>I think it is important that it is properly cleared and maintained as a road reserve easily accessible from Watkins Road. I have lived adjoining Bangalley Headland for more than 25 years, from my property Bangalley headland is not accessible.</p> <p>During the time I have lived in this area there have been many emergency situations, such as bushfires, people requiring ambulance assistance etc on Bangalley Headland, often emergency services do not know where the quickest point of access is. I have directed them to the main</p>

	<p>entry, not knowing that a closer point of access, that should be clearly marked and accessible is available.</p> <p>There is already far too much development in this sensitive zone. It is pure greed driving the acquisition of what should be an important access point to the headland.</p> <p>Please keep and clear the track, so it is able to be utilized if needed by emergency services and enjoyed by local walkers.</p> <p>This is a gem that should be polished and accessible to all, not sold on to increase the wealth of an individual. If there is real concern for the environment it must be retained as green space.</p> <p>I shudder to see all the properties, battleaxe blocks with two massive dwellings, or single properties with 'granny flats' larger than my home, surrounding me. There is very little street parking, no footpaths and not the level of infrastructure to support this density of development. Do not facilitate more development in such an environmentally sensitive area.</p> <p>Thank you.</p>
176.	<p>No!!! Why should public space be closed so a self-entitled neighbour (No 32) can put up a granny flat and derive income. Disgraceful!</p> <p>Council should be ashamed for even considering it!</p>
177.	<p>This is yet more evidence of public land being given to a private owner. In this case for the private owner to increase living density which they will then sell off at a significant profit.</p> <p>Frankly Council has absolutely no intention of listening to the community but are solely focused on their OWN priorities which does not include fixing roads, collecting rubbish, or cleaning up cycle paths.</p>
178.	<p>This should not proceed. I live less than 100m from this proposed closure and have done so for 25 years. What is most disturbing is that this access was not developed and it made clear of its very existence. This would have simplified access to the headland, and reduced foot traffic through the cliff reserve at the back of all the houses in Watkins Road. The proposal should be to DEVELOPE the public access, not sell it!!</p>
179.	<p>It sounds like a terrible idea, no doubt purely to benefit the developers who will surely build multiple properties on the lot. If there was a medical emergency at Bangalley head, the loss of this throughfare might impact access by medical staff and police. I can see no benefit at all to the public or the neighbours in that quiet street of allowing the sale.</p>
180.	<p>I object to the sale on a matter of principle. It is public land and should remain so. I understand that the owner of 32 sees this as an opportunity to gain a second income or a second property to sell but that should not be at the expense of public land. Don't get me wrong if I were this person I would hope to do the same but he purchased the property knowing it was public land and it should remain public land.</p> <p>Thanks</p>
181.	<p>I am against the sale of this land. I know at this stage it can't be used as an access but I feel it sets a precedent for any other residents who feel they might like to obtain some Council land for their own benefit. Already there are some residents who have "acquired" some Council land for their own use - This should also be addressed by the Council. Money shouldn't speak!!</p> <p>Thank you</p>
182.	<p>Here is Clareville we put into place "adopt a pathway" with Pittwater Council. These pathways are valuable for our community. They are a way for us to walk our areas via lovely natural settings and connect with others. Unfortunately they have been ignored by council. They should not be sold off but reinstated. https://cabpra.wordpress.com/funds-for.../adopt-a-pathway/</p>
183.	<p>Selling the land means another pathway taken away from people of Avalon that like to walk to the headland with no return. A much better option would be to allow the applicant to build and maintain a road but still allow public access. A win-win for the community and the person wanting to build the road</p>
184.	<p>If the owner of the property wants to build at the rear of his property he needs access via his own land, not public land.</p> <p>If that desperate to build a second house he can demolish the existing house and redesign to provide access to rear of property.</p> <p>We have had too many public access paths in this area claimed or hidden by greedy property owners.</p> <p>The local community can assist with maintenance of the path if the council can't.</p>
185.	<p>Dear Northern Beaches Council.</p>

	<p>I am strongly opposed to the closure of the public pathway between 32 Watkins Road and 34 and 36 Watkins Road. It represents the support of a single interest at the expense of the greater North Avalon (and beyond) community. The Bangalley Headland is such a beautiful part of Avalon enjoyed by many locals and visitors to the area. I often walk the paths of Bangalley Headland enjoying the native flora and fauna and as this public pathway is very near where I live, I would certainly make use of the access, as would many others. A signpost showing it is a public pathway would be welcome. Many locals are very community minded and have interests in preserving public areas for the enjoyment of current and future generations. We cannot stand by and let these benefits of the environment disappear forever. At a time when the mental health of all is being tested like never before, the value to our local community must take precedence over any financial gain to a single person. Please consider the health and recreational needs of our current and future community ahead of the financial gain of one person and reject the closure of the public path.</p> <p>Sincere regards, [REDACTED]</p>
186.	<p>Public spaces should always be for all the community....</p> <p>Not the privileged few....</p> <p>If the public walkway is overgrown.....council has been negligent in maintaining</p>
187.	<p>I object to the sale of this PUBLIC LAND. On my many walks around Avalon I have found walkways marked on google maps to be non existent, ie part of someone's property? PUBLIC LAND should remain as PUBLIC LAND , too much of what we once owned has been sold off by successive governments at all levels.</p>
188.	<p>I think that this piece of road reserve is a remarkable public asset that creates the opportunity for all people in the community to engage with the reserve and view the ocean at that point. If this land is privatised public access is lost forever. Please retain in public ownership this unique/scarce public asset and invest in basic walking access along to the end of the reserve. This is an asset to be treasured for future generations. 🙏 [REDACTED] - Avalon</p>
189.	<p>We strongly do not approve!!</p> <p>This path is vested to the community and should be utilised as such</p> <p>To facilitate another property to subdivide is unacceptable.</p> <p>The additional parking in the street is all ready full and will only add to it</p> <p>All so many longstanding property owners will be affected by headlights going down the driveway.</p> <p>Further development fights will occur as neighbouring properties will be adversely affected by a proposed new building (yet to be lodged)</p> <p>Community deserves its rates to be used to create and maintain amenities that are for the benefit of the community</p> <p>Not to mention, what about the rights of 34 and 36.</p>
190.	<p>I am against this pathway (and many others) being closed for public use because there are so many lovely pathways in the northern beaches that should be better marked If they were people would use them more often. Everyone is walking to keep fit and healthy which is what we want in our area.Closing this and others like it is a travesty if our forefathers left them purposely. It would be much better if they were marked as pathways so people would use them and not just leaving it up to local knowledge/word of mouth or walking groups to find and use them. Unless they are completely unpassable on foot/by bike then these older reserved pathways should be made useable and not closed and sold to the neighbours.</p>
191.	<p>With reference to selling the footpath/land at 32 Watkins Road, Avalon Beach, I am opposed to selling. It should remain as public space, and developed into a proper path to the Bangalley reserve cliff.</p>

	<p>Public land/footpaths are precious, as overdevelopment is constantly being condensed onto larger blocks of land in our suburbs. Although this path has been obscured either by neglect or design, it should be cleared, the borders shrub planted for privacy for the adjoining properties, including simple bush steps constructed for the steeper top section. This a valuable asset for the community and should definitely not be sold off. Residents in the streets north of the reserve access on Marine Parade would find this footpath much more convenient to enjoy this popular area.</p> <p>In the event of bush fire, as happened a few years ago on the headland, the fire brigade would be able to connect hoses in the street, and run them up the path to the cliff without interfering with private property.</p>
192.	<p>Dear NBC,</p> <p>Thanks for this opportunity.</p> <p>I am opposed to the closure of the subject public land and its consequent sale by the Crown to the current owner's of one of the neighbouring properties.</p> <p>Any strip of public land that is vegetated 'green belt', a fauna habitat and corridor, and an existing or potential public access way to other public lands is rare and valuable. Clearly, it should be retained.</p> <p>It is suggested that the strip is little, even unused by the public. That is not surprising given it has been made to look like private land and has not been maintained as a thoroughfare by authorities. Were those matters addressed, the public would readily walk to and from the famous Bangalley Headland.</p> <p>Any suggestion that the pathway would be too steep in part does not stack up: sections of the Angophora Reserve, Pinnacle Track, Smugglers Track and numerous other popular walks on the Peninsular are equally steep. Indeed, they are sought out by the many locals and visitors looking for exercise in beautiful settings. I understand Council is in the business of encouraging such activity reasonable even challenging.</p> <p>It is also suggested there are other public ingress and egress points to Bangalley. Those other points are not "nearby" as suggested. In any case, the more access points the more the community and visitors will be encouraged to exercise and enjoy spectacular Bangalley.</p> <p>Multiple accesses are also a simple matter of safety in the event of accident, injury or illness while in the Reserve.</p> <p>Closure and sale of the strip would also facilitate further development of the neighbouring plot. More 'green belt' and fauna habitat would be lost. Density and traffic would increase.</p> <p>Only the Crown and the current owners of 32 Watkins stand to gain from the subject proposal. On the other hand, all NBC LGA constituents and visitors would lose.</p> <p>The proposal is certainly not in the public interest. Indeed, it is against the public interest.</p> <p>I urge Council to reject the proposal.</p> <p>Sincerely, [REDACTED] Avalon Beach</p>
193.	<p>Please do not close this pathway. Instead, please signpost it as 'public path'</p> <p>There are many pathways in this area and some residents make access difficult by planting out public land. Another example is an access to McKay reserve from Bynya rd Palm Beach. Long term residents are aware of many pathways newer residents are not aware are actually public access, not private land. This pathway should not be closed to enable private purchase of the land.</p>
194.	<p>I [REDACTED] object strongly to this back door method of acquiring public lands. How dare the owners of 32 Watkins Rd assume that there would be no community disgust at this proposal.</p> <p>Public land is exactly that, land which the public can use.</p> <p>It is not for their personal gain.</p> <p>There are many such public walkways in Pittwater, so should we block and discourage people from using them so that some developer and neighbours make some money. I shall be waiting for Councils determination,</p> <p>Yours sincerely [REDACTED]</p>
195.	<p>I am totally opposed to the closure and sale of this piece of Public Land. Its existence has clearly been a very closely guarded secret as I regularly walk there and didn't know if its</p>

	<p>existence. Rather than selling it for the economic benefit of one ratepayer it really must be kept in public ownership. The fact that it is a public way should be clearly established and sign posted.</p> <p>Even if this is too steep to be used as part of the walking track system on Bangalley Headland, it should be kept as a wildlife corridor. There are very few existing corridors left, which has contributed to the loss of many native species of flora and fauna.</p> <p>In Summary: If you really care about your reputation as a forward looking Green Council, you cannot even consider selling a rare road reserve in such a beautiful place.</p>
196.	<p>Dear Northern Beaches Council</p> <p>I am strongly opposed to the closure of the pathway from Watkins Rd to Bangalley Headland.</p> <p>This Public land is a community asset and the interests of the community should always be considered before the interests of private land owners.</p> <p>I am an organiser for a local Heart Foundation Walking Group and our group regularly walks the Bangalley Reserve Walking Track. I never knew that this access was there.</p> <p>The Northern Beaches Council has been campaigning for the community to become more active/healthy by advocating the use of pathways and cycleways. Instead of handing this Public Pathway over to private landowners I think that the Pathway should remain a community asset and be upgraded to a proper pathway access to Bangalley Reserve.</p> <p>It is a very shortsighted plan to hand this Public asset to private interests. Once this asset is gone, it is gone forever! We don't know what the future holds and what the needs of the community will be in the future. Public land is a scarce asset and we need to preserve and look after these assets for future generations. These assets should not be given away to the highest bidder! I understand the council does not have a role in the sale of the land but, the intention of this proposal is very clear and the land will be sold to an adjoining property.</p> <p>I strongly oppose to the proposal of the closure of this Road Reserve, and demand that the Public Land stays for the use of the whole community.</p> <p>Sincerely, [REDACTED]</p>
197.	<p>I strongly oppose the closing of this public pathway so that someone can build a second dwelling. This public land is there to give people access to Bangalley Headland, not for someone to build another house for profit. If these people want 2 houses they need to move somewhere where this is possible. Granny flats are taking over our suburb and one more is not needed - especially when there is not access for it.</p>
198.	<p>I strongly oppose the proposed closing of this significant and well-used public road reserve (access path) and its possible sale to private interests. I understand they are separate issues, but they are closely linked because the closing of the path opens up and facilitates the sale.</p> <p>This pathway is a valuable public asset and connects the public road directly to Bangalley Headland - one of the best ocean/cliff/coastal views in the entire NBC LGA. It allows community access to the Bangalley Headland and as such represents a net loss to the community if it is closed to community access.</p> <p>Instead of being closed off, the path should be revegetated to improve the existing wildlife corridor, in line with NBC's tree planting/biodiversity goals and policies. Closing the path, then selling this bushland off to a neighbour to facilitate a second dwelling (by concreting it for a driveway), would potentially obliterate a significant section of vital wildlife habitat that we're rapidly losing in our area due to increased development.</p> <p>My wife and I regularly use this path to access Bangalley Headland. There are other accesses, but this is the most gently sloped and convenient. Whenever we use the access, we always see</p>

	<p>other community members doing the same thing; the pathway is a significant community asset. The closing of this path, and the disposal of the land to private interests as a result, is absolutely against the public interest and should not be contemplated by NBC.</p> <p>[REDACTED] Avalon Beach</p>
199.	<p>Dear NBC</p> <p>We strongly oppose the closing of the path and proposed takeover/sale of this community land. We understand they are separate issues, but they are closely linked because the closing facilitates the sale. This pathway is a valuable public asset and connects directly to Bangalley Headland - one of the best ocean/cliff/coastal views in the entire LGA.</p> <p>Council has been actively encouraging the community to walk or bike ride around their suburb instead of driving. These connecting pathways facilitate that goal.</p> <p>The eastern (upper) part of the track is currently a vital habitat corridor for birds and animals, that directly connects to Bangalley Reserve, but the lower section has been made to look like it's private land. This path should not be closed, but remediated and revegetated with native trees and shrubs by NBC/Crown Land contractors, with perhaps help from bushcare groups, while incorporating a low-key stepped track to properly connect from Watkins Rd to Bangalley Reserve - as NBC has done with the Pinnacle Track and Angophora Reserve in Avalon, which are equally steep. The view rewards at the end of this track warrant any costs.</p> <p>NBC says there are other tracks nearby that connect to Bangalley, but they are too far distant to be convenient for walkers from Whale Beach Rd, Milga, Binburra, Albert, Alexander Roads etc. If a plan to make a formal path is too costly, or not feasible, then simply revegetating the path to improve the existing wildlife corridor would be the best option, and is in line with NBC's tree planting/biodiversity goals and policies. Closing the path, then selling this bushland off to the neighbour to facilitate a second dwelling (by concreting it for a driveway), would potentially obliterate a significant section of vital wildlife habitat that we're rapidly losing in the area, due to increased development.</p> <p>Many Pittwater public paths have been illegally appropriated by adjoining neighbours trying to discourage community use - for example: 173 Riverview Rd, Avalon which has been an ongoing legal saga over 4 years +, where the resident has done major construction work on road reserve and on the Shore Brace Reserve path that connects to Pittwater. This sets a very poor precedent by NBC to further undermine their use by closing/selling the Watkins Rd path. Which Pittwater/NBC path will be next?</p> <p>But most importantly, why should the community & local wildlife lose a valued asset, so a single resident can potentially profit (hugely) from the sale of this public land.</p> <p>The closing of this path, & the disposal of the land as a result, is not in the public interest.</p> <p>Thank you for the opportunity to comment.</p>
200.	<p>Dear Northern Beaches Council,</p> <p>I strongly object to the closure of this public road reserve for the following reasons:</p> <p>I really appreciate this pathway, and all of the other pathways on the northern beaches where I can walk and look at the ocean or aspects of this beautiful area; I can't understand why you would consider allowing this to be developed. Not only would you be removing a valued area of land access but this would likely lead to similar requests to remove public land for an individual's development goals - a very bad precedent in my opinion. Why should the entire community be negatively impacted by one individual's gain?</p> <p>We already are seeing too much development on the northern beaches - there is very little land left for wildlife to be able to live and to move safely; please let's appreciate the unique special nature of the peninsula and not destroy any area which can support and aid our natural wildlife.</p>

	Please do not approve this closure; please keep this public reserve access for our community - both now and for future generations. Once this land is lost, it will never be able to be regained or restored.
201.	<p>I oppose the closure of the road reserve for the following reasons:</p> <ul style="list-style-type: none"> - many public pathways are already illegally appropriated by property owners adjacent to them and are blocked off from public use. If these pathways were maintained they would provide incentive for people to walk, taking advantage of the short cuts many of these paths provide. Closing this walkway represents further deterioration of the public assets and undermines community prerogatives. - It's also an important wildlife corridor connecting to Bangalley Reserve. With increasing development in area, these connecting corridors are crucial to wildlife. - It's on the Pittwater Public Pathway list & is a low key but valued pathway to a beautiful ocean lookout - If NBC can do it here, they could do it to many public paths. - Sets a bad precedent. - The community pays to enhance this resident's property value. - Should be signposted so more people know it exists and can access the reserve more easily
202.	<p>I oppose closure of this road reserve.</p> <p>Even though it is currently unused, as it is overgrown, it is public land.</p> <p>Public land ..in this case effectively a de facto public reserve/ green space ..albeit a narrow one is valued by the community for its visual benefits in such a highly visible publicly exposed location. Public value more so than a paved road to enable access to and enhanced value to undeveloped private land.</p> <p>This is preferable to further development along the escarpment that would further make it like the North end of Newport Beach in appearance</p> <p>The FAQs suggest a public pathway would be unsafe due to steepness. If cleared and preferably left as an unmade surface with a public pathway sign, that should be up to users to decide. If it's unsafe for pedestrians due to its steepness, it should also be equally unsafe as a private road for users of the public road below, and for residents opposite in Watkins Rd</p> <p>The sale of this public land for no local community benefit from the sale, is opposed.</p> <p>Thank you</p>
203.	<p>I object very strongly to this proposed closure. This is, and always has been, a very beautiful walkway to one of this areas' spectacular ocean lookouts.</p> <p>It is also vital for the local wildlife to use as a corridor allowing native animals to roam the headland.</p> <p>I have heard this proposal is being suggested to facilitate a development. This is not a reason to forever take away public land. I will be doing all I can to oppose this.</p> <p>Regards, [REDACTED]</p>
204.	<p>I cannot believe that the NB Council is even entertaining this idea! The council's response straight up should have been an unequivocal 'NO'. How is it even getting to the point where the Council is asking for submissions on this request?! I am very disappointed!</p> <p>Public Land is public land. There are too many public land/access ways in the Pittwater area where private properties have usurped the access to these areas, and I don't see the council really doing anything to get 'our' land back! (Public reserve on Whale Beach Rd and Riverview Rd, just to name a few). I believe the land should very much remain as public land for the following reasons;</p> <p>It's an important wildlife corridor connecting to Bangalley Reserve. With increasing development in the area, these connecting corridors are crucial to wildlife!</p> <ul style="list-style-type: none"> - It's on the Pittwater Public Pathway list & a pathway to a beautiful ocean lookout - If NBC can do it here, they could do it to many public paths. - Sets a bad precedent.

	<ul style="list-style-type: none"> - The community pays to enhance this resident's property value. - Should be signposted so more people know it exists and can access the reserve more easily. <p>The council has spent \$\$\$\$\$ on painting bike symbols on the road and useless blue sign posts to help people navigate the area whilst walking & on bicycles, when everybody carry's a mobile GPS! What a waste of money. One example of many being the blue sign on Little Head (Whale Beach's northern headland) showing that Whale Beach is 0.5km down the road, when they can clearly see the beach from that point. What a waste of money!</p> <p>How about the council use this money to properly signpost and make available/accessible all the Public Land and access ways in Pittwater that have fallen by the wayside or been encroached on, or being denied access to, by private properties!</p>
205.	<p>It is very sad that NBC is even considering the closure of this road reserve so it can be sold so someone else can make a profit. This is public land, and provides access from Watkins Road through to Bangalley Headland reserve. It would also function as a wildlife corridor to/from the headland. With the increasing development in the area, such corridors are increasingly important for safe movement of wildlife. The closure of this road reserve sets a poor precedent for other such road reserves in the Northern Beaches. Instead, it should be signposted as public access to the clifftop walk along Bangalley Headland, so it can be more easily used by the public, who already own the land. I am 100% opposed to the sale of this road reserve.</p>

B. Emailed Submissions

Number	Submission
206.	<p>Your Ref: 2022/020903</p> <p>██████████ Avalon Beach NSW 2107 ██████████ Mobile: ██████████ Chief Executive Officer Mr Ray Brownlee Northern Beaches Council 27 February 2022 Dear Mr Brownlee,</p> <p>Re: Notice of proposed formal closure of a public road reserve in Avalon Beach between 32 and 34/36 Watkins Rd</p> <p>I am the owner of ██████ Watkins Rd Avalon. My property is the direct adjoining neighbour to 32 Watkins Road. As one of the most directly affected neighbours I strongly oppose the proposal to close the public road reserve between 32 and 34/36 Watkins Rd Avalon. I understand that all other adjoining neighbours, as well as nearby neighbours also oppose the proposal.</p> <p>This public road reserve provides real public amenity. The closing of this public path, and the stated intention to sell to my neighbour, is not in the public interest.</p> <p>This pathway is a valuable public asset that connects directly to Bangalley Headland and Reserve with walking tracks that have some of the best coastal views in the Northern Beaches Local Government Area. The public path connects directly to the popular Palm Beach to Manly bicentennial walk.</p> <p>Importantly, this is an opportunity for this public road reserve to be the primary access for emergency services, in particular the Fire Brigade, to attend bush fires in the Bangalley Reserve as well as police and ambulance services should a member of the public need assistance. There are very few public access points to Bangalley Reserve and Headland and restoring this pathway is essential for public welfare.</p> <p>The path is clear at the bottom and with simple maintenance could be improved further. It can easily be remediated and revegetated with native trees and shrubs with help from neighbours (such as myself), community volunteers and bushcare groups. It would then be a low maintenance track that properly connects Watkins Rd to Bangalley Reserve for the public to enjoy as well as create that vital access for the emergency services. As a direct</p>


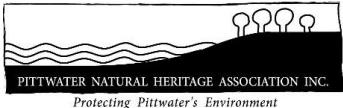
	<p>border holder I would happily contribute to its restoration. The path offers genuine public amenity that all should be able to enjoy.</p> <p>The situation at 32/34 Watkins Rd has until very recently also been made to look like it is private land and the upper component significantly affected by the lack of maintenance on the applicants border. The closure and disposal of this land in not in the public interest and creates a poor precedent for other residents to contend with.</p> <p>The purpose of the closure is to enable the potential sale of the road reserve to a private party for the potential construction of a second dwelling (behind the existing dwelling at 32 Watkins Road) and subdivision of land. Currently, the applicant does not have the land size required to subdivide in accordance with Council planning controls. In effect, if Council were to formally close the road reserve, it would be giving up public land and green space, with no gain to either council or the community (proceeds would go to the Crown), to enable a private subdivision opportunity (and significant private gain) that currently does not exist. Closure and privatisation of this path will ultimately result in increased densification of the built environment and will negatively impact on the natural environment. This path should not be closed.</p> <p>I strongly oppose the proposal to close the public road reserve between 32 and 34/36 Watkins Rd Avalon and proposed sale of this community land. I respectfully ask that you reject this proposal.</p> <p>Your faithfully [Redacted] Avalon NSW 2107 [Redacted] Mobile: [Redacted]</p>
207.	<p>[Redacted] [Redacted] NSW 2107 3 March 2022 Attn: Northern Beaches Council Re :Proposed Road Reserve Closure – Land Adjoining 32 Watkins Rd Avalon Beach I'm writing in support of the proposal.</p> <p>Having lived in Avalon for over 30 years in close proximity to this land both in Bareena Rd., just 250 metres away and for the past 5 years at 23 Watkins Rd (directly opposite the site) I have never seen the land as a viable access to Bangalley Head. I have also never seen anyone use it to access Bangalley Head.</p> <p>The land is steep and until the present owners cleared the bottom half it was impassable through that section. The top section is very steep and has never been cleared. With much easier access just 200metres south I don't see the need for an additional access point to Bangalley Head.</p> <p>Our family are keen bushwalkers and have walked the bush tracks through much of the Northern Beaches. It is a vast area with some wonderful walks. We would much rather see Council use the money from the sale of this land to better upkeep existing walks and to purchase land to link the cliff walk through from Bangalley Head to Avalon Head.</p> <p>The land proposed for sale has never been used for bushwalkers, has never been landscaped nor had a viable pathway constructed by Council. I presume because the costs of such out-way the benefit to the public given that there is a much easier route just a short distance south.</p> <p>In short, the money from the sale can be put to much better use for the benefit of all Northern Beaches Ratepayers.</p> <p>Regards, [Redacted]</p>
208.	<p>[Redacted] Avalon NSW 2107</p>

	<p>6th March 2022</p> <p>Subject: Proposed Road Reserve Closure Plan – 32 Watkins Road, Avalon</p> <p>I would like to strongly object to the Closure Plan for the Public Pathway adjoining 32 Watkins Road. This is an area of outstanding beauty and cultural significance. It currently has 4 Public Access Pathways. I have been denied access from Watkins Road for an extended period and wish to ensure that future generations aren't similarly denied.</p> <p>I have limited my Response to addressing the FAQ Section on the Council's website, but there is so much more that I would like to say on this matter. I feel that the argument Against is so strong, I prefer to leave my Response concise.</p> <p>DELIBERATE BLOCKING OF ACCESS</p> <p>I take particular exception to the FAQ which states: <i>This road reserve is not currently being used by local residents due to being an unconstructed public pathway and heavily vegetated.</i></p> <p>An active trail runner and a long-time Peninsula resident, I have enjoyed exploring the many pathways of Pittwater. I share these with my friends, and they are amazed at how interesting and varied their walks can become.</p> <p>This was particularly important during COVID, when the wellbeing benefits of being outdoors really came to the fore. I set about running every street, path and trail on the Peninsula and found so many more. Some were well maintained, others required a little bush bashing and some were purposely planted to make access impossible.</p> <p>The Path in question had clearly been deliberately made impassible. I revisited the path adjoining 32 Watkins Road on several occasions, but each time realized that short of cutting down the obstructing trunks, I would have to encroach on private property. On each occasion, I had to give up.</p> <p>Contrast this with the overgrown access from Binburra Avenue which I have enjoyed rediscovering on many occasions with its unmaintained stairs and seat which are a reminder of an era when Public Land was appreciated for being exactly that.</p> <p>I am particularly annoyed now to discover that someone has cleared the pathway adjoining 32 Watkins Road in anticipation of Approval to purchase this beautiful stretch of Public Land. Surely this is an illegal clearing?</p> <p>Local Resident Use</p> <p><i>There has been a desire from local residents to have a public accessway from Watkins Road to Careel Headland Reserve. However, due to safety issues that could potentially arise from the steepness of the terrain, as well as alternative accessways to the reserve available nearby, it is unlikely that a public accessway would be supported in the future.</i></p> <p>Had it not been deliberately planted to make it inaccessible, I would have been using this pathway for a few years. This is evidenced by my regular use of the pathway from Binburra Avenue and my numerous attempts to access the Watkins Road Access Pathway.</p> <p>The steepness of the terrain and safety issues argument compared to other excellent Council constructions seems ridiculous to me. There are a couple of very short sections that would benefit from stairs, otherwise it is no more dangerous than several paths that I regularly use in Pittwater.</p> <p>Unfortunately, Bangalley Headland is entirely closed when Emergency Services have the unfortunate task of visiting the area. It is possible that alternative access on these occasions may be beneficial.</p> <p>Assuming that alternative access ways will always be available seems short-sighted given the environmental changes we are experiencing.</p> <p>Custodianship</p> <p><i>Council has no role in any future sale and will not receive any proceeds.</i></p>
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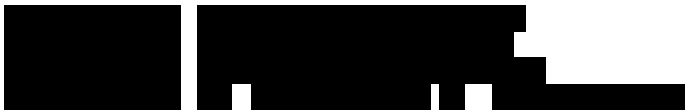
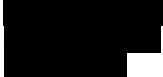

	<p>I must admit that before visiting Council's website I assumed the only possible benefit would have been a negligible sum of money from the Land Sale. Having read that Northern Beaches Council will not receive any proceeds, I am assuming that the Application will be unsuccessful as it purely financially benefits the current owner at a great opportunity cost to the Community. Bangalley has Indigenous significance. As Custodians we have an obligation to respect and leave accessible all corners of the Headland that remain Private Land.</p> <p>Protection of Pittwater Public Pathways</p> <p>As there are a number of Pittwater Pathways under threat, does the Council maintain a register that concerned residents can update? I have long been concerned with respect to the illegal obstruction and clearance of Public Pathways but have never been able to find an efficient way of registering my concerns - I encounter many examples.</p> <p>I commend [REDACTED] & [REDACTED] on making the YouTube video which a running friend sent to me. Without my friend contacting me I would have been totally unaware of this Application. I suspect that I am not alone in this regard. As such, I believe that the 150+ Submissions already received are the tip of the iceberg with respect to how many locals would object to the Application.</p> <p><i>I trust that Northern Beaches Council will Reject the Proposed Application and hope that an efficient mechanism can be created for residents to raise their concerns regarding other Public Pathways at risk.</i></p> <p>Kind regards, [REDACTED] [REDACTED] Avalon NSW 2107</p>
209.	<p>Dear Sir/Madam,</p> <p>For this proposal I hereby submit NO</p> <p>This is scarce public and should not be sold to a private party. The current owner says he will keep it open to the public, but we all know those promises can change at any time once the owner takes possession.</p> <p>This is especially so if in the future that owner sells his home.</p> <p>We should be protecting all the public land we can, and further, the lane being for public use should be cleared so I can be safely and properly used by the public.</p> <p>Thanking you and trusting NO comes in as the majority.</p> <p>kind regards [REDACTED] Freshwater NSW 2096</p>
210.	<p>I object strongly against the proposed closure and sale I have only recently become aware that there is a extra access to Bangalley Headland Walk.</p> <p>I have spoken to someone who said he has just recently walked up using this pathway and in its current unmaintained condition This pathway has to be weeded and improved so it can be accessed and used by everyone There are no safety issues (especially compared to the Bangalley Headland Walk itself which is being used and enjoyed by so many and so should this pathway) The public have not been aware of this pathway which needs signage</p>

	<p>Kind Regards, [REDACTED]</p> <p>[REDACTED]</p>
211.	<p>Proposed public pathway road reserve closure adj. 32 Watkins Rd, Avalon Beach</p> <p>Northern Beaches Council,</p> <p>I strongly OBJECT to the proposed road reserve closure (adj. 32 Watkins Road) & the subsequent sale of Public land (which I have used in the past to access Bangalley Headland, Nth Avalon Beach).</p> <p>Listed below are some reasons why it should be left as a 'Public Pathway Road Reserve' & some comments on how to improve its accessibility;</p> <ul style="list-style-type: none"> • The public pathway is a vital access point to Bangalley Headland. • Council should be purchasing (more) private land to further add to what public land we already have. • It should never be taken away from us (the public) to be sold to individuals for their gain. • The public Access from Watkins Road (between 32 & 34/36) should be sign posted to notify the public that there is access to the Headland between these properties. • A sign should also be placed along the trail on the headland walk to notify anyone using the reserve of an alternative route out. • Unfortunately a lot of people don't know it exists, because it is not sign posted (and now that some have become aware of it, say they would use the path in future) (It has been neglected in the past by previous councils)

	<ul style="list-style-type: none"> • The access has been obscured over the years by a number of weeds and shrubs that can be easily cleared and managed so that it blends/fits in with the current headland landscape & walking trails. • I recently accessed the public pathway road reserve walkway from Watkins Rd up to Bangalley Head (between 32 & 34/36 Watkins Rd) on Sunday 20 February 2022 with a friend and we both found it an easy walk. (Please note my friend is in his 70s) • We do not want a pathed/constructed path up to Bangalley Head from Watkins Rd. We just need it to be left untouched except for the planting of some native plants to replace the weeds that have grown over some of the path/walkway and some simple Landscaping (ie retaining logs) to hold the soil to stop erosion just like already is in place on the Bangalley Trail. • This access is an asset to our community that should not be lost forever into private ownership. • We need this access to the headland in cases of emergencies. ie injured/unwell users of Bangalley Walking trail, so they can be treated and evacuated in a timely manner. (Minutes and seconds could be the difference between life & death.) • It is also needed in the advent of a fire, for the safe evacuations of persons and for access by firefighters to fight a bush fire on the headland and to save neighbouring properties that do back onto the Reserve. <p>I do trust that Northern Beaches Council will listen to my voice and those voices of the community who are strongly against the closure of this site and will keep this Public Asset in Public Hands for the people as intended for all of us to use.</p> <p>Regards, [REDACTED] [REDACTED]</p> <p>Sent from my iPhone</p>
212.	<p>The General Manager Northern Beaches Council</p> <p>Dear Sir</p>

	<p>Re: Closure of Public Reserve: 32 Watkins Road Avalon</p> <p>Pittwater Natural Heritage Association objects to the proposal to close the public road reserve next to 32 Watkins Road Avalon Beach. We believe that this loss of public land is not in the interest of the community as there is no resulting benefit to the community to compensate for the loss of an access way to Bangalley Headland reserve. As we understand, Council will not receive any proceeds from the sale, so if the access way was to be sold there is no money available to Council to purchase land to replace it.</p> <p>We request that instead of putting up what we consider to be a very weak argument for not opposing the closure, Council improves access to the headland through this reserve, which would encourage more people to enjoy Pittwater's wonderful natural environment.</p> <p>Council's stated reasons for its likely lack of support implies, in our opinion, a negative attitude to the natural environment of Pittwater, especially since research by Council shows that our community values its natural environment. We ask that Northern Beaches Council shows that it too values the natural environment by refusing closure of the road reserve.</p> <p>Thank you for the opportunity to make this submission</p> <p>[REDACTED]</p> <p>Secretary</p> <p>Pittwater Natural Heritage Association</p> <p> Find us on Facebook for the latest news!</p> <p></p>
213.	<p>27/ 2 /22</p> <p>To Ray Brownlee Chief Executive Officer Northern Beaches Council</p> <p>RE proposal Public Road Reserve Closure between 32 Watkins Rd and 34 &36 Watkins Rd Avalon</p> <p>I am saddened to hear that yet another piece of public land, that could benefit everyone (as well as emergency access to a bushfire prone area) has been left unmaintained and then is being proposed to be privatised.</p> <p>This headland is popular and well visited and needs good access.</p> <p>I object to the proposal , but also suggest that signage and maintenance be organised for this area.</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

	<p>Newport 2106 NSW [REDACTED]</p>
214.	<p>The General Manager Northern Beaches Council.</p> <p>Dear Sir, I am objecting to this proposed closure and sale of the strip of land providing access to the Bangally Headland walking path.</p> <p>This strip of land, presently neglected, should form an important access to the Coastal walkway from Avalon to Whale Beach around the headlands.</p> <p>If the land is sold, it will allow further erosion of urban bush land, by another suburban dwelling, on land with a likely bush fire risk.</p> <p>The public land also allows access for bush fire fighting , people and equipment, increasingly essential with climate change.</p> <p>Selling this land will establish or reinforce bad precedents. I refer to Manly Council selling a tiny portion of urban bush land at 40 Pine St, Manly, in about 2000. Now there is a proposal for a residential development with roof covering about 80% of the site which will destroy a de facto biodiversity corridor along the Kangaroo St., Pine St escarpment with the inevitable loss of future and existing trees on this site and neighbouring properties.</p> <p>This land was sold by Council for a very low price, now there is a development proposal which will be very destructive to the environment and to neighbours, if approved.</p> <p>I would oppose Council selling off public access routes to enable private development at the expense of bush land, and community enjoyment of public spaces.</p> <p>[REDACTED]</p> <p>Sent from my iPad</p>
215.	<p>Dear Northern Beaches Council,</p> <p>I would like to express my strong objection to the privatising and closure of the public pathway between 32 Watkins Road and the Bangalley Headland.</p> <p>The Bangalley Headland is described in countless bushwalking articles and on many websites as a truly spectacular piece of coastline. It is the highest point on Sydney's northern coastline and offers spectacular views south to Sydney and north to Broken Bay and the Central Coast. The large size of the reserve together with the great variety of native plants, makes it an ideal home for an abundant variety of native wildlife.</p> <p>As a resident of Bilgola Plateau since more than 30 years we regularly walk Bangalley Headland.</p> <p>Currently there are only two easy usable access tracks to the headland reserve and most</p>

	<p>people use the main access at the corner of North Avalon Rd and Marine Pd.</p> <p>The third access, the public pathway between 32 and 34 Watkins Road became more and more difficult to access, because it was neglected by Council for years. Understandably the adjoining property owners have no interest in maintaining the access to the pathway, in contrary, from the street they more made it looking as they own the land.</p> <p>I object against privatising the neglected public pathway because:</p> <ul style="list-style-type: none"> - To keep people more active we should make access to our public land easier, not more difficult by selling it. - Also privatising this third access to Bangalley Headland further reduces access in case of Emergency or fire <p>There are several neglected or overgrown pathways on the Northern Beaches and often the adjoining residents put a lot of effort into making them look like private land - obviously to discourage the public to use them.</p> <p><u>It should be the Council's obligation to maintain them and make them accessible for the public, not to take them away from the public and convert them into private land.</u></p> <p>Rather than selling negligent public pathways to private, these should be:</p> <ul style="list-style-type: none"> - clearly signed as "Public Pathway" - maintained at least to a minimal level that they can be accessed - make sure that adjoining property owners do not block these in any way <p>Sincerely,</p> <p> Bilgola Plateau</p> <p>--</p> <p></p> <p>B</p>
216.	<p>Dear sir</p> <p>Council should not sell any of these unmade roads or access ways. If it's true to its "strategy" of permitting increased pedestrian activity these areas should be retained and preferably opened so they can be utilised by the public in all suburbs across the Council area.</p> <p>In this particular case perhaps an easement can be given to the back block but public ownership and access should be retained.</p> <p>Yours faithfully</p> <p></p> <p>Sent from my iPad</p>
217.	<p></p>

	<p>[REDACTED]</p> <p>13 February 2022 Chief Executive Officer Mr Ray Brownlee Northern Beaches Council Dear Mr Brownlee Re Notice of proposed road reserve closure – Unconstructed pathway between 32 and 34 Watkins Road, Avalon Beach I strongly oppose the proposal to close the road reserve between 32 and 34 Watkins Road Avalon Beach. I object to the proposal to sell the land to the adjoining owner, thereby privatising public land in an environmentally significant area. This as yet unconstructed pathway should, instead of being lost to the public, provide one of the regrettably few points of public access to Bangally Reserve and Headland which is a beautiful and very popular area for residents and visitors alike. The reason that the pathway is as yet unreconstructed is, no doubt, because even long-term residents, such as I, have been unaware of its existence. Possibly NBC only became aware of its existence through the application for its closure. Rather than closing the path, NBC should publicise it as access to Bangally Reserve. Its steepness is no barrier for the people who regularly walk in the Pittwater area. If it requires some remediation, so be it. The State Government's Parks for People Program "supports more green, open and public space in NSW and increased tree canopy and green cover". Rob Stokes recently said "During the COVID-19 pandemic, we have learned just how valuable our public open spaces are for everyone's health and well-being. Mayor Regan also acknowledged the importance of the community becoming "involved in improving the open space in their area". Closure and privatisation of this currently unconstructed path will ultimately result in increased densification of the built environment and will negatively impact on the natural environment. It will be a lost opportunity to facilitate walking in the local area. Significantly, this road reserve has the potential to provide crucial access for emergency services and also the Fire Brigade in the event of a bush fire in the Bangally Reserve. For more than 30 years, I have attempted to publicise and protect public paths, road reserves and community land. Sadly, on many occasions, neighbours seem to begrudge walkers having access. Shore Brace Road Reserve is one example of effective privatisation of a precious road reserve which should provide public access for to the waterfront. The path next to 25 Marine Parade is another example. The closure and disposal of this land in not in the public interest and creates a precedent. I urge you to reject the proposal and erect a Public Land sign at the entrance to the road reserve. Yours faithfully [REDACTED]</p>
218.	<p>[REDACTED]</p> <p>Chief Executive Officer Mr Ray Brownlee Northern Beaches Council February 28th, 2022 Re: Proposed road closure adj. 32 Watkins Road, Avalon Beach</p>

	<p>Dear Mr Brownlee</p> <p>I am the former owner of [REDACTED] Watkins Road Avalon, the property directly adjoining 32 Watkins Road. My [REDACTED] currently live in [REDACTED] Watkins Road.</p> <p>This letter is written to strongly oppose the proposal to close the road reserve between 32 and 34 Watkins Road Avalon Beach. Furthermore, I object to the proposal to sell the land to the adjoining owner, and privatizing public land in an environmentally significant area for the commercial goals of one landholder.</p> <p>It is regrettable that there are currently very few points of public access to the Bangalley Reserve and Headland. This as yet unconstructed pathway should, instead of being lost to the public, provide a rare point of access for visitors and residents alike. Selling this space will be a lost opportunity for both the council and residents.</p> <p>The road reserve has potential to provide crucial access to emergency services and the Fire Brigade. With my children living right beside the Bangalley Reserve, I fully support the protection of this public path and road reserve for future initiatives.</p> <p>Closure and privatisation of this currently unconstructed path will ultimately result in increased densification of the built environment and will negatively impact on the natural environment. There will be an immediate impact to neighbors (and my family) either side because of the new construction, but the longer-term consequence of this style of precedent will have a negative impact on many residents.</p> <p>The closure and disposal of this land in not in the public interest and creates a poor precedent for other residents to contend with. I respectfully ask that you reject this proposal.</p> <p>Yours Faithfully,</p> <p>[REDACTED]</p>
219.	<p>The General Manager GMC:DT:GV:30203 Northern Beaches Council 1 Belgrave Street 28 February 2022 Manly NSW 2095 Attention: [REDACTED]</p> <p>Dear Sir,</p> <p>Submission re Notification of Proposed Public Road Reserve Closure. Property: Road Reserve between 32 Watkins Rd and 34 & 36 Watkins Rd. We act on behalf of [REDACTED], the owners of 36 Watkins Road, Avalon Beach. Our client's property shares a boundary with the public road reserve in question of approximately 50m, which separates their property from 32 Watkins Rd, Avalon Beach. We understand that the owner of 32 Watkins Rd has initiated a process with Council to seek to close the public road and have exclusive rights to purchase the land without any ability for other interested parties to obtain the land.</p> <p>The purpose of this submission is to strongly oppose the closing of this Public Road Reserve (Road). In our 30 years of experience acting for Councils and applicants, we are genuinely surprised that Council has 'predetermined' to carry out this closure and sell to the owner of 32 Watkins Road without any potential for third party purchase. This could not be considered to be consistent with the functions of fairness and public benefit of which Council is typically bound. We note that at the time of formation, the Road has been described in a notation on DP21756 as being a pathway dedicated to the public and has continued to exist since 1949 in this manner. Since this time, the pathway has become an access point for the Bangallay Headland</p>

	<p>trail as part of what Northern Beaches Council describes in its website as “one of the world’s great urban coastal walks” and is recognised on a map of the trail provided by Council. Several similar pathways exist in this area and offer public access to this walk and world-class reserve. However there have been examples of appropriation by adjoining land-owners who have discouraged the use of these pathways, either consciously or otherwise, by development that inadvertently disguises or even intentionally blocks the pathway from public access. The Road here is no different, being virtually indistinguishable from the private properties [REDACTED]</p> <p>[REDACTED]</p> <p>surrounding it. Given the state of development in this area, there is limited opportunity to create new community assets that facilitate engagement with such magnificent areas of natural environment and a decision to privatise this land would be both detrimental to the area and create irrevocable impacts on the constituents of the Northern Beaches.</p> <p>Any success attributed to the use and maintenance of similar pathways that connect to Bangally are indicative of the potential for this Road to become a utilised public asset. Maintaining this Road will give a more direct point of access for local residents and tourists alike, as well as emergency services that would otherwise be blocked from accessing the headland for a significant distance as the primary access points are currently at opposite ends of the headland. With the Road fenced at Watkins Road until recently, emergency services have been forced to utilise our client’s property on two occasions in 2017 and 2019, to attend to a fire and rescue a walker suffering a cardiac episode respectively.</p> <p>We submit that rather than closing the Road in the interest of a singular resident’s opportunity to achieve the minimum lot size and profit, the Road should be maintained and remediated, restoring it to function as intended by its creation. Northern Beaches Council have committed to maintaining other routes on sites that face similar difficulties including the Pinnacle Track and Angophora Reserve which are also not level pathways. Considering the access to Bangally Headland, the environmental separation this would create in the residential landscape of Watkins Rd, the maintenance of natural habitat and the potential benefit to the residents and general public that the Bangally Trail attracts, an investment to maintain the Road, by Council or community groups would not be outweighed by its closure.</p> <p>The only parties that will benefit will be the owners of 32 Watkins Rd, and the Crown. As Council are aware, closing the Road will not directly benefit Council, nor its constituents. The closure would instead provide funds from the sale to Crown Lands and is a decision subject to the Roads Act 1993 (the Act) which states at S38A(a):</p> <p>A council may propose the closure of a council public road for which it is the roads authority if—</p> <p>(a) the road is not reasonably required as a road for public use (whether for present or future needs)</p> <p>It is the view of our client and the plethora of associated submissions that there is a failure to meet subsection (a) and the requirement for public use, particularly relating to the future needs element. 27It is the intent of those making submissions to make this apparent by reinstating the Road as a functional element of the locality.</p> <p>Should Council proceed with the closure of the Road against these public submissions, our client has the option to appeal the decision as per S38F (1) of the Act, which states:</p> <p>A person referred to in section 38B (1) (b) may appeal to the Land and Environment Court against the closure of a council public road by a council,</p> <p>Our client, being an owner of land adjoining the Road is given this opportunity to appeal. Considering the lack of financial gain to be made by Council in the sale of this land and the community support in maintaining it, we trust that Council will not support the closure of the Road. [REDACTED]</p> <p>[REDACTED]</p> <p>We encourage Council to abandon the proposal to close this public road reserve. It is our opinion that there is a requirement for the use of the road, as supported by other submissions, particularly due to the nature of the locality, Bangally Trail and the central access this Road facilitates. Furthermore, any continuance of this proposal will inevitably lead to an appeal in the Land and Environment Court. It is clear that there is strong community support to maintain this valuable piece of public land. The transfer of this public benefit, current and future to a private</p>
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	<p>individual in the form of development rights to the owners of 32 Watkins Road is not in the public interest. Should you have any questions please contact [REDACTED] or [REDACTED]. Yours faithfully [REDACTED]</p>
220.	<p>Mr Ray Brownlee PSM Chief Executive Officer Northern Beaches Council PO Box 82 MANLY NSW 1655 Attn: [REDACTED] – Property Officer Proposed road reserve closure adjacent to 32 Watkins Road, Avalon Beach Dear [REDACTED]</p> <p>I write in opposition to the proposed road reserve closure of the unformed pathway running between 32, 34 and 36 Watkins Road, Avalon Beach. Local communities have embraced public open space in the wake of the pandemic. Now is the time for government and councils to reclaim forgotten places like this reserve, and reintegrate them into our network of streets and parks. Although the road reserve is unsigned, obstructed and overgrown with weeds as a result of long term neglect, its current condition is not a sufficient reason to justify the closure and sale of public land. I note that the NSW Government would be responsible for selling the reserve once closed by Northern Beaches Council. As Minister for Active Transport and Member for Pittwater, I would not support such a sale. The NSW Government does not need the proceeds from the sale of this land. There is much greater public value in retaining and improving this reserve for access for the community rather than selling the land for private development. I have confidence that Northern Beaches Council could build on enlivened community interest in this reserve to plan, design and deliver an accessible walkway. This reserve could form improved access to Bangalley Head, in addition to the established entrances at the northern and southern ends of the walkway. I ask that Northern Beaches Council does not proceed with closing this road reserve, and instead invests in making it a treasured and naturalised public space. Yours sincerely The Hon. Rob Stokes MP Minister for Infrastructure Minister for Cities Minister for Active Transport</p>
221.	<p>Submission against the proposed road reserve closure adj. 32 Watkins Road, Avalon Beach</p> <p>For this proposal to progress to the stage of public exhibition council staff must have considered that <i>the application has merit and is supported by Council's internal stakeholders.</i> (see Point 4 of the Northern Beaches Council Road Reserve Closure Information Sheet 19/20 at 4043-road-closure-purchase-council-land-sep2020.pdf (nsw.gov.au) .</p> <p>This is a concern as there is no public benefit from the potential sale of this public land. The area is designated a road reserve but is inaccessible at the present time. In the future this pathway should be made assessable to the community and emergency services as an access way to Bangally walking track and headland reserve a section of the Bicentennial Coastal Walkway.</p> <p>A detailed list of public pathways throughout the former Pittwater LGA was provided by John and Lynette Illingsworth at the request of the former Pittwater Council. The list detailed the locality, start, middle and end points of pathways, the length, signage or lack of, status of the land, steps, rails and accessibility. The Pittwater Pathways information is an invaluable</p>

	<p>resource for council and the community. (See attached Report and List by Pittwater Pathways).</p> <p>Since the Pittwater Pathways report and list was provided to council a number previously inaccessible pathways have been formed or rehabilitated to provide access for the benefit of the community.</p> <p>This proposal is not in the public interest and should not proceed.</p> <p>██████████</p>
222.	<p>To Northern Beaches Council</p> <p>I personally object to the proposed road reserve closure (adj. 32 Watkins Road) and the subsequent sale of Public land which I have used in the past to access Bangalley Headland, Avalon Beach.</p> <p>This road reserve access is an asset to our community that should not be lost forever into private ownership and fenced. We use this bangalley track to walk and would like to use this walkway that Council has allowed to become overgrown and haven't maintained for many years.</p> <p>Firstly the rate payers should be informed correctly by a letter stating the Council wish to sell land or agree to sell public land reserve walkways. I have not received a public notification as a rate payer.</p> <p>I understand that the owner of number 32 adjoining the walkway has indicated their willingness to purchase the walkway.</p> <p>All owners adjoining the walkway must support the closure in order for it to proceed which I believe is not the case.</p> <p>One of the owners 36 Watkins Road I believe is strongly against the closure of the walkway and subsequent sale of the public land to the adjoining neighbour.</p> <p>This road reserve gives access for protection from bush fires for many homes and people living along Watkins Road. We need this access to the headland in cases of emergencies. I trust that Northern Beaches Council will think seriously about the closure of this walkway for the safety and the enjoyment for all.</p> <p>Once the public walkway is maintained with natural grass habitat it will be an asset for all age groups to use this point of entry and exist for Bangalley Headland.</p> <p>Also the elderly and parents with young children need somewhere close to park a car for a short stroll to enjoy the Bangalley headlands the road reserve gives them that advantage without the very long hike to appreciate the beautiful views, fauna and flora.</p> <p>I recently accessed the public pathway road reserve walkway from Watkins Rd up to Bangalley Headland and found it an easy walk up to the headland. I found it difficult to find the walkway from Bangalley headland on my return as it is not signed posted as an exit point.</p> <p>Bangalley Headland is a lovely bushwalk with amazing views to the city and Central Coast. The track winds its way through trees, the flora and fauna is just beautiful also a great spot to watch the Whale migration.</p> <p>I therefore request that Northern Beaches Council take action to stop the closure of this road reserve walkway to Bangalley Headlands so we can all use this access in the future.</p>

	<p>Should you have any queries please do not hesitate to contact me. Kind regards, [REDACTED] [REDACTED] (M: [REDACTED] : E: [REDACTED] * P: [REDACTED] Mona Vale, NSW 1660 AUSTRALIA</p>
223.	<p style="text-align: center;">CABPRA Clareville and Bilgola Plateau Residents Association</p> <p>Response to selling off of public pathway in 32 Watkins Rd North Avalon</p> <p>CABPRA is against the ad hoc approach of selling off public land without being part of a well thought out strategy that has been thoroughly formulated with due diligence To date we see no evidence of this. It is clear to us that NBC needs to audit to evaluate all pathways in with a strategy that needs to be linked to other council strategies and policies like the environment policy now on display. For example, paths that are no longer used do serve as wildlife corridors that are increasingly becoming important as land clearing is increasing with bigger homes, subdivision, and granny flats. There is no real benefit to the community for this land in Watkins road to be sold it just enhances the chances of one resident to subdivide.</p> <p>We are aware that many of these pathways have not been sign posted ever or have disappeared or residents have removed "public pathway" signs over the years to deter the public from using paths close to their homes or so they can incorporate the land into their landscaping which is now a huge issue for NBC with all the encroachments. An owner in no 14 Paradise Avenue for example has removed the public pathway sign so a public path now looks like his driveway, and no one generally knows of its existence. With reinstating signs and proper maintenance of paths like this in Watkins Road, the big question is would it used frequently as it feeds into the reserve of Bangally which is now part of the coastal walk whereby people might segway for views, breaks or picnic lunch.</p> <p>We are not sure how this request has come about but it certainly would only benefit an owner who requires increase in land size for subdivision and whilst it lays dormant due to bad or no signage with overgrown flora and fauna, it's easy to assume it's not an important bit of public land, but it is for all the above and somewhat disappointing that it's got this far in council. We believe this is not supported by neighbours also. This is a big no from CABPRA and a request that a revised full audit of pathways be done in the near future. (There is an audit done in 2014). From this a detailed list of those pathways feasible to resign and clear for use in by the public for various reasons. CABPRA is happy to assist in this as it was on their list of priorities and requested of council often. We are heartened to read Rob Stokes letter on this matter.</p>

224.

Avalon NSW 2107

26 February 2022

Part A – Written submission (photographs submitted as Part B)

Re: Notice of proposed formal closure of a public road reserve in Avalon Beach between 32 and 34/36 Watkins Rd

We are the owners of no. [redacted] Watkins Rd Avalon. We are the direct adjoining (majority) neighbour, with a 50m adjoining border with the public path. As the most directly affected neighbour we strongly oppose the proposal to close the public road reserve between 32 and 34/36 Watkins Rd Avalon. We understand that all other adjoining neighbours, as well as nearby neighbours also oppose the proposal.

Further, we have previously advised the applicant in writing that we will not consent to both the closure of public road reserve and any potential subsequent sale of the land. As important stakeholders in this matter we are fully aware of our rights to appeal.

This public road reserve provides real public amenity. The closing of this public path, & the stated intention to sell to our neighbour, is not in the public interest.

This pathway is a valuable public asset that connects directly to Bangalley Headland and it's walking tracks that have some of the best ocean and coastal views, both North and South, in the entire Northern Beaches Local Government Area. Indeed, the public path connects directly to the very popular and highly frequented Palm Beach to Manly bicentennial walk. The map listed on the Northern Beaches Council website outlining this walk clearly highlights that the Watkins rd access point directly joins the track.

Significantly, this public road reserve has previously been utilised to provide crucial access for emergency services, in particular the Fire Brigade, to attend bush fires in the Bangalley Reserve. Over the past few years, with the lower section of the public path having the appearance of private land (with planting, and then more recently with the lower section cleared and then with fencing erected right up until the time of the posting of the notice), our property has been used instead with the Fire Brigade attending to a fire in 2017; and police, fire and ambulance services utilising our property for an extraction point for a walker who had suffered a cardiac episode on the walking track in 2019. This public path can and should be the primary access for emergency services.

We would like to outline that there are a number of inaccuracies in the Council Notice worth noting.

Firstly, the path is not heavily vegetated or inaccessible, the bottom half is completely clear, and the upper component is entirely passable. It could be further improved with simple maintenance (as the lower half demonstrates)

Secondly, the path is 'moderate' in its steepness with official certified surveys showing that the path rises 26m over a 99.47m distance. Further the path joins a fully formed walking trail with significant natural barriers to the shore line (see photos in submission Part B). There are no safety concerns regarding the terrain or the walking trail it connects to.

Thirdly, The Council notice says there are other tracks nearby that connect to Bangalley. This is also inaccurate. It is one of the regrettably very few points of public access to Bangalley Reserve and Headland. There are only 2 other access points, and both have either been resumed or are underdeveloped, and neither of them connect to the Bangalley section of the bicentennial walkway. See the map in the link below that is located on the council website
<https://www.northernbeaches.nsw.gov.au/file/bangally-headland-map-and-trail-9>

We understand that many Pittwater public paths have been illegally appropriated by adjoining neighbours trying to discourage community use - for example: 173 Riverview Rd, Avalon, the Shore Brace Reserve, and even one of the suggested alternate access points to Bangalley Headland on the Council notice in Binburra Rd (see photos in submission Part B). Indeed, the situation at 32/34 Watkins Rd has until very recently also been made to look like it is private land and the upper component significantly affected by the lack of maintenance on the applicants border. This sets a very poor precedent by Council to further undermine their use by closing/selling this path.

The purpose of the closure is to enable the potential sale of the road reserve to a private party for the potential construction of a second dwelling (behind the existing dwelling at 32 Watkins Road) and subdivision of land. Currently, the applicant does not have the land size required to subdivide in accordance with Council planning controls. In effect, if Council were to formally close the road reserve, it would be giving up public land and green space, with no gain to either council or the community (proceeds would go to the Crown), to enable a private subdivision opportunity (and significant private gain) that currently does not exist.

This path should not be closed. It can easily be remediated and revegetated with native trees and shrubs with perhaps help from neighbours (such as ourselves), community and bushcare groups. It would then be a low maintenance track that properly connect from Watkins Rd to Bangalley Reserve. We as direct border holders would happily contribute to its restoration. The rewards at the end of the track with views that are panoramic in what is a very popular area for residents and visitors alike, warrant any modest maintenance costs. The path offers genuine public amenity that all should be able to enjoy. See photos

We strongly oppose the proposal to close the public road reserve between 32 and 34/36 Watkins Rd Avalon and proposed sale of this community land.

Your faithfully

Avalon NSW 2107

Avalon NSW 2017

26 February 2022

Follows Submission Part A

Part B – Supporting pictures and links

Re: Notice of proposed formal closure of a public road reserve in Avalon Beach between 32 and 34/36 Watkins Rd

Picture from Council Website that shows other access points – Note, the two others on Binburra Rd do not access the track (one no longer exists. Watkins Rd joins directly to the Bicentennial walking track

<https://www.northernbeaches.nsw.gov.au/file/bangally-headland-map-and-trail-0>



Bicentennial Walk at juncture of Watkins Rd public path – looking South East. No safety concerns apparent



Views Bicentennial Walk near Watkins access point



Photos

Bicentennial Walk, juncture of Watkins Rd public path – looking South. No safety concerns apparent



Bicentennial Walk at juncture of Watkins Rd public path – looking North East. No safety concerns apparent



Alternate access public path Binburra Rd – not present



Alternate access – Binburra (unmaintained) – much longer 350m to access Bicentennial Walk. No track



Clear bottom half of Watkins Public Path following works at both 32 and 34 Watkins (picture supplied by applicant who at the time was annoyed by clearance)



Bottom pf Watkins public path – recently has had dirt pile added and fencing to offer sense of private land. Note here mulch covering that is no longer apparent



Your faithfully

Avalon NSW 2107

225.

28th February 2022

Mr. Browne Mayor and all Councillors

Subject: Proposed Road Reserve Closure
Adjacent to 32 Watkins Road Avalon

Please note that I strongly object to and reject the above proposal.

This pathway belongs to the public. It should be kept as such and not sold to an individual for private development.

It seems that residents of this area are constantly & historically fighting the 'sell off' of public land. As a member of the Pittwater Ramblers I frequently witnessed evidence of private land owners encroaching public pathways. And going back to 1996 there was a significant local outcry over council's proposed 'sell-off' of road reserves and pathways.

Recently council spent \$185,000 to upgrade a perfectly functional playground in Dunbar Park. Surely the council can allocate a small fund to improve

accessability of this pathway!
Please no more public land leases or 'sell-offs'!

Yours faithfully

Avalon Beach NSW 2107

Late Submissions – Received after closed notification period.

Number	Comment/submission
226.	To Whom it may Concern, I see no reason why this land should not be owned and developed by a private individual as it serves no purpose in its current state. I fully support the view that this land should be made available to private ownership and developed to meet standard council guidelines. Regards
227.	<p>We strongly oppose the proposal to close the public road reserve between 32 and 34 Watkins Rd Avalon, We understand that all other adjoining neighbours, as well as nearby neighbours also oppose the proposal.</p> <p>The public path is one of the only spots to view this area of beautiful land. The closing of this public path, & the stated intention to sell to our neighbour, is not in the public interest.</p> <p>There are so many reasons why this public path should not be terminated</p> <ul style="list-style-type: none"> - It's a valuable access that allows the general public to connect directly with bangalley headland and its walking tracks - We need this path to exist if there is a fire so we can be protected. The fire brigade must have at least one access point to attend bush fires. . This public path can and should be the primary access for emergency services not just in case of fires but if someone hurts themselves and needs urgent help. - We understand that many Pittwater public paths have been illegally appropriated by adjoining neighbours trying to discourage community use - for example: 173 Riverview Rd, Avalon, the Shore Brace Reserve, and even one of the suggested alternate access points to Bangalley Headland on the Council notice in Binburra Rd (see photos

	<p>in submission Part B). Indeed, the situation at 32/34 Watkins Rd has until very recently also been made to look like it is private land and the upper component significantly affected by the lack of maintenance on the applicant's border. This sets a very poor precedent by Council to further undermine their use by closing/selling this path.</p> <ul style="list-style-type: none"> - The purpose of the closure is to enable the potential sale of the road reserve to a private party for the potential construction of a second dwelling (behind the existing dwelling at 32 Watkins Road) and subdivision of land. Currently, the applicant does not have the land size required to subdivide in accordance with Council planning controls. In effect, if Council were to formally close the road reserve, it would be giving up public land and green space, with no gain to either council or the community (proceeds would go to the Crown), to enable a private subdivision opportunity (and significant private gain) that currently does not exist. <p>This path should not be closed. It can easily be remediated and revegetated with native trees and community and bushcare groups. I use this area on a regular basis and I know what the views are like and they should be able to be enjoyed by all who live in the area. We strongly oppose the proposal to close the public road reserve between 32 and 34 Watkins Rd Avalon and proposed sale of this community land.</p> <p>Sincerely [REDACTED] Avalon</p>
228.	<p>Dear Northern Beaches Council, I have only just become aware of the proposal via Northern Beaches Advocate</p> <p>So i have included the Northern Beaches Advocate's story at the start of the attached file. The adjoining Property owner wishes to purchase the site, and so build a second house on his existing Avalon Dwelling.</p> <p>Having Visually seen an existing dwelling demolished and then two attached dwellings built on the same site, it seems that THAT is an option that could be used in Northern Beaches. This then "ASKS " what is the BEST USE for the 345 m2 site.</p> <p>It seems to be "Preserving the Tree Canopy potential" of the site, and also providing a Bushfire SAFE surrounding.</p> <p>It could be that "LACKS BUSHFIRE SAFE" building standards have allowed houses to be built that are easily "Burnt Down".</p> <p>Attachment: The proposed "Sale of a Laneway" in regional Avalon should be prevented and instead the "Laneway" be improved as a "Vegetated walkway" thru the Suburb. It can provide "Small Scale native fauna corridors, if the "laneway" is free of cats and dogs.</p> <p style="text-align: center;">Preserving public pathways Feb 15, 2022 Government, Lifestyle, Pittwater ward</p> <p>A proposal to close a road reserve at Avalon Beach has met with opposition.</p> <p>Founder of the walking group Pittwater Ramblers Sue Martin OAM (main image) says the Northern Beaches Council proposal to close the road reserve at Watkins Road, Avalon Beach, and sell the land to an adjoining property owner, represents a loss of increasingly scarce public land.</p>

	<p><i>"I think it's over 30 years I've been trying to save public paths with Pittwater Ramblers. The last Friday of every month we went for a walk around the area.</i></p> <p><i>"I found all the paths in the Avalon and Palm Beach area and we just walked along them to show people where they were because a lot of them have got ivy over them," said Ms Martin. According to Ms Martin, access to public land is under threat through sale of public land and development by stealth from adjoining landowners who encroach to prevent public access.</i></p> <p><i>"This path should not be closed, but remediated and revegetated with native trees and shrubs while incorporating a low-key stepped track to properly connect from Watkins Road to Bangalley Head, as Northern Beaches Council has done with The Pinnacle Track and Angophora Reserve in Avalon, which are equally steep.</i></p> <p><i>"It's public land and currently unformed as a pathway. However, as the area gets increasingly denser population, it seems to me public land like this should be retained for access up to the reserve [at Bangalley Head]. It's a shame to get rid of public access which have potential for public walkways," said Ms Martin.</i></p> <p>Owner of the property adjoining the road reserve, Ivan Byak (image above) said he wished to purchase the strip of land to provide access for another home at the rear of his property.</p>
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	<p><i>"Previously, the next-door neighbours have cleared this first section because they're selling. They've cleared that and put the grass down there. Up until six months ago that was completely overgrown and you couldn't walk through there. It is completely overgrown and the Council hasn't touched it in forever," said Mr Byak.</i></p> <p>Mr Byak said he just wanted to do what others have been allowed to and build another home at the rear of his existing house for his children. He also said he would be happy to reach an accommodation for people to use the driveway as access to the reserve behind.</p> <p><i>"If people want to walk up there, I'm not precious about it. I just want to build a battle-axe block like everybody else along here has. I'm not asking anything special.</i></p> <p><i>"I guarantee that I'll landscape it with natives, so it'll look absolutely fantastic and if people want to walk up there, they can knock themselves out.</i></p> <p><i>"From the back of the property to the Bangalley Head walk is just completely overgrown and nobody can get through it. I promise to clear it all up, put natives down there, make it really good, and if people want to walk up the driveway, they can.</i></p> <p><i>"They can walk up, there'll be a fence up there and I'll put a gate in for them and they can go up and walk through 45m, which will be landscaped and it'll be nice but steep. I'm happy for that to happen. Nobody uses it now, but there's a possibility they will use it because they will be able to access it," said Mr Byak.</i></p>
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	<p>In the notification of proposed road reserve closure (image above), Northern Beaches Council states the reserve is an unconstructed pathway on Watkins Road, Avalon Beach, between 32 Watkins Road, and 34 & 36 Watkins Road.</p> <p><i>'We are currently considering the formal closure of a public road reserve.</i></p> <p><i>'The purpose of the closure is to enable the sale of the subject land to the adjoining owner at 32 Watkins Road [Lot 16 DP 11096]. The intention is the potential construction of a second dwelling (behind the existing dwelling at 32 Watkins Road) and subdivision of land,'</i> says the notification.</p> <p>Northern Beaches Council further states on its website,</p> <p><i>'The dimensions of the proposed road reserve closure are approximately 95.69m long by 3.66m wide. The approximate area of the proposed road reserve closure is 347.8sqm.'</i></p> <p><i>'If the closure of the road reserve is approved, any proposed sale of the land will be managed by NSW Department of Planning Industry & Environment [DPIE] – Crown Lands.'</i></p> <p>Northern Beaches Council has placed the proposed closure on exhibition and is seeking public feedback.</p> <p>Submissions close Sunday, 06 March 2022.</p> <p>At the time of writing, 25 submissions had been received.</p> <p>RESPONSE ::</p> <ol style="list-style-type: none"> 1. The Dimensions of the LANEWAY provide circa 347 m2 2. With the width being circa 3.66m wide. (circa 12 feet) 3. There is "Detail" evidence of a "FLAWED" Urban Planning within the Pittwater LGA. 4. This has not been "Rectified" by the Pittwater LGA (years). 5. There is "Walkways" in National Parks that allow walking front Spit Bridge area to Manly. The walkways are two person wide in popular areas. 6. The "SPACE needed for a Group of Walkers" could justify the Wider Width". 7. The ability to also provide space for cyclists / Rough Terrain Cyclists could also be considered.
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	<p>8. But combining the “Wildlife SAFE MOVEMENT needs” may restrict the “WIDTHS” for humans.</p> <p>9. The Funding of Green Infrastructure in Urban Areas, may have been “underfunded when Pittwater was “outside the City Limits” in the 1920’s to 1950’s era.</p> <p>10. At MANLY there is “Communal Space” to allow walking along the “BEACHFRONT”</p> <p>11. There is just 25 submissions at time of writing the Northern Beaches Advocate – Media Story.</p> <p>12. The proposed “Sale” seems to “Decrease the Urban Tree Canopy” in Avalon, as the Greater Sydney Commission is Targeting a 40% tree Canopy Cover. Even in Avalon it is hard to achieve?</p> <p>13. So the “Maximum Tree Canopy needs to also provide a “Bushfire Safe solution” to minimise BUSHFIRE in the LANEWAY.</p> <p>14. The proposed “Sale of a Laneway” in regional Avalon should be prevented and instead the “Laneway” be improved as a “Vegetated walkway” thru the Suburb.</p> <p>15. It can provide “Small Scale native fauna corridors, if the “laneway” is free of cats and dogs.</p>
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Document administration	
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Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.



URBIS

THE STRAND, DEE WHY

HMD and Traffic Study

Prepared for Northern Beaches Council
January 2022

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, has and continues to cause considerable business uncertainty which in turn materially impacts market conditions and the Australian and world economies more broadly.

The uncertainty has and is continuing to impact the Australian real estate market and business operations. The full extent of the impact on the real estate market and more broadly on the Australian economy and how long that impact will last is not known and it is not possible to accurately and definitively predict. Some business sectors, such as the retail, hotel and tourism sectors, have reported material impacts on trading performance. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The data and information that informs and supports the Report Content is current as at the date of this report and (unless otherwise specifically stated in the Report) does not necessarily reflect the full impact of the COVID-19 Outbreak on the Australian economy,

the asset(s) and any associated business operations to which the report relates. It is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event and the various programs and initiatives governments have adopted in attempting to address its impact. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong has been, and may be further, materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a longer lasting impact than we have assumed. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Where we have sought to address the impact of the COVID-19 Outbreak in the Report, we have had to make estimates, assumptions, conclusions and judgements that (unless otherwise specifically stated in the Report) are not directly supported by available and reliable data and information. Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

This report is dated **January 2022** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of **Northern Beaches Council** (Instructing Party) for the purpose of a **Human Movement Data and Traffic Study** (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

Urbis staff responsible for this report were:

Director	Graham McCabe, Princess Ventura
Associate Director	Alison Lee, Fraser Brown
Consultant	Thet Swan, Lucas Biurra-Hoy

Project code	P0037008
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Report number	1
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INTRODUCTION

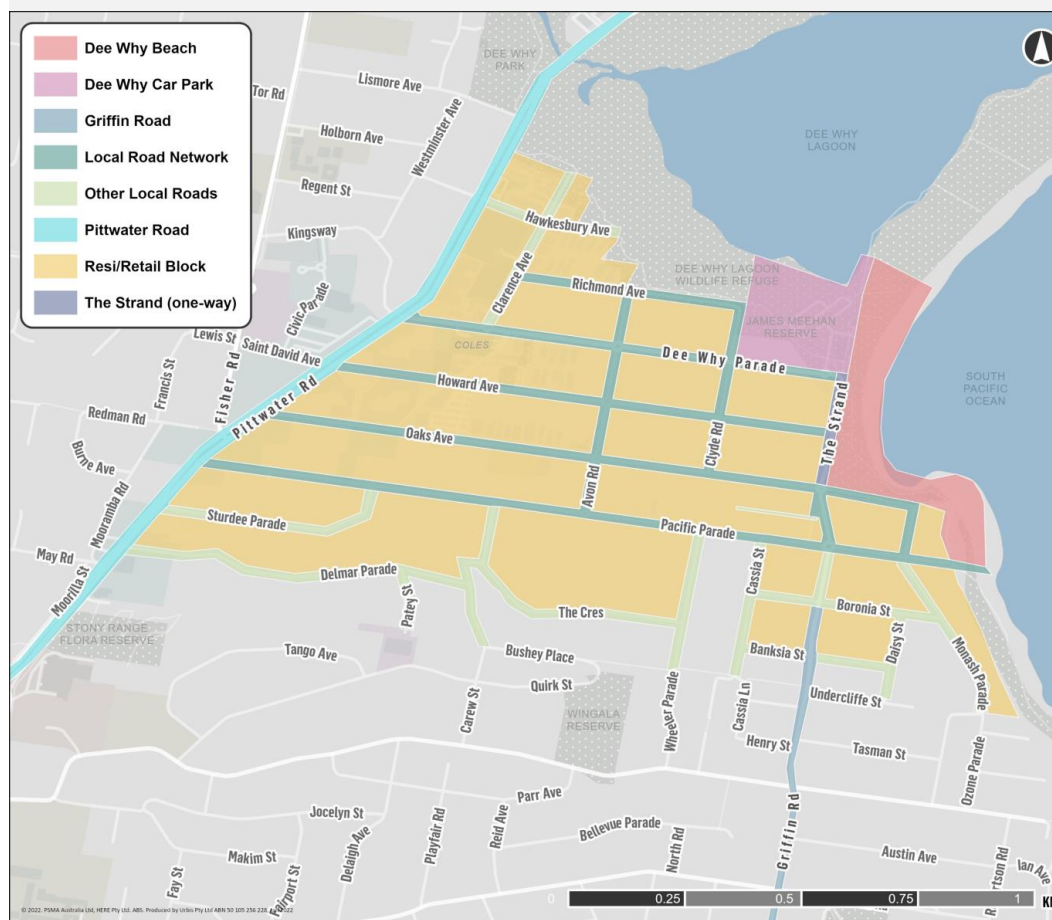
As part of the *Streets as Spaces Program*, Northern Beaches Council has undertaken a trial change to The Strand at Dee Why to increase outdoor dining, provide a separated cycleway and reduce circulating traffic by converting The Strand to one-way northbound. The one-way activation was installed at The Strand between Oaks Avenue and Dee Why Parade from August 2021

This study seeks to identify any impacts or changes to the utilisation of the local road network, in particular on the following locations, for which traffic volume data has been provided

- The Strand (Pacific Parade – Oaks Avenue)
- Richmond Avenue.
- Dee Why Parade.
- Howard Avenue.
- Oaks Avenue.
- Pacific Parade.
- Avon Road.
- Clyde Road.

Traffic data and Human Movement Data (HMD) has been processed and analysed for additional precincts (other local roads), however, they have been excluded from the core analysis. These precincts were used to assist in cleaning the data, user type identification and refining the sample set.

Study Area Map



TRAFFIC VOLUME COUNT LOCATIONS AND SCREENLINES

Traffic data was provided by Northern Beaches Council for three reporting periods. These periods were

- 1st – 8th of February (February)
- 16th – 22nd of August (August).
- 27th of September – 3rd of October (September).

The traffic data from these counters were used in conjunction with the Human Movement Data (HMD) to determine changes in vehicle trip behaviours on the streets of Dee Why before and after the implementation of one-way northbound traffic conditions along The Strand in Dee Why.

The map on the right illustrates the location of the inter-block traffic counters and the period for which data was available from each counter. It also shows the screenlines used for analysis (a screenline enables comparison across a collection of roads to show network-wide changes by direction).

The comparison of traffic volumes was only able to be completed using counters that include February and either August or September.

Inter-block Traffic Volume Counter Locations and Screenlines



HMD METHODOLOGY

Methodology

The Human Movement Data has been sourced from the third-party provider Near. Near's mobile location data is aggregated from a variety of high-quality sources, including data from proprietary apps and locational data derived from mobile advertising. Across Australia, the dataset has approximately 6.1 million active unique devices per month. Consequently, the dataset is seen as accurate for this report.

These apps are predominantly English-speaking apps and will have varying levels of penetration across different user groups. Some user groups, for example, Chinese residents, could potentially have lower penetration rates. There are limitations with specific countries when assessing international visitors, for example, penetration across China is limited due to strict privacy laws.

The mobile phone data assessment includes the following constraints

- Data has been analysed over four different periods.
 - Period 1 (February 2021) - pre-lockdown and pre-implementation.
 - Period 2 (July 2021) - lockdown and pre-implementation.
 - Period 3 (September 2021) - lockdown and post-implementation.
 - Period 4 (November 2021) - post-lockdown and post-implementation.
- The resident and worker locations of each mobile phone are derived from the device's common evening and common daytime location, respectively.
- The Common Evening Location (CEL) for a device is estimated by determining where a device most frequently appears during the "non-work" hours (evening through morning and weekends). The overnight hours are defined as after 6 pm and before 8 am.
- The Common Daytime Location (CDL) for a device is estimated by determining where a device most frequently appears during the "work hours" (daytime on weekdays). The hours are defined as after 8 am and before 6 pm from Monday through Friday.
- The data sample is highlighted in the charts opposite, which outline the number of visits to the precincts.

Assumptions

Devices can be attributed to both people walking throughout the area, as well as cycling and driving.

Given vehicles are the most impacted by the one-way conversion, device identification associated with vehicles used a number of methodologies, including

- If a device was observed to have travelled between Pittwater Road and The Strand within 15 minutes or between Griffin Road and The Strand within 10 minutes, said device was identified as a car.
- Analysis of journey path and utilisation of surrounding road network.
- All trips of particular device are identified as vehicles if more than 50 per cent of their trips to The Strand have been identified as vehicles.
- Exceptions have been made to identify pedestrians from the sample by looking at local residents who live within 15 mins walking distance from The Strand as these visitors are more likely to walk than drive to the precinct. The following exceptions are made for local residents.
- If a local resident's device travelled between Pittwater Road and The Strand within 10 mins, then this is a vehicle trip.
- If a local resident's devices takes longer than 10 minutes to move between Pittwater Road and The Strand then they are identified as pedestrian trips.
- All other local resident trips to The Strand are considered to be pedestrian trips.



TRAFFIC VOLUME SUMMARY

Key Findings

The table on the right outlines the summary of traffic counters in the local road network and The Strand. The traffic volume data is for the week starting the following dates

- 1st of February 2021.
- 16th of August 2021.
- 27th of September 2021.

The *Streets as Shared Spaces* project was implemented in August 2021 with shared space being installed over late August and early September.

The traffic volume data not only shows a general decrease as a result of lockdowns but also outlines the effect of the one-way conversion.

Between February and August, all roads except Clyde had reduced volumes. Clyde Road between Oaks Avenue and Dee Why Parade saw increases of over 200 per cent in weekly volumes during this period.

Between August and September, most roads saw an uptick in visitation, with Clyde Road (all sections) and Avon Road Between Dee Why Parade and Richmond Avenue being the only streets to experience a decline in usage.

Between February and September Clyde Road still saw weekly increases of over 100 per cent between Dee Why Road and Oaks Avenue while all segments of Avon Road returned to near February volumes except Between Dee Why Parade and Richmond Avenue

Traffic Volume (Weekly)

TRAFFIC COUNTER LOCATIONS	WEEKLY TOTAL VOLUMES			CHANGE (%)		
	FEB 2021	AUG 2021	SEP 2021	FEB - AUG	AUG - SEP	FEB - SEP
The Strand (Oaks & Howard)	74,927	18,819	28,119	-75%	+49%	-62%
The Strand (Howard & Dee Why)	-	17,367	21,712	-	+25%	-
Dee Why Pde (The Strand & Clyde)	63,029	36,517	43,027	-42%	+18%	-32%
Dee Why Pde (Clyde & Avon)	69,627	42,988	48,594	-38%	+13%	-30%
Howard Ave (Clyde & Avon)	25,493	16,631	18,360	-35%	+10%	-28%
Howard Ave (The Strand & Clyde)	23,003	11,635	15,086	-49%	+30%	-34%
Avon Rd (Oaks & Howard)	59,339	55,817	61,053	-6%	+9%	+3%
Avon Rd (Howard & Dee Why)	52,217	41,561	51,199	-20%	+23%	-2%
Avon Rd (Dee Why & Richmond)	14,101	11,774	11,392	-17%	-3%	-19%
Pacific Pde (The Strand & Cassia)	55,215	50,645	58,901	-8%	+16%	+7%
Clyde Rd (Oaks & Howard)	6,840	21,296	14,060	+211%	-34%	+106%
Clyde Rd (Howard & Dee Why)	4,997	17,280	11,745	+246%	-32%	+135%
Clyde Rd (Dee Why & Richmond)	10,269	7,103	6,434	-31%	-9%	-37%

Source: Northern Beaches Council

WEATHER DURING TRAFFIC COUNTING WEEK

Key Findings

The impact of weather on the traffic along Dee Why roads was also during the analysis.

The charts on the right show the traffic volume picked up by the traffic counters along Clyde Road and The Strand against the weather for the study period.

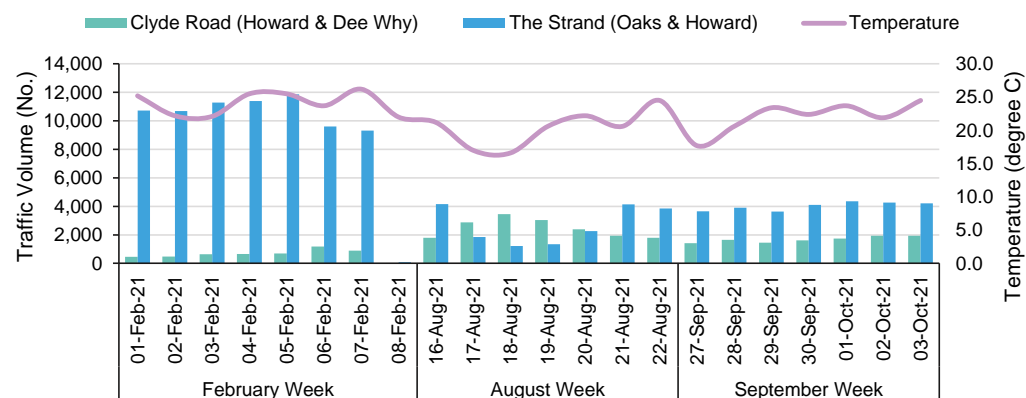
The Temperature and Rainfall statistics have been sourced from the Australian Government Bureau of Meteorology. Temperature was measured at Terry Hills while rainfall was measured at Collaroy, being the closest stations to Dee Why.

The charts show that the weather has little to no impact on the traffic on the roads in Dee Why.

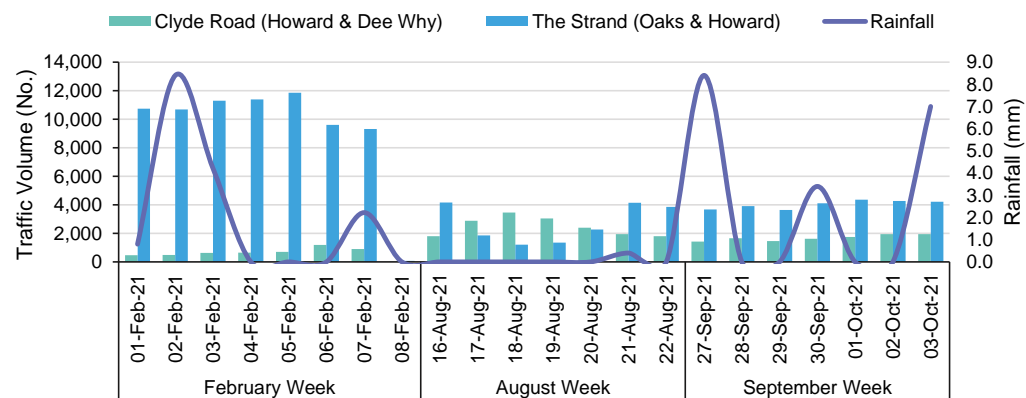
The drop in the traffic volume in August and September can mainly be the result of lockdown and one-way conversion along The Strand.

Weather has little to no impact on the change in visitation over the traffic study periods.

Traffic Volume vs Temperature



Traffic Volume vs Rainfall



Source: Australian Government Bureau of Meteorology; Northern Beaches Council; Urbis

UNADJUSTED VEHICLE VOLUME COMPARISON

Key Findings

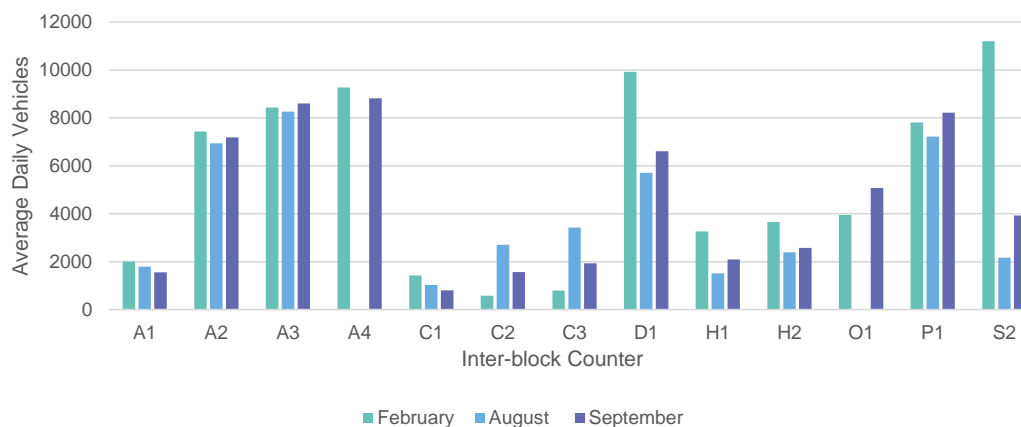
Covid has impacted the number of vehicles driving around Dee Why with drops in the number of recorded vehicles at most inter-block counter locations in both August and September. Results from the HMD analysis indicate similar Covid related downturns.

Despite the impacts of Covid, the changed traffic conditions along The Strand did have an impact on certain routes drivers would take. Vehicle movements along The Strand, represented by inter-block counter S1 significantly dropped (all other inter-block counters are shown in brackets). However Avon Road (A1-A4) returned to February volumes on both weekdays and weekends, while Clyde Road (C1-C3) exceeded February volumes. This suggests that more people are using these roads in place of The Strand as a north-south connection in Dee Why given the similarity to February's "Covid free" volumes. Pacific Parade (P1) and Oaks Avenue (O1) also experienced a noticeable increase as vehicles re-routed from The Strand to an alternative route.

Observations across all the screenlines found in **Appendix B** indicate a significant drop in vehicle trips during the afternoon peak in September, shifting to the middle of the day, particularly on weekdays. This could suggest a Covid related behaviour change.

The changed traffic conditions along The Strand results in Avon Road and Clyde Road absorbing The Strands North-South Traffic

Weekday Average Daily Vehicles at Inter-Block Counter Locations



Weekend Average Daily Vehicles at Inter-Block Counter Locations



JOURNEY PATH – IMPACT OF ONE WAY ROAD

Key Findings

The tables on the right show the changes in the share of vehicles to the row precincts that also used the column precincts. This represents the change in local road network usage pattern as a result of installing the one-way conversion at The Strand.

The table at the top shows the impact of one-way conversion during lockdown, comparing period 2 and period 3 while table at the bottom shows the impact outside of lockdown, comparing Period 1 and 4.

In both cases, The Strand between Dee Why Parade and Oaks Avenue experienced a drop in usage from vehicles travelling via local road network.

On the other hand, Oaks Avenue and Avon Road experienced an increase in usage. This can be the result of vehicles taking alternative routes as they were unable to travel south along The Strand.

Cross usage between Clyde Road and Oaks Avenue and Howard Avenue, as well as Avon Road and Pacific Parade, has increased significantly as a result of the implementation.

Impact of one-way during lockdown (P2-P3)

Also Used...	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd	The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
Richmond Ave		-11.4%	-1.6%	7.9%	4.5%	9.1%	2.0%	-18.7%	-3.3%
Dee Why Pde	-3.9%		0.9%	7.0%	9.1%	14.0%	5.5%	-14.3%	-4.5%
Howard Ave	-1.1%	1.2%		7.6%	4.8%	6.1%	5.1%	-9.7%	-0.9%
Oaks Ave	-0.8%	4.1%	-0.6%		0.2%	4.0%	8.1%	-7.1%	5.8%
Pacific Pde	-1.1%	5.2%	-0.5%	-0.3%		11.0%	0.6%	-5.5%	1.8%
Avon Rd	-3.1%	8.1%	-6.6%	-1.9%	5.9%		-0.9%	-3.8%	3.4%
Clyde Rd	-30.7%	17.0%	9.5%	28.9%	-2.4%	-5.0%		-25.7%	5.2%
The Strand (Dee Why & Oaks)	-3.4%	1.9%	-0.6%	4.2%	2.5%	3.7%	2.6%		6.7%
The Strand (Oaks & Pacific)	-2.3%	-3.5%	0.5%	12.3%	7.0%	7.2%	5.6%	-7.2%	

Impact of one-way outside lockdown (P1-P4)

Also Used...	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd	The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
Richmond Ave		-17.2%	1.5%	6.5%	9.4%	16.0%	-4.7%	-22.4%	-3.9%
Dee Why Pde	-4.8%		1.3%	6.0%	10.5%	12.6%	3.1%	-11.9%	-6.3%
Howard Ave	-0.5%	-1.6%		8.0%	3.8%	4.2%	4.9%	-7.0%	-2.3%
Oaks Ave	-1.5%	0.0%	3.8%		-0.1%	3.0%	7.7%	-9.8%	1.8%
Pacific Pde	-1.9%	1.7%	0.5%	0.0%		9.7%	0.2%	-5.5%	-2.5%
Avon Rd	-4.0%	-2.1%	-2.2%	0.5%	7.7%		0.2%	-4.7%	-0.2%
Clyde Rd	-32.8%	2.9%	20.2%	34.2%	-1.8%	-0.3%		-44.1%	4.0%
The Strand (Dee Why & Oaks)	-5.1%	-2.3%	5.1%	2.0%	1.7%	2.2%	-0.6%		-4.1%
The Strand (Oaks & Pacific)	-3.2%	-7.2%	5.4%	10.6%	4.9%	6.0%	4.9%	-14.3%	

HEATMAP ANALYSIS

Key Findings

These heatmaps illustrate the level of vehicle activity relative to its respective period in the local road network and The Strand. The maps are not comparable to one another in terms of volume but tell a clearer story about which roads vehicles are frequented after the changes.

Periods 1 and 2 (pre-implementation of one-way conversion), show little activity or usage along Clyde Road. The major routes vehicles took were via Pacific Pde, Dee Why Pde, and Avon Road.

After the conversion, during Periods 3 and 4, activity along Clyde Road increased. This is consistent with the analysis of traffic counters in the area. This can also be explained by vehicles opting for alternative routes to travel south. The increase in activity was also driven by southbound buses being rerouted from The Strand to Clyde Road. There is also an increase in usage along Oaks Avenue and Avon Road.

This shows vehicles changing their travel routes in response to the one-way conversion.

Greater levels of relative activity are observed along Clyde Road and Oaks Ave after the one-way conversion at The Strand.

Period 1 (Feb)



Period 2 (Jul)



Period 3 (Sep)



Period 4 (Nov)



Source: Near; Urbis

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IMPACT OF HEAVY VEHICLES AS A RESULT OF CHANGED TRAFFIC CONDITIONS

Key Findings

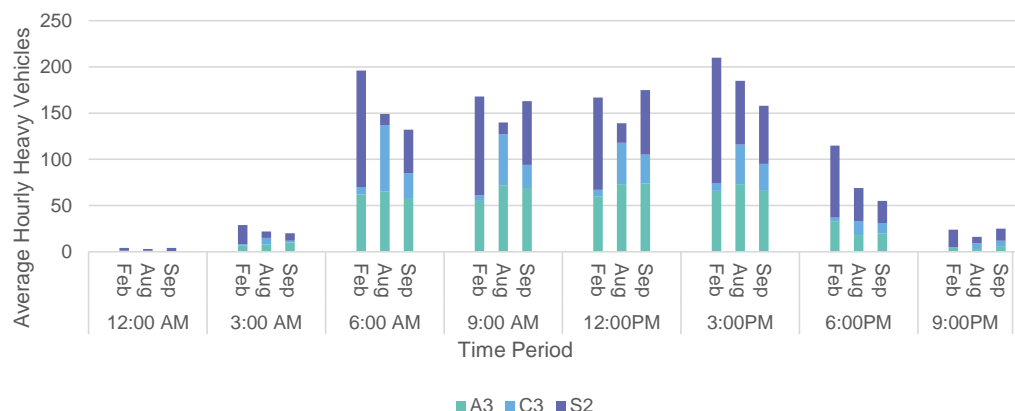
Heavy vehicle movements on Screenline C were investigated as two bus routes, the 166 and 176x, had their route paths altered by one-way conversion on The Strand. These routes now travel along Oaks Avenue and Clyde Road before accessing Howard Avenue rather than using The Strand.

The figure on the top right demonstrates weekday heavy vehicle volumes. The change in route is highlighted by the significant increases in Clyde Road's (C3) share in heavy vehicle totals in August and a decline in heavy vehicles on The Strand. A slight reduction in Heavy Vehicles using Clyde Road (C3) and an increase in heavy vehicles using Avon Road (A3) was observed in September. This likely indicates other heavy vehicle drivers better adjusting their routes to utilise the roundabouts on Avon Road as well as Avon Roads ability to completely avoid The Strand.

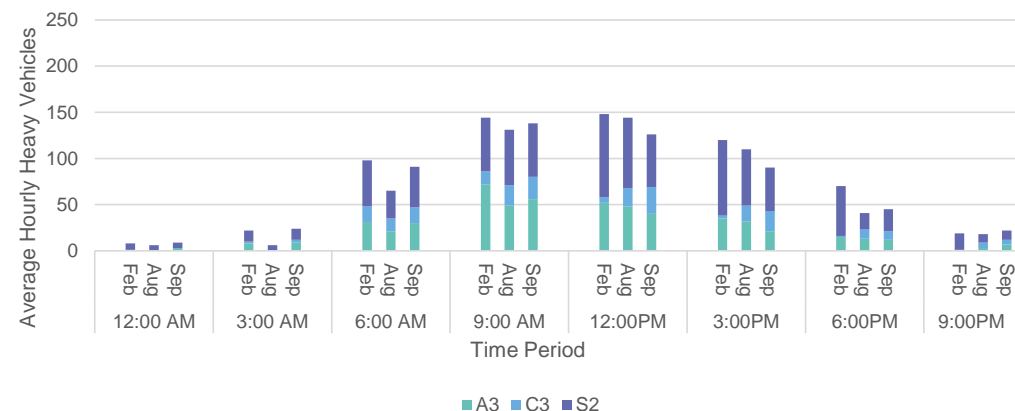
There is a less significant change in how heavy vehicles travel through Screenline C on weekends. This could be reflective of delivery vehicle hours and the fact the 176x does not run on the weekend.

Both Clyde and Avon Road are residential streets, any increase in heavy vehicle volumes on these roads would be noticeable by residents.

Screenline C – Weekday Heavy Vehicle Totals (Unadjusted)



Screenline C – Weekday Heavy Vehicle Totals (Unadjusted)



THE STRAND VISITOR DISTRIBUTION

Key Findings

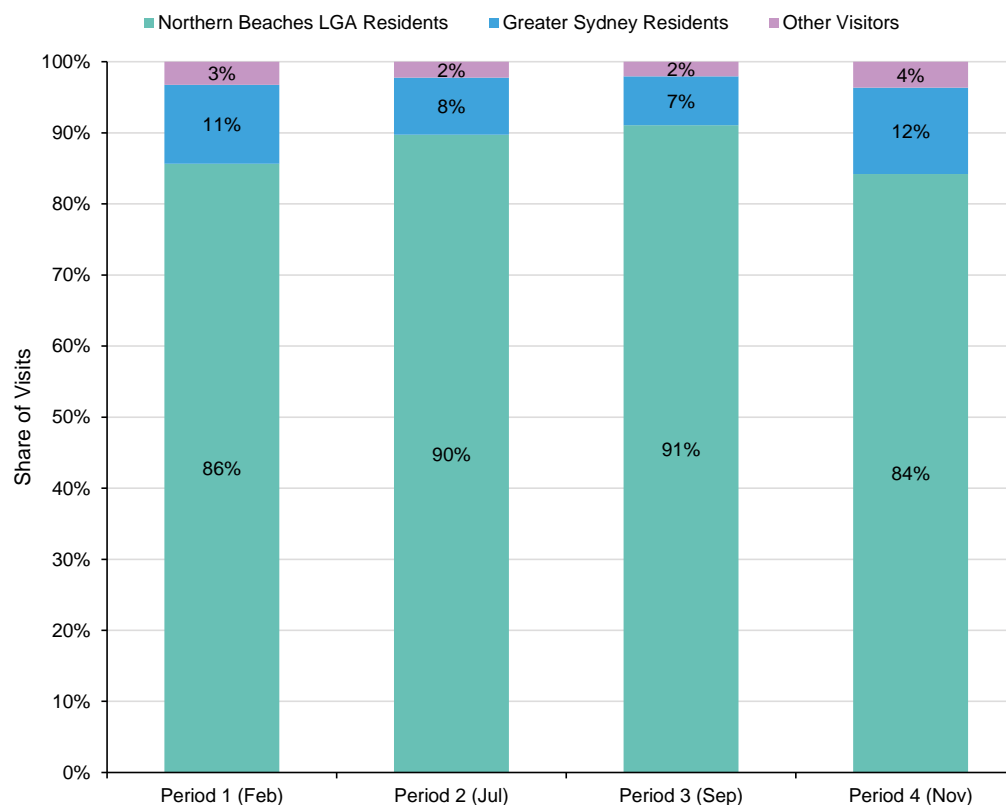
The chart on the right represents the distribution of visits to The Strand across the different periods.

The majority of visitors to The Strand are from within the Northern Beaches LGA ranging from 84 to 91 per cent of the total visits. Periods 2 and 3 experienced an increase in the share of visits from Northern Beaches LGA Residents as COVID-19 lockdown restricted visits to the local LGA. The share dropped in November, reflecting the easing of lockdown measures in October.

The one-way conversion of The Strand had little impact on the type of visitors to The Strand. The distribution is consistent with that of pre-implementation periods for both pre/post and during the lockdown.

The one-way conversion has had little impact on the draw of visitors to The Strand. Those travelling from outside the LGA are continuing to do so, with their contribution marginally higher post implementation (Period 4).

Visitor Distribution



Source: Near, Urbis

HOME LOCATION OF ALL VISITORS

Key Findings

The table on the right outlines the top 20 home locations of visitors to The Strand across the different periods.

As previously noted, visitation to The Strand is predominantly driven by residents in the Northern Beaches LGA. The top home suburbs for The Strand visitors are located in the immediate area.

Dee Why accounts for 16 to 24 per cent of visits to The Strand and Cromer accounts for 5 to 8 per cent. Periods 2 and 3 received a higher share from both suburbs as a result of the lockdown.

After the one-way conversion, the share of visitors from areas in the south of The Strand like North Curl Curl, Curl Curl and Manly dropped. The Strand received a higher share from suburbs north of Dee Why.

The Strand draws strongly from the immediate area with 22 to 31 per cent of visits coming from Dee Why and Cromer residents over the analysis period.

The draw is expanding however, with a much higher share of visitation from outside the top 20 suburbs in Period 4.

Home Location by Suburb (All Visitors)

	PERIOD 1 (FEB)		PERIOD 2 (JUL)		PERIOD 3 (SEP)		PERIOD 4 (NOV)
Dee Why	16.4%	Dee Why	20.1%	Dee Why	23.6%	Dee Why	17.9%
Cromer	5.5%	Cromer	7.6%	Cromer	7.7%	Cromer	5.4%
North Curl Curl	5.0%	Collaroy	6.2%	Freshwater	4.4%	Narraweena	4.5%
Collaroy Plateau	4.4%	Freshwater	5.4%	Collaroy	4.3%	Collaroy	4.3%
Freshwater	4.2%	North Curl Curl	5.0%	Narraweena	4.1%	Freshwater	4.0%
Collaroy	3.8%	Narraweena	4.4%	North Curl Curl	3.9%	Collaroy Plateau	3.5%
Narraweena	3.7%	Collaroy Plateau	3.9%	Frenchs Forest	3.9%	Beacon Hill	3.2%
Warriewood	3.6%	Beacon Hill	3.6%	Beacon Hill	3.4%	North Curl Curl	2.7%
Beacon Hill	2.7%	Allambie Heights	2.7%	Collaroy Plateau	3.2%	Frenchs Forest	2.7%
Manly	2.7%	Wheeler Heights	2.5%	Belrose	2.6%	Warriewood	2.6%
Frenchs Forest	2.6%	Mona Vale	2.5%	Allambie Heights	2.4%	Mona Vale	2.5%
Curl Curl	2.5%	Manly	2.4%	Narrabeen	2.3%	Wheeler Heights	2.0%
Wheeler Heights	2.4%	Frenchs Forest	2.2%	Wheeler Heights	2.1%	Curl Curl	1.9%
Mona Vale	2.3%	North Manly	1.9%	Warriewood	2.0%	Newport	1.8%
North Narrabeen	2.2%	Warriewood	1.7%	Manly	1.9%	Allambie Heights	1.7%
Narrabeen	2.0%	Curl Curl	1.7%	Mona Vale	1.8%	Narrabeen	1.7%
Newport	1.9%	North Narrabeen	1.5%	North Narrabeen	1.7%	Manly	1.3%
Allambie Heights	1.9%	Newport	1.4%	Newport	1.5%	North Manly	1.2%
Elanora Heights	1.8%	Brookvale	1.3%	North Manly	1.5%	Elanora Heights	1.2%
North Manly	1.4%	Narrabeen	1.2%	Curl Curl	1.4%	North Narrabeen	1.1%
Total Other Visitors	27.0%	Total Other Visitors	20.7%	Total Other Visitors	20.1%	Total Other Visitors	32.8%

Source: Near; Urbis

HOME LOCATION OF VEHICLE TRIPS

Key Findings

The charts on the right shows the distribution of home location distance and visits to The Strand by travel mode.

Majority of visitors who walked to the Strand live within the 2km radius while majority of those via vehicle live within the 10km radius. This reflects the high share of visits to The Strand from within the Northern Beaches LGA.

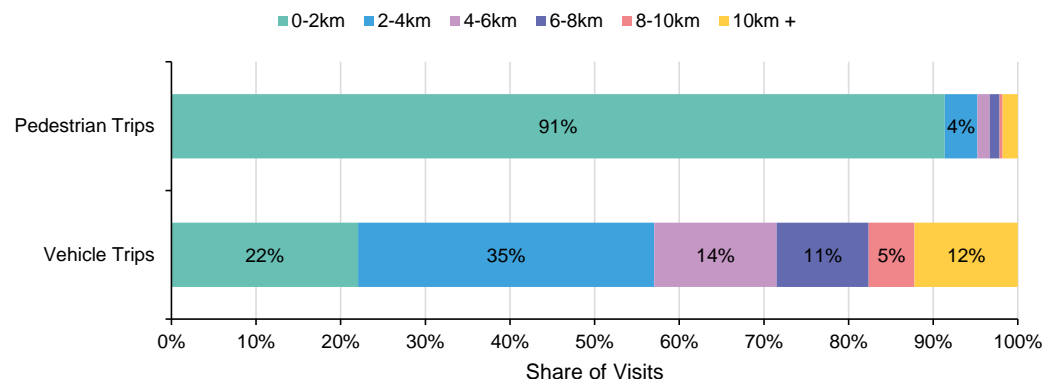
Over 80 per cent of trips to The Strand were vehicle trips in February and July. After the one-way conversion along The Strand in August, the share of visits from vehicle trips dropped to 74 and 77 per cent in September and November respectively.

The map overleaf illustrates the home location of both pedestrian and vehicle trips to The Strand.

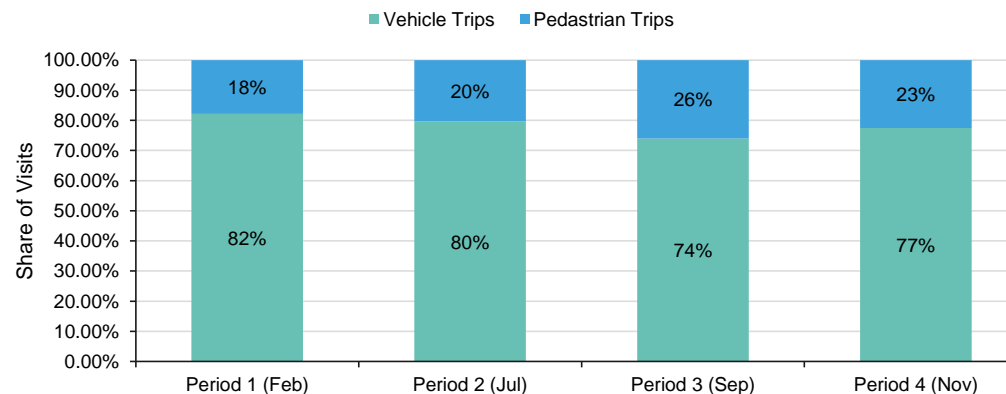
Most visitors walking to The Strand live in the neighbouring suburbs within a 2km radius.

Visitations from pedestrian has increased with implementation of one-way conversion on The Strand.

Home Location Distance from The Strand (2021)

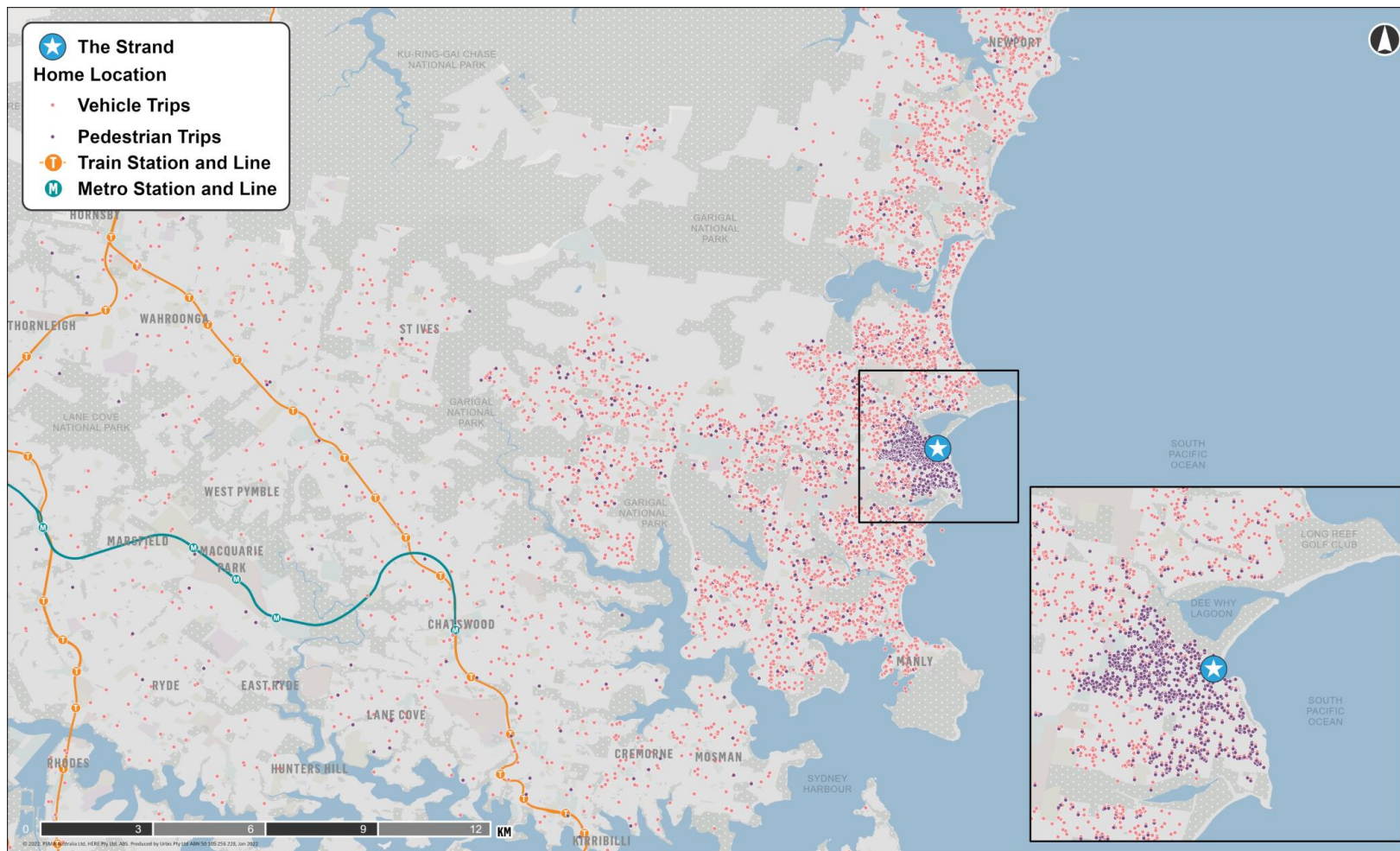


Visits Distribution by Travel Mode



Source: Near, Urbis

HOME LOCATION OF VISITORS



Note: Some devices have been attributed to both vehicle visitors and local walkers as they could drive to the area on one day and walk on another.

POST-VISIT ANALYSIS (15 MINUTES)

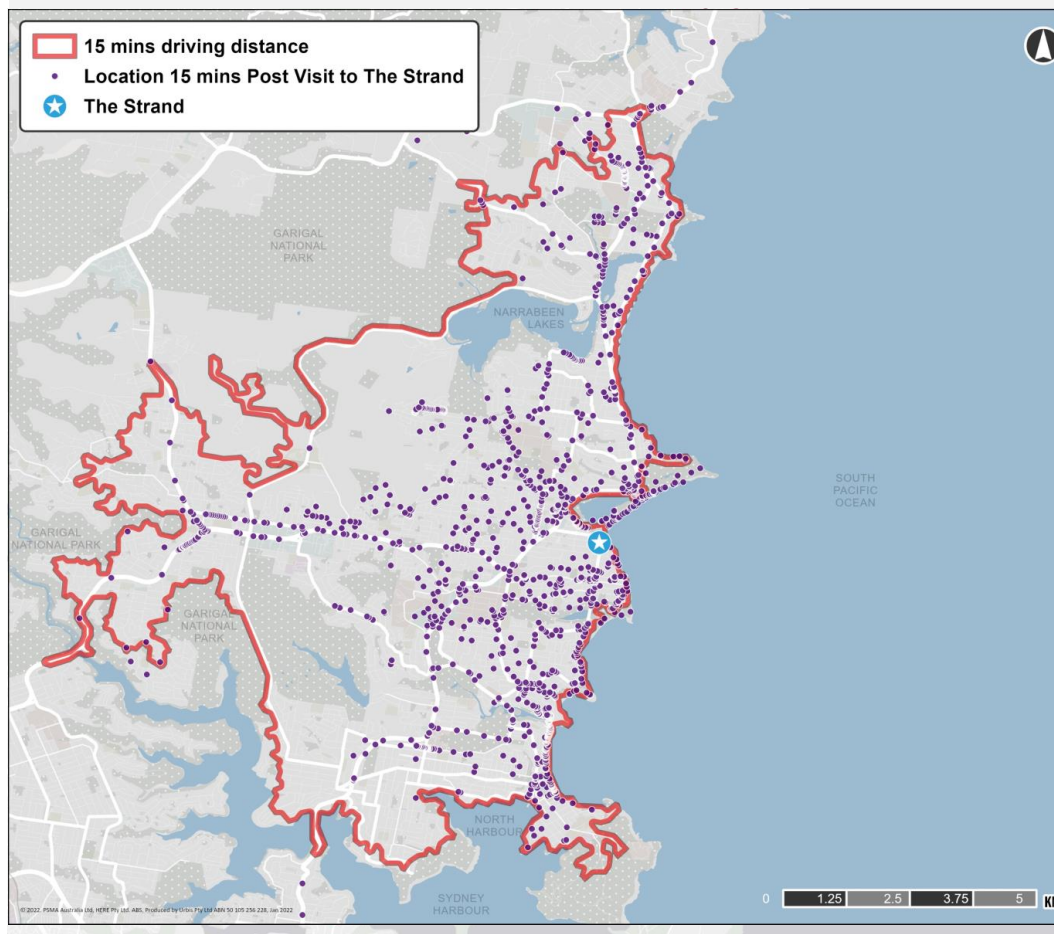
Key Findings

The map on the right shows where people were 15 minutes after being observed at The Strand (one-way conversion) precinct in 2021.

Most of the visitors are located in the residential areas that is within the 15 min driving distance from The Strand. This reflects the high share of local residents to The Strand. The majority of the visitors are located south of The Strand with some travelling east along Warringah Road.

Visitors to The Strand were observed to be travelling back home 15 minutes after visiting The Strand.

Post-Visit Analysis (15 mins)



DAY OF WEEK ANALYSIS

Key Findings

The charts on the right show the visitation level across the week in the local road network and The Strand. The visitation level only accounts for visitors who were assumed to be travelling by vehicle.

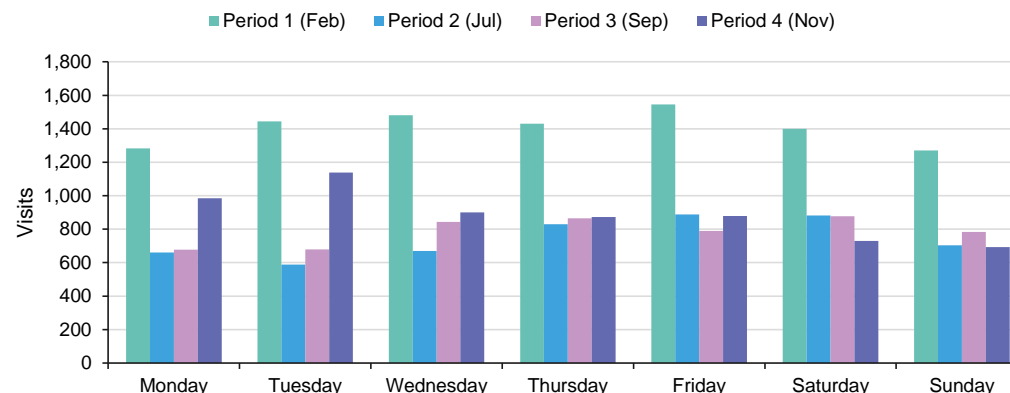
Visitation levels in Period 1 is similar across the week with slightly higher visitation towards Friday. The even distribution can be explained by both local residents travelling to work and visitors enjoying the beach.

Period 2 and 3 are observed to have greater visitation level towards the end of the week. During lockdown, working from home arranging resulted in lower distribution during the weekdays compared to the weekend.

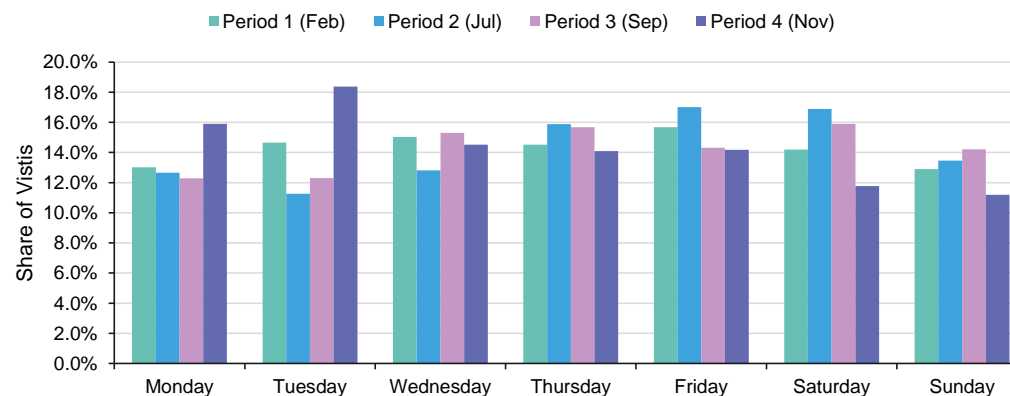
In Period 4, visitation levels were significantly higher on Monday and Tuesday. The higher share of visitation level across the weekday may represent local residents returning back to office for work.

Higher share of visitation observed on the weekdays post-implementation and post-lockdown.

Aggregate Volume by Day of Week



Share of Visits by Day of Week



Source: Near; Urbis

1/02/2022

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TIME OF DAY ANALYSIS

Key Findings

The charts on the right represent the visitation level of vehicles across the day in the local road network and The Strand.

As indicated in the previous pages, visitation volume is greater in Period 1 compared to the other time periods.

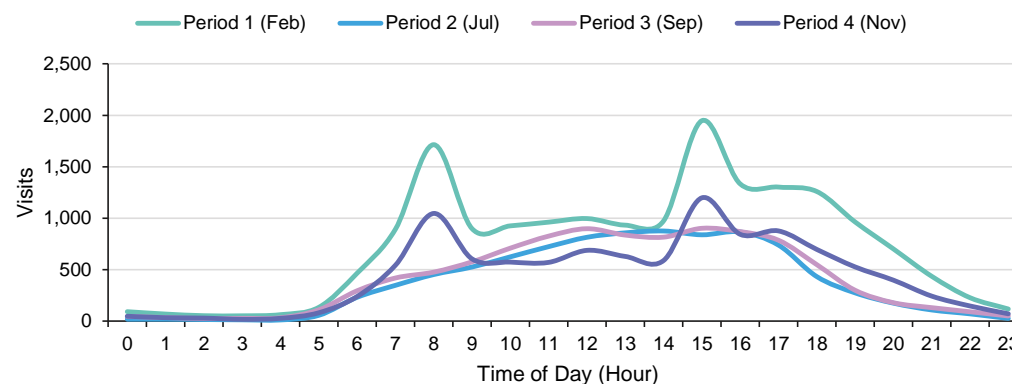
The visitation patterns for Period 1 and Period 4 are similar with obvious peaks at 8 am and 3 pm. This can be explained by visitors' travelling to and from work outside of lockdown.

This pattern is not observed in Period 2 and Period 3 as a result of the COVID-19 lockdown which commenced in June. During lockdown, local residents were more likely to make short trips to carry out daily activities such as exercise in the from lunchtime onwards.

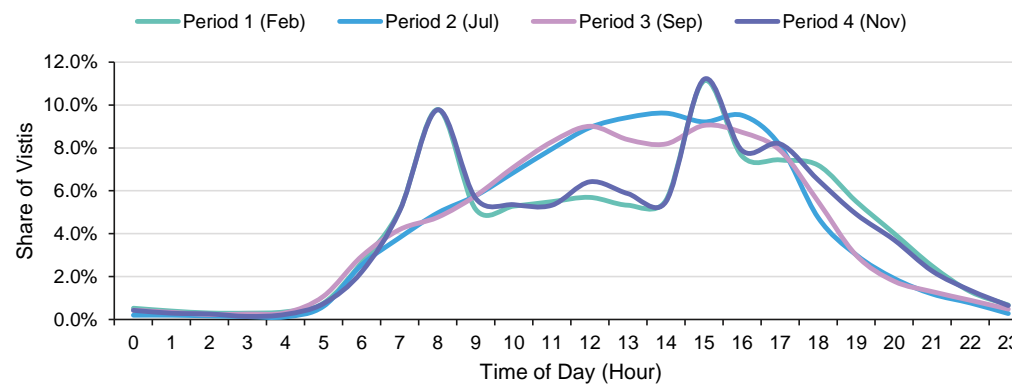
Usage volume of Dee Why roads dropped mainly due to the impact of lockdown.

Visit distribution during post-implementation periods are similar to that of pre-implementation periods across the day.

Aggregate Volume by Hour



Share of Daily Visits by Hour



Source: Near, Urbis

03

KEY FINDINGS & CONCLUSIONS



WHAT WERE THE IMPACTS OF THE CHANGED TRAFFIC CONDITIONS?

Key Findings and Conclusion

Using both HMD and traffic data, a comparative analysis of the impacts of changes in vehicle and pedestrian visitation on The Strand and surrounding streets before and after the one way northbound on The Strand was implemented found the following

- Vehicle usage along The Strand has dropped with the one-way conversion.
- Higher vehicle volumes were observed by counters on Clyde Road, Avon Road, Oaks Ave and Pacific parade as vehicles diverted away from The Strand.
- The one-way conversion has a minimal impact on the draw of visitors to The Strand.
- Most visitors to The Strand live within the Northern Beaches LGA.
- Most visitors walking to The Strand live in the neighbouring suburbs within a 2km radius of The Strand.
- The one-way conversion has resulted in an increase in pedestrian visitation to The Strand.
- Most visitors were observed to be travelling home after their visit to The Strand.
- Decreased vehicle volumes on Dee Why's local roads are consistent with the heightened Covid restrictions experienced in the second half of 2021.
- It was not possible to rectify the traffic data using HMD to demonstrate an "if Covid did not happen scenario" after the implementation of the one way on The Strand. Additional data collection is recommended.



**THE STRAND
VEHICLE USAGE
DECREASED**



**OTHER LOCAL
ROADS HAVE
ABSORBED TRAFFIC
FROM THE STRAND**



**PEDESTRIAN
VISITATION
INCREASED**



**MINIMAL
IMPACT ON
VISITOR DRAW**

APPENDIX A CROSS USAGE

JOURNEY PATH (CROSS USAGE)

Appendix Table 1 - Period 1 (Feb)

	Also Used ...							The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd		
Richmond Ave		53.0%	5.7%	12.9%	20.5%	25.0%	20.1%	60.5%	41.0%
Dee Why Pde	8.7%		9.0%	11.4%	16.9%	19.2%	2.8%	65.6%	47.0%
Howard Ave	1.5%	14.6%		24.2%	17.8%	17.7%	2.4%	35.8%	33.5%
Oaks Ave	4.4%	23.8%	31.3%		24.2%	19.5%	3.1%	27.2%	28.3%
Pacific Pde	5.4%	27.0%	17.6%	18.5%		33.6%	1.6%	15.8%	19.0%
Avon Rd	10.8%	50.5%	29.0%	24.6%	55.7%		1.9%	14.6%	17.9%
Clyde Rd	44.4%	37.0%	19.9%	20.2%	13.4%	9.4%		71.4%	47.5%
The Strand (Dee Why & Oaks)	10.2%	67.1%	22.8%	13.4%	10.2%	5.7%	5.4%		58.8%
The Strand (Oaks & Pacific)	8.2%	57.2%	25.3%	16.5%	14.5%	8.3%	4.3%	70.0%	

Appendix Table 2 - Period 2 (Jul)

	Also Used ...							The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd		
Richmond Ave		52.3%	8.9%	16.8%	14.7%	16.2%	22.5%	62.9%	35.2%
Dee Why Pde	9.2%		10.6%	13.1%	14.7%	13.6%	2.7%	69.5%	49.1%
Howard Ave	2.7%	18.3%		30.4%	18.5%	17.1%	2.6%	36.6%	30.4%
Oaks Ave	5.0%	22.2%	29.9%		26.6%	16.2%	3.7%	28.4%	27.7%
Pacific Pde	4.1%	23.3%	17.0%	24.9%		24.8%	2.1%	19.0%	18.0%
Avon Rd	9.6%	45.5%	33.3%	32.0%	52.3%		3.6%	17.3%	17.9%
Clyde Rd	51.0%	35.3%	19.1%	28.4%	16.7%	13.7%		63.2%	44.6%
The Strand (Dee Why & Oaks)	10.6%	66.5%	20.3%	16.1%	11.5%	5.0%	4.7%		55.5%
The Strand (Oaks & Pacific)	7.5%	59.1%	21.2%	19.7%	13.7%	6.4%	4.2%	69.7%	

JOURNEY PATH (CROSS USAGE)

Appendix Table 3 - Period 3 (Sep)

	Also Used ...							The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd		
Richmond Ave		40.8%	7.2%	24.7%	19.2%	25.3%	24.4%	44.2%	31.9%
Dee Why Pde	5.3%		11.5%	20.2%	23.8%	27.6%	8.3%	55.1%	44.6%
Howard Ave	1.6%	19.4%		38.0%	23.4%	23.2%	7.6%	26.9%	29.5%
Oaks Ave	4.2%	26.3%	29.3%		26.8%	20.2%	11.8%	21.3%	33.5%
Pacific Pde	3.0%	28.4%	16.5%	24.6%		35.8%	2.7%	13.5%	19.9%
Avon Rd	6.4%	53.6%	26.7%	30.1%	58.2%		2.7%	13.6%	21.3%
Clyde Rd	20.3%	52.3%	28.6%	57.4%	14.3%	8.8%		37.6%	49.8%
The Strand (Dee Why & Oaks)	7.2%	68.3%	19.7%	20.3%	14.0%	8.7%	7.3%		62.2%
The Strand (Oaks & Pacific)	5.2%	55.6%	21.7%	32.0%	20.7%	13.6%	9.8%	62.5%	

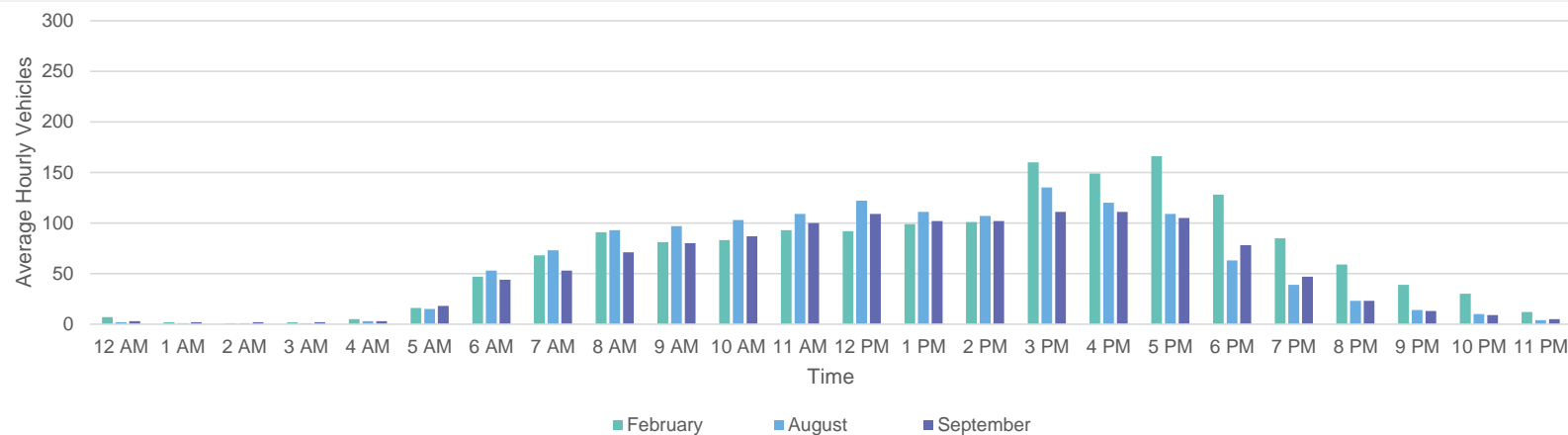
Appendix Table 4 - Period 4 (Nov)

	Also Used ...							The Strand (Dee Why & Oaks)	The Strand (Oaks & Pacific)
	Richmond Ave	Dee Why Pde	Howard Ave	Oaks Ave	Pacific Pde	Avon Rd	Clyde Rd		
Richmond Ave		35.7%	7.2%	19.3%	29.8%	41.0%	15.4%	38.0%	37.0%
Dee Why Pde	3.9%		10.3%	17.5%	27.5%	31.7%	5.8%	53.7%	40.7%
Howard Ave	1.0%	12.9%		32.2%	21.6%	22.0%	7.3%	28.8%	31.2%
Oaks Ave	2.9%	23.8%	35.1%		24.1%	22.4%	10.8%	17.4%	30.1%
Pacific Pde	3.4%	28.6%	18.0%	18.4%		43.3%	1.8%	10.3%	16.4%
Avon Rd	6.9%	48.4%	26.8%	25.1%	63.4%		2.0%	9.9%	17.6%
Clyde Rd	11.6%	39.9%	40.1%	54.4%	11.6%	9.1%		27.3%	51.5%
The Strand (Dee Why & Oaks)	5.0%	64.8%	27.8%	15.4%	11.9%	7.8%	4.8%		54.7%
The Strand (Oaks & Pacific)	5.0%	50.0%	30.7%	27.2%	19.4%	14.2%	9.3%	55.7%	

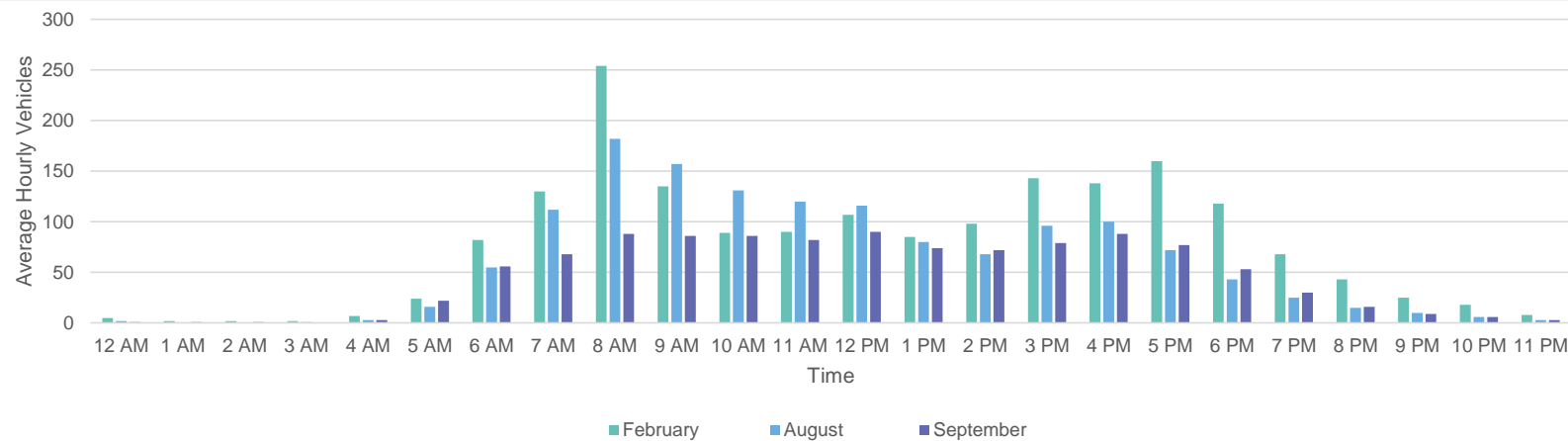
APPENDIX B TRAFFIC COUNTS

SCREENLINE A - WEEKDAY UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 1 – Screenline A – Northbound Weekday Total Volumes (Unadjusted)

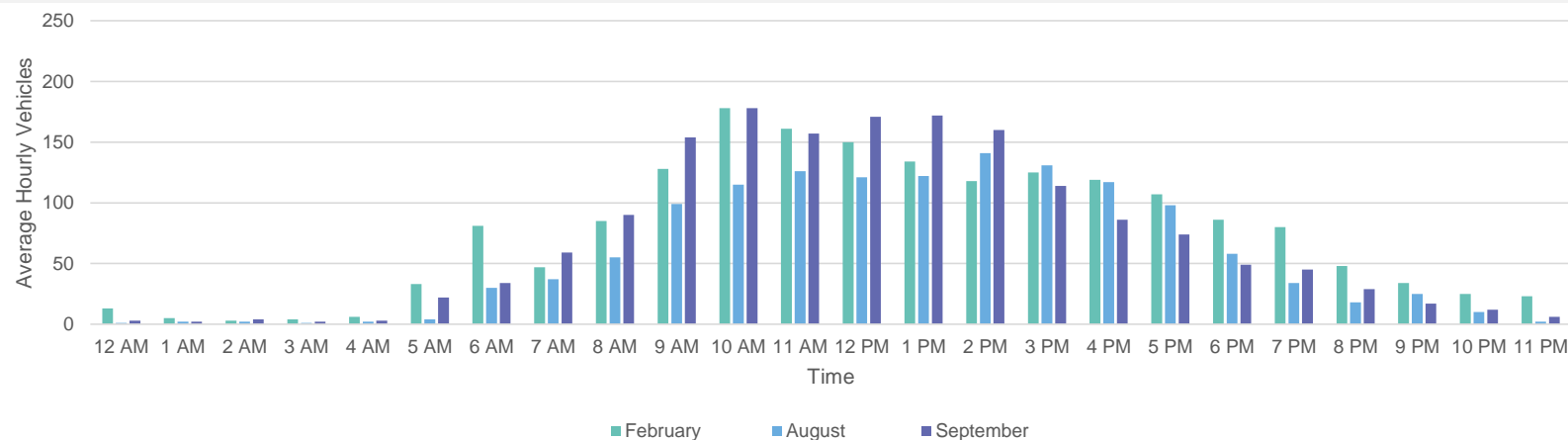


Appendix figure 2 – Screenline A – Southbound Weekday Total Volumes (Unadjusted)

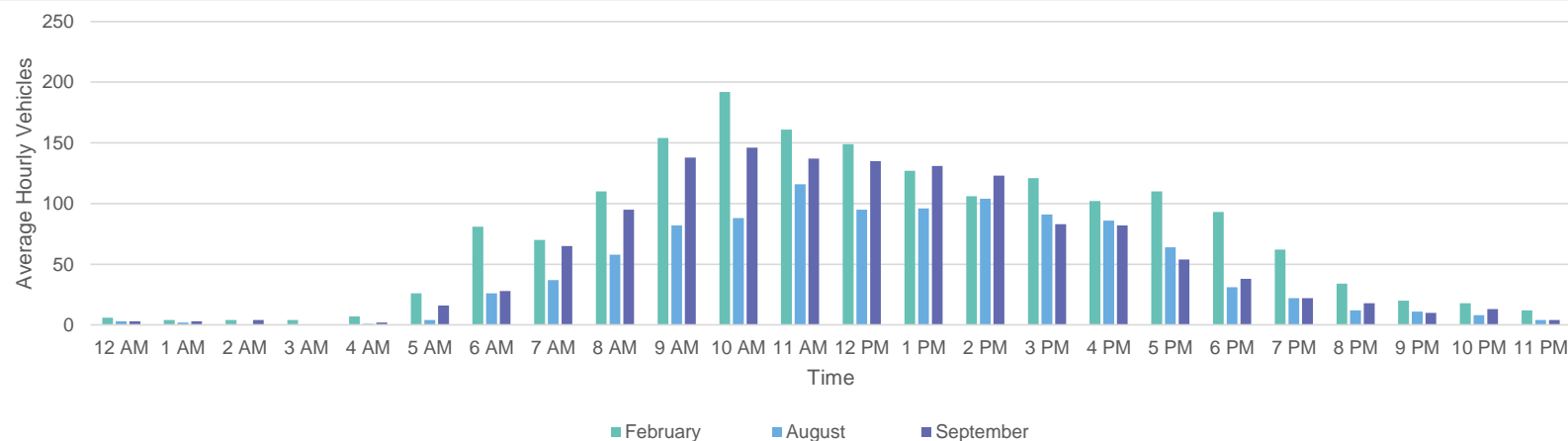


SCREENLINE A - WEEKEND UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 3 – Screenline A – Northbound Weekend Total Volumes (Unadjusted)

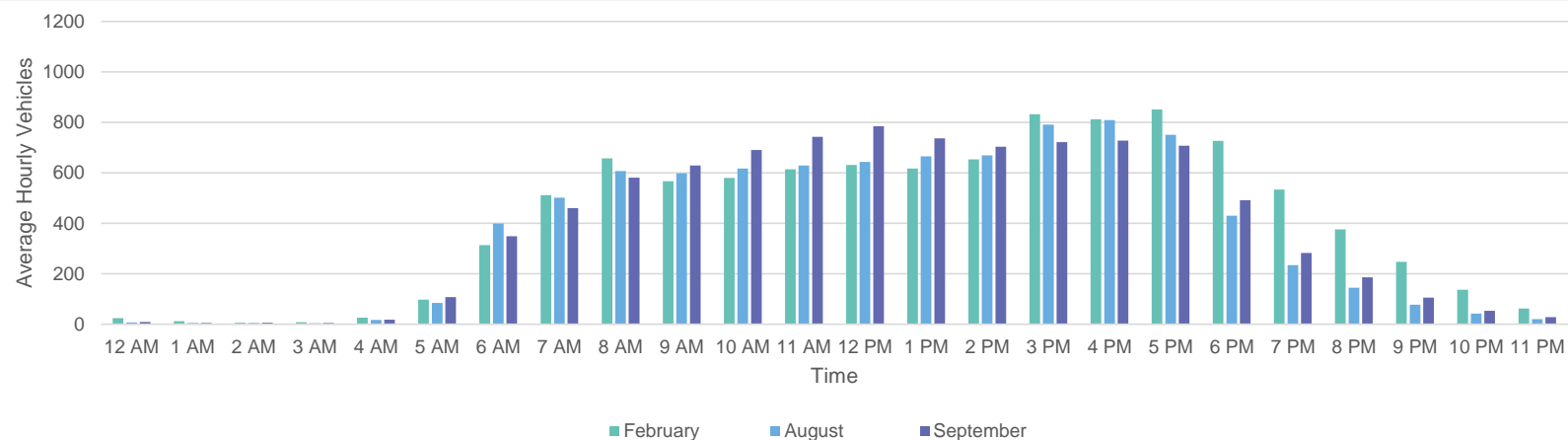


Appendix figure 4 – Screenline A – Weekend Southbound Total Volumes (Unadjusted)

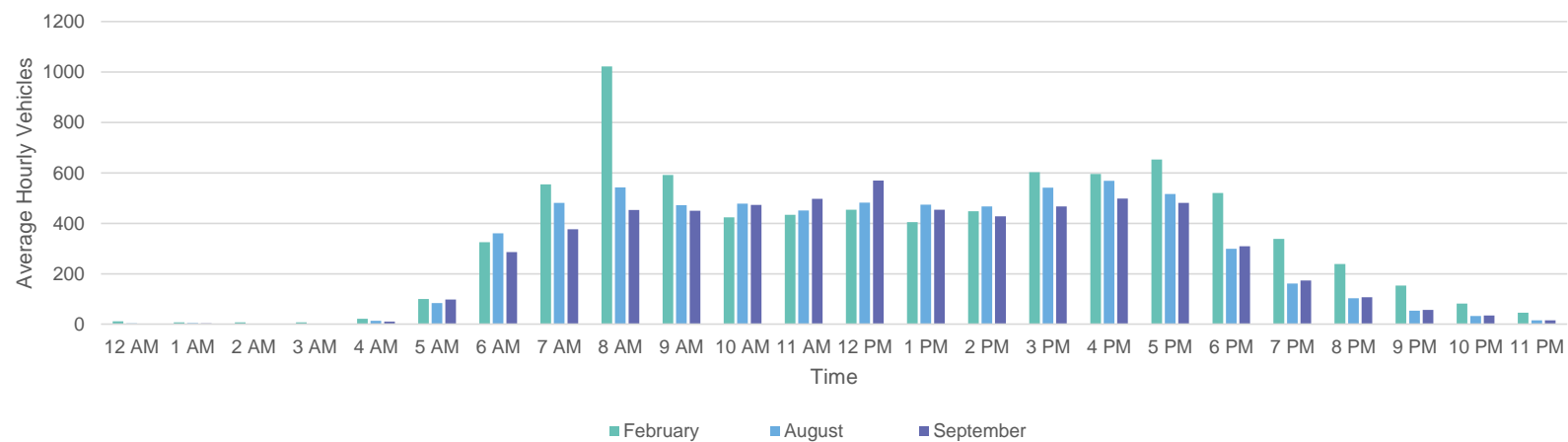


SCREENLINE B - WEEKDAY UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 5 – Screenline B – Weekday Northbound Total Volumes (Unadjusted)

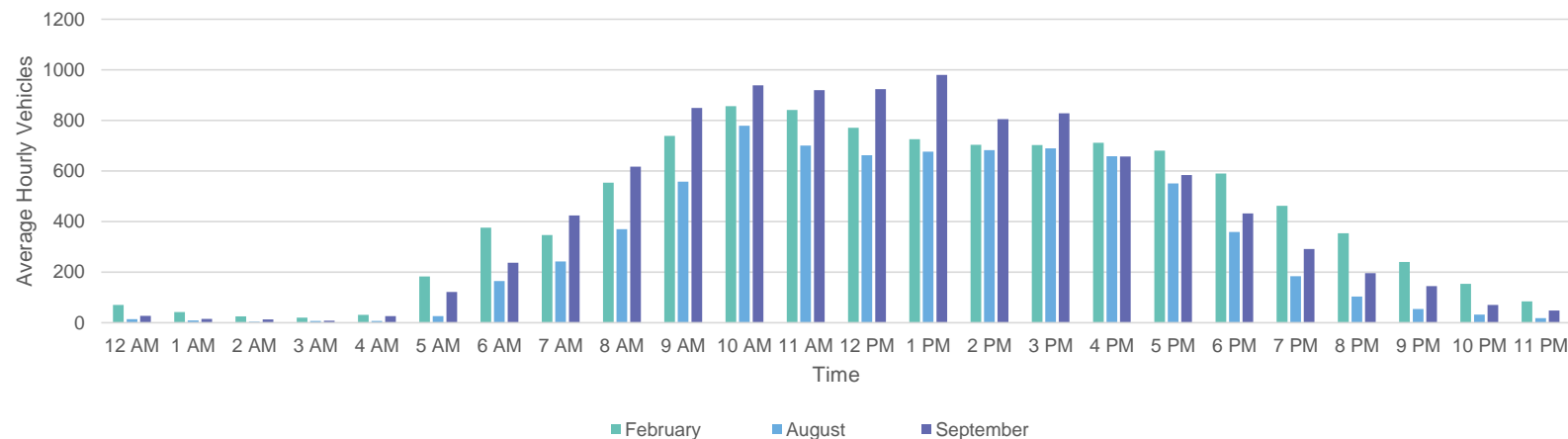


Appendix figure 6 – Screenline B – Weekday Southbound Total Volumes (Unadjusted)

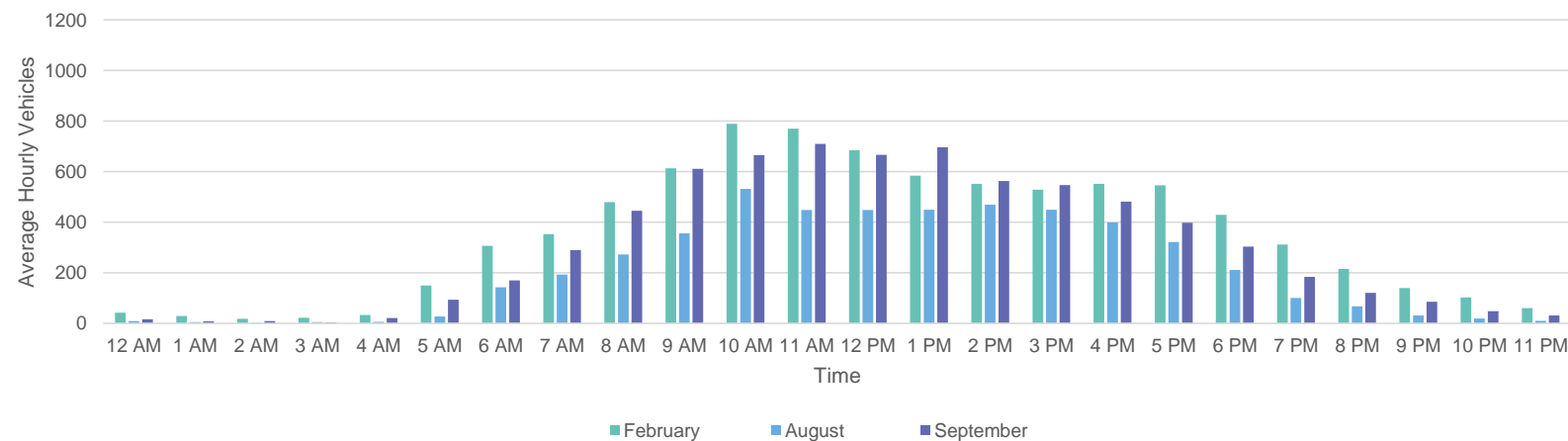


SCREENLINE B - WEEKEND UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 7 – Screenline B – Weekend Northbound Total Volumes (Unadjusted)

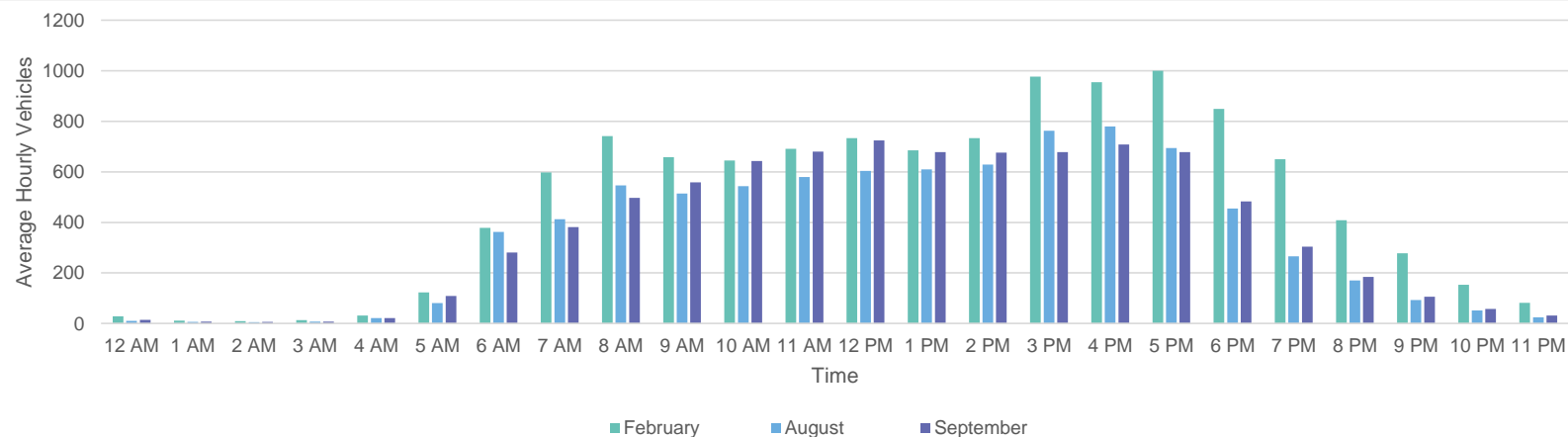


Appendix figure 8 – Screenline B – Weekend Southbound Total Volumes (Unadjusted)

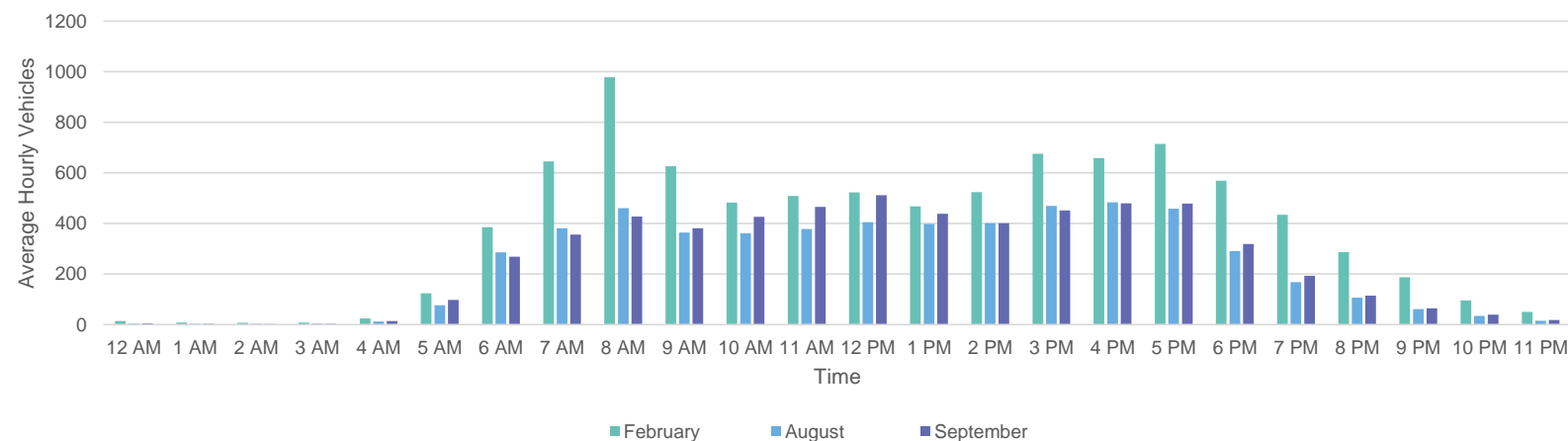


SCREENLINE C - WEEKDAY UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 9 – Screenline C – Weekday Northbound Total Volumes (Unadjusted)

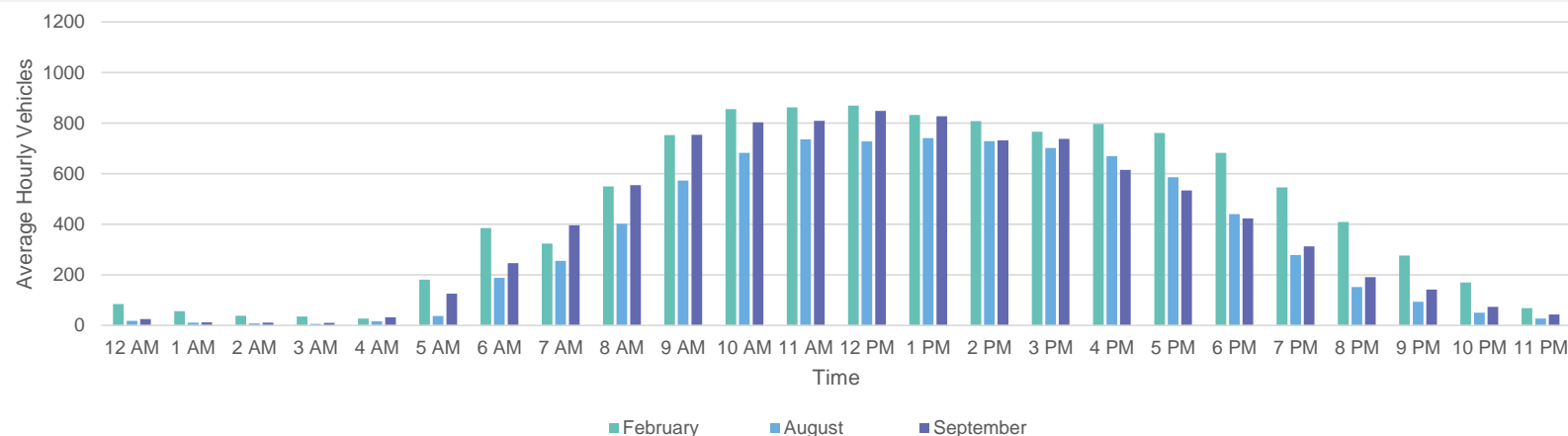


Appendix figure 10 – Screenline C – Weekday Southbound Total Volumes (Unadjusted)

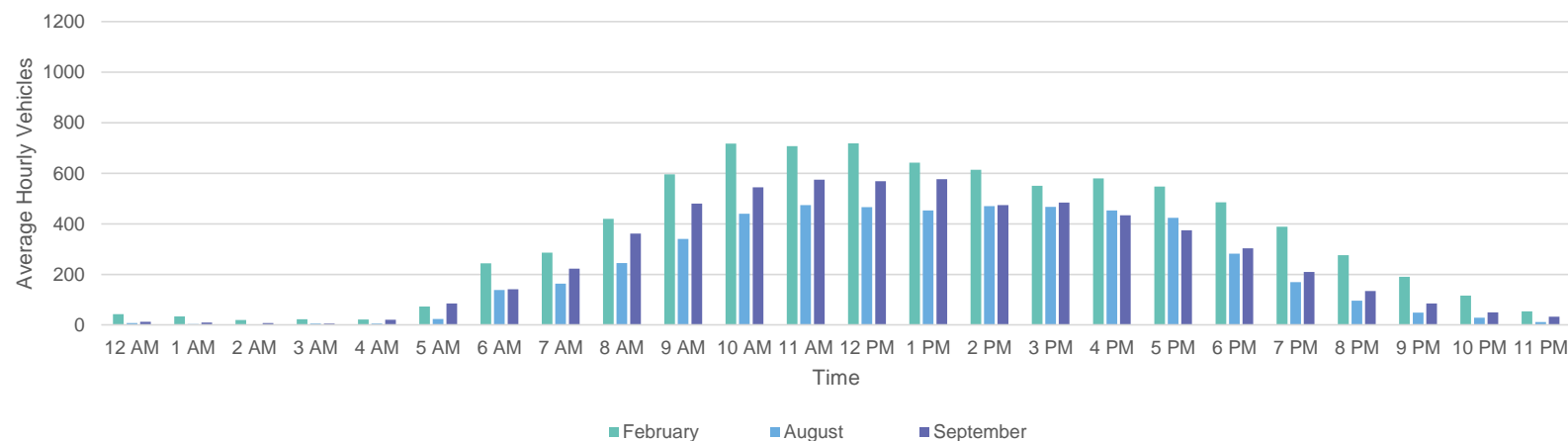


SCREENLINE C - WEEKEND UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 11 – Screenline C– Weekend Northbound Total Volumes (Unadjusted)

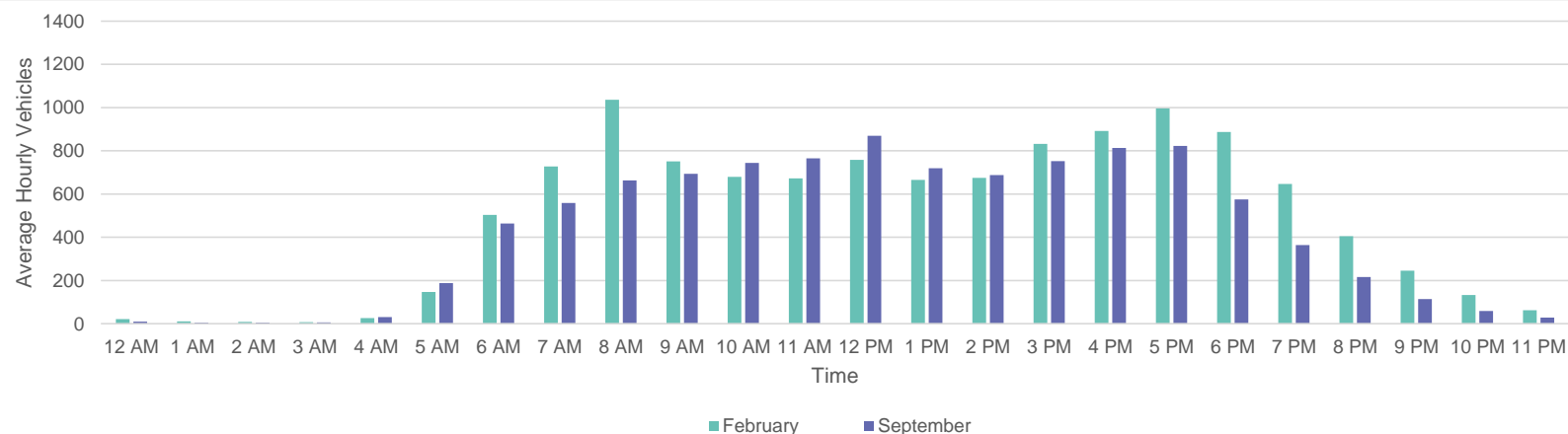


Appendix figure 12 – Screenline C – Weekend Southbound Total Volumes (Unadjusted)

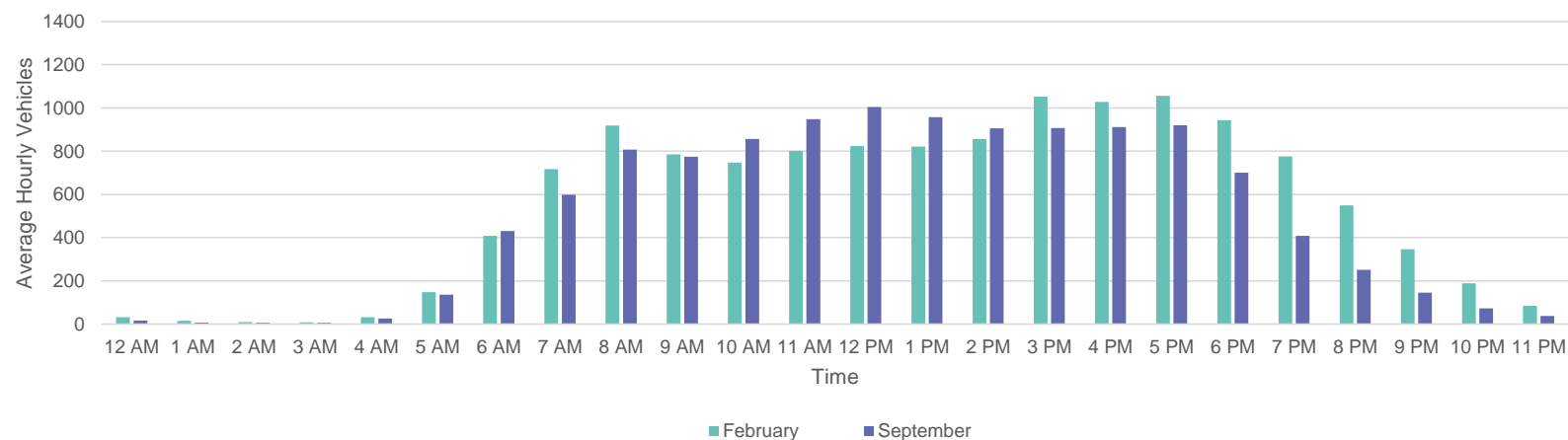


SCREENLINE D - WEEKDAY UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 13 – Screenline D – Weekday Eastbound Total Volumes (Unadjusted)

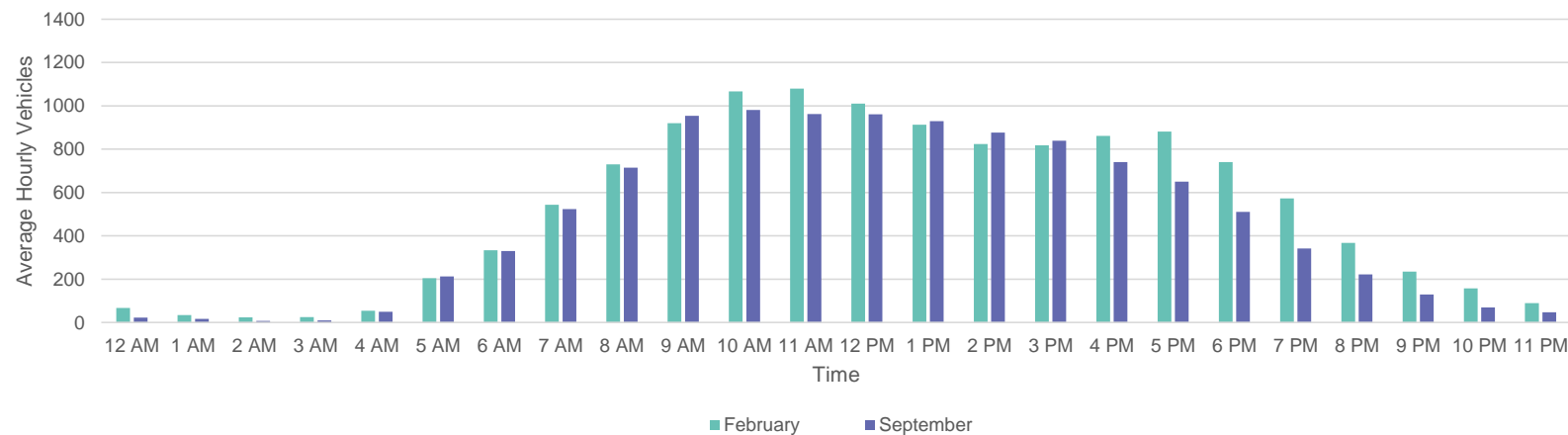


Appendix figure 14 – Screenline D – Weekday Westbound Total Volumes (Unadjusted)

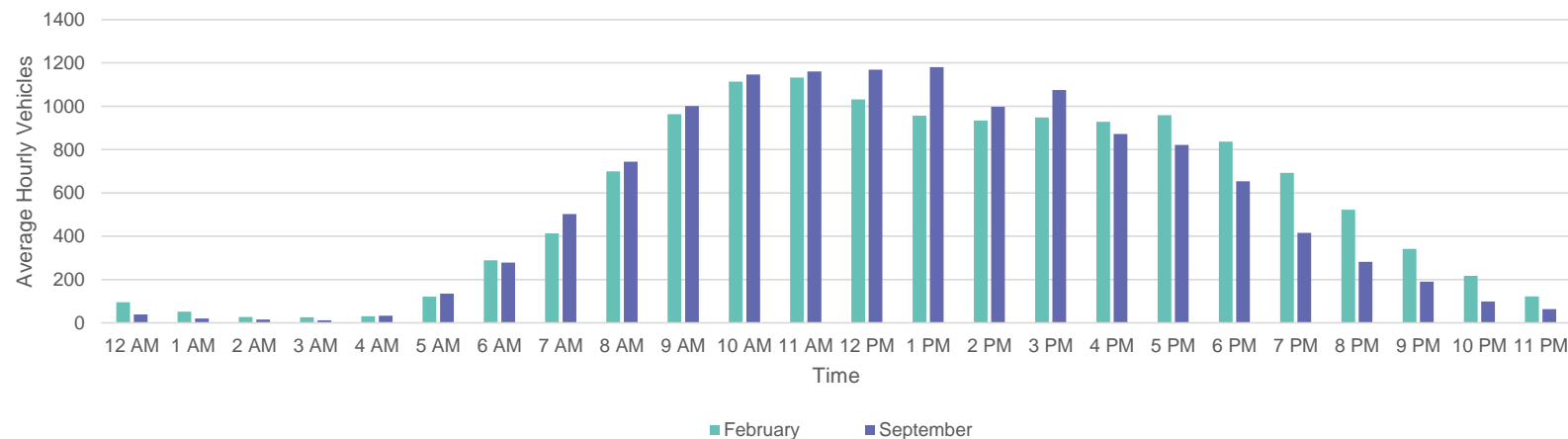


SCREENLINE D WEEKEND UNADJUSTED AVERAGE TOTAL VOLUMES

Appendix figure 15 – Screenline D – Weekend Eastbound Total Volumes (Unadjusted)

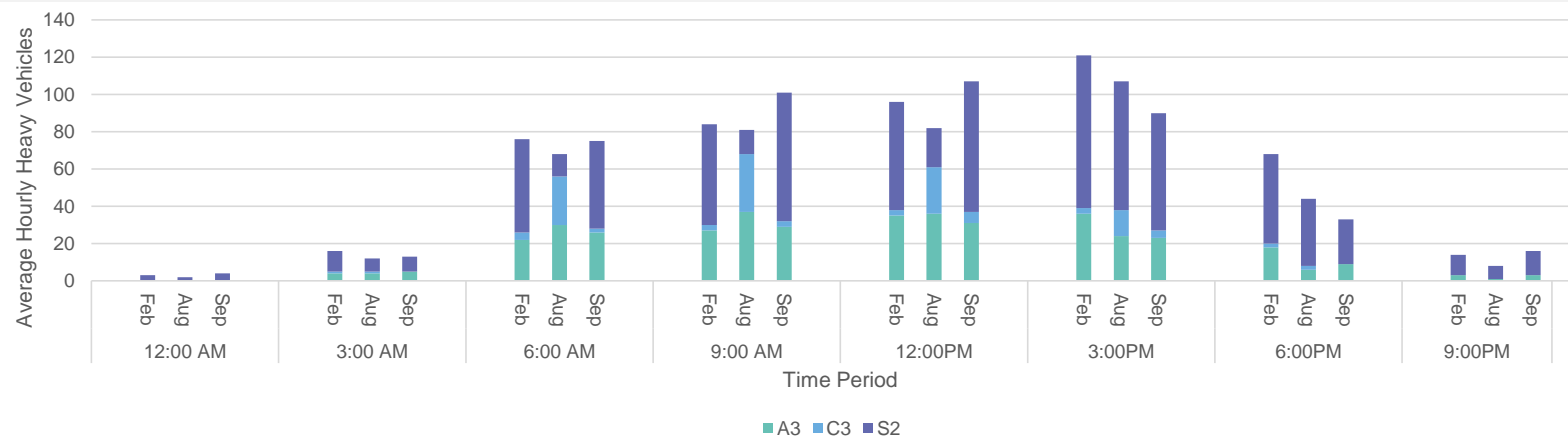


Appendix figure 16 – Screenline D – Weekend Westbound Total Volumes (Unadjusted)

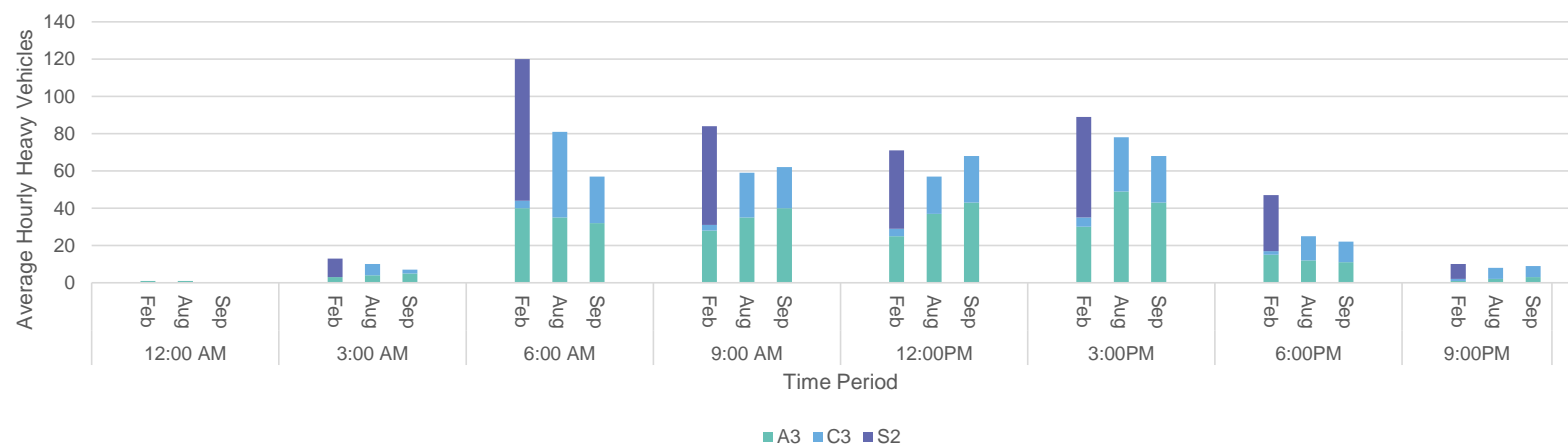


SCREENLINE C WEEKDAY UNADJUSTED AVERAGE HEAVY VEHICLE VOLUMES

Appendix figure 33 – Screenline C – Weekday Northbound Heavy Vehicle Volumes (Unadjusted)

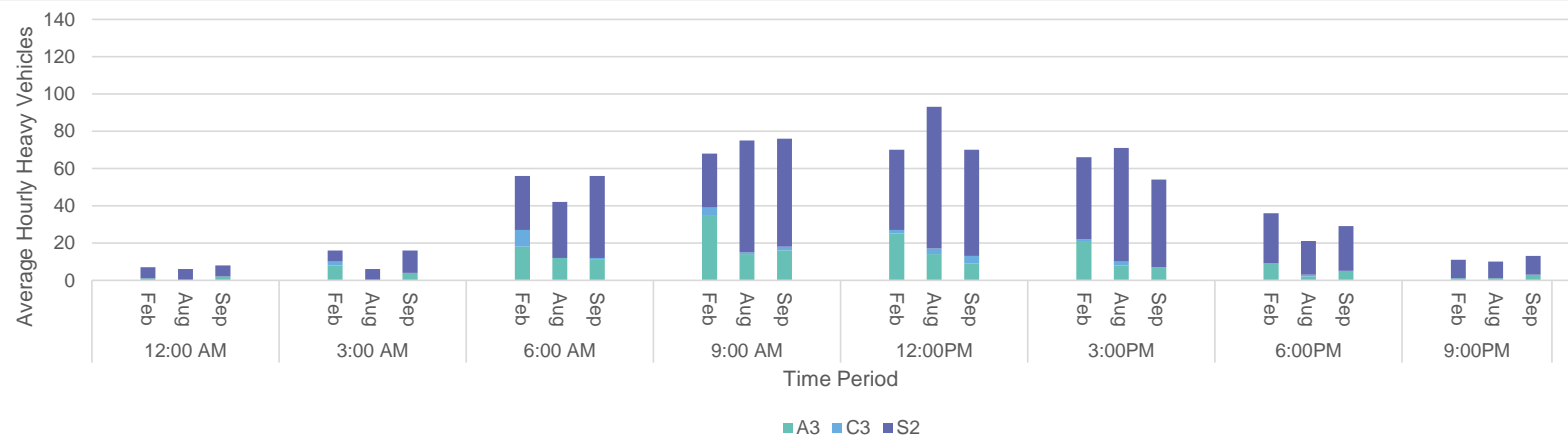


Appendix figure 34 – Screenline C – Weekday Northbound Heavy Vehicle Volumes (Unadjusted)

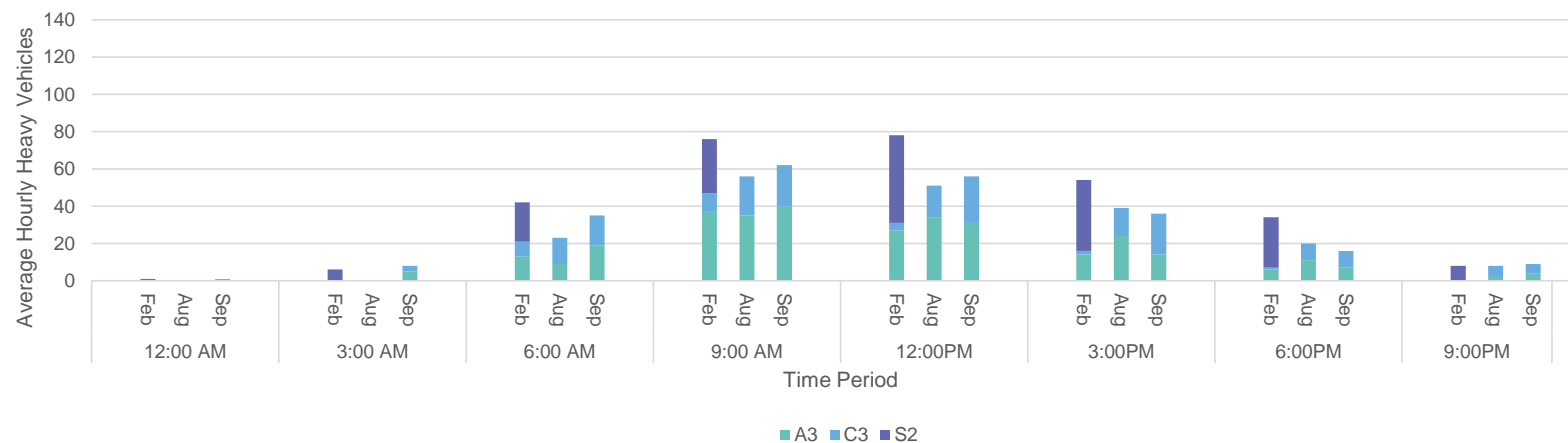


SCREENLINE C WEEKEND UNADJUSTED AVERAGE HEAVY VEHICLE VOLUMES

Appendix figure 35 – Screenline C – Weekend Northbound Heavy Vehicle Volumes (Unadjusted)



Appendix figure 36 – Screenline C – Weekend Northbound Heavy Vehicle Volumes (Unadjusted)



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Streets as Shared Spaces – Dee Why Strand

Business Feedback

There are 30 business premises located on The Strand and its immediate surrounds. All businesses have been engaged with throughout the process. There are currently 3 vacant spaces.

A business survey has been available to all businesses throughout the trail with reminders to complete being given out through January and February 2022. Businesses were encouraged to complete the survey and feedback to Council throughout the trial to capture changing opinions.

- Council received 9 responses to the online survey.
- Council received 9 responses conducting the surveys face to face
- With 55.6% of operating businesses represented
- 14 of the business responses are from food and beverage operators

The Survey

The survey was conducted online using the Questionpro platform. The same questions were used on paper for the face to face surveys

The survey consisted of four sections.

1. Asked businesses to reflect on the opinions of their customers as to whether different elements of the trail were commented on in a positive or negative light.
2. Asked businesses whether they felt trail changes had positively or negatively impacted their business
3. Gauged the businesses support for ongoing activation and comments
4. Collected business contact information for our reference.

The Findings

Section 1: From your observations and your conversations with customers what impact do you feel the different elements of the trial has had on the Strand experience?

Change	Average Score 1 strong negative 5 strong positive	Score sentiment
Increased footpath space for passers by	4	76.5% positive 0% negative
Increased footpath space for dining	4.18	82.4% positive 0% negative
Increased footpath space for takeaway customers (waiting for orders)	4.35	94% positive
Increased vegetation	3.82	70.6% positive 0% negative
Traffic Changes (one way traffic/cycle lane)	2.41	64.7% negative 23.5% positive
Street parking further out from businesses	3.29	47% positive 29.4% negative
Changed parking conditions (times)	2.82	35.3% negative 29.4% positive
Overall Street appearance	3.76	70.5% positive 17.6% negative

Overall businesses reported positive interactions and comments from their customers with the increased space for customer waiting and outdoor dining being the biggest positive.

The traffic and parking changes were the elements that some businesses reported less positive comments from their customers.






Section 2 To what degree do you feel the changes have contributed to the following.

Where **0-4 negative** **4-6 neutral/no change** **6-10 positive**

Increased the average number of customers?	5.47
Brought new customers to the area?	5.24
Encouraged people to stay longer?	5.94
Increased customer spend?	4.71

Businesses reported that they felt the changes have not impacted customer behaviour or spend, positively or negatively. Several businesses acknowledged that for several reasons (ongoing Covid restrictions, staff shortages, wet weather) they have not fully utilised the space on offer.

Section 3: Overall, how supportive are you of the idea of the changes becoming permanent?

Answer	Count	Percent	20%	40%	60%
 No Way! Very Unsupportive	1	5.88%	<div></div>		
 Unsupportive	1	5.88%	<div></div>		
 Neutral - i'm fine either way	2	11.76%	<div></div>		
 Supportive	6	35.29%	<div></div>		
 Yes Please Very Supportive	7	41.18%	<div></div>		
Total	17	100%			

NB: the business that scored "1": then went on to say Council needed to do more and remove cars completely from the Strand and so were not negative about the changes – but did not want the current arrangement.

Verbatim Comments

Make permanent dividers for each restaurant. Permanent seating area so we don't have to take the heavy tables inside every day. There Are some areas in manly with permanent seating areas outside there restaurant
I think like that is just perfect :)
Make traffic two way, get rid of the bike lane which no one uses. Make parking spaces bigger and wider, when one car is parking, it holds up all the traffic.
Key changes needed from our perspective. - remove parking all together // defeats the purpose of having the view, extra area if cars can still park there. Most cars park there for the day so it isn't helping people get to the restaurants - the pedestrian crossing in from of girdlers needs to move, that is what is creating the traffic chaos that end as people don't know how to approach the round about when people are crossing - more seating out front of restaurants. We're at 24 the strand and would love the seating in front of our space!!!
completely cut off thr strip from cars. dont leave it one way.
Partition each restaurant off with timber benches or planter boxes.
I think it is great as it is
Good as it is
Do not want a return to two way traffic. Like that the trial looks after people not cars though acknowledges there isn't enough parking at the beach. If the trial were to become permanent, they would invest in more furniture to utilise the space but couldn't justify the expense just for the trial.
If permanent - use better materials - Appeal
Increase parking spaces for public
This is good
Keep the changes but with tweaks Please remove the council vehicle only parking on Howard and make it 15P - being free for council vehicles 24/7 stops hundreds of customers parking . Would like to see the strand closed to traffic completely with the space activated 'like the Corso' but would require increasing the parking capacity surrounding.
That change improve the quality of stay for the customers (enjoying the view etc...) but a lot of complains about how bad it is to find a parking place.
The Bike lane isn't used enough to warrant the space. just kids mucking about which is dangerous. Use that space to return the traffic to two way. I like the increased space for people so keep that I like the 10P parking and loading zones at the end of Howard - they are useful Remove the Council Vehicles only parking on Howard Avenue - it's not used and more valuable for customers
In front of Chill bar / Sea Bar we should fill in the approx 1 meter timber board section currently missing it is a trip hazard and would complete the board walk as this area has one of the most foot traffic of the new area !
We were very happy for the changes they have been very good for the smaller type businesses and for takeaway with the benches coming in handy for people to wait in the 2 widened areas after the pedestrian crossing!! We hope you will keep the trial going for another 12 to 24 month as covid caused a lot of interruptions to all the businesses with constant restrictions. Only after another 12 month and another summer could we get better information about the trial . However as a stake holder I feel that Council provided good information and was helpful and responsive to changes .

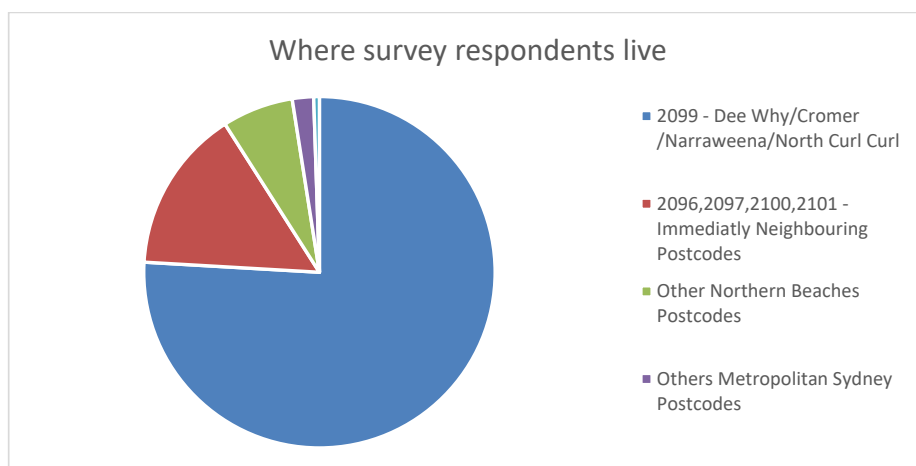
Streets as Shared Spaces Dee Why Trial

Community Feedback

An online survey using the QuestionPro platform was available to the public between 15th August 2021 and 7th February 2022. During this time the survey was viewed 1,512 times, and we received 773 complete and 152 incomplete responses. The survey link was provided onsite via QR code signs located through the activation.

Who Completed the survey?

94.79% of responses came from people that visited the Strand at least once a week with 52.93% of respondent being daily visitors.
580 (76%) of respondents listed the 2099 postcode as home.



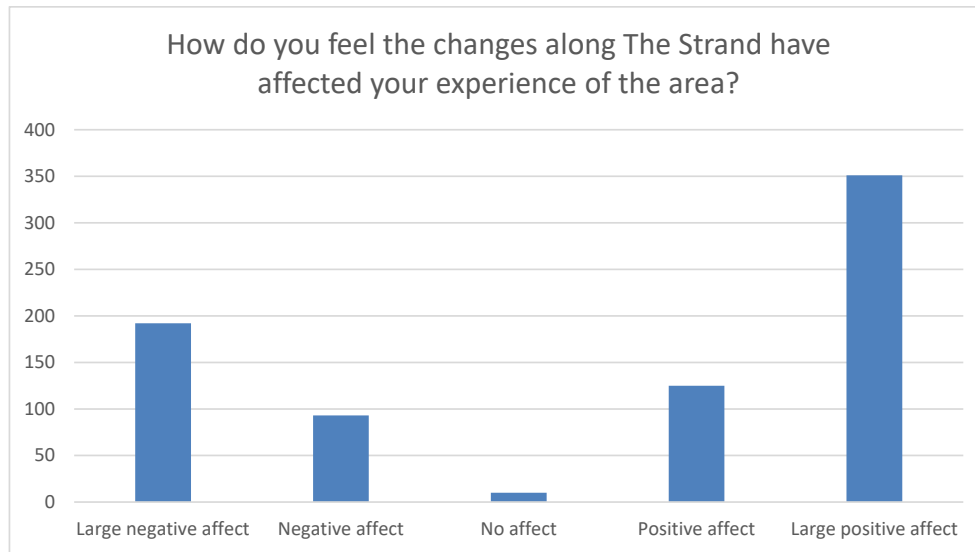
What were participants asked about the trial?

The survey asked whether participants felt the changes to Dee Why Strand had enhanced their experience or not? They were then asked to expand on which features of the trial had led them to this response.

Finally, participants were asked for any further suggestions regarding the trial as an open text question.

Question 1. How do you feel the changes along The Strand have affected your experience of the area?

- 62% of respondents reported that overall the trial had enhanced their enjoyment of the area, with 46% reporting a large positive effect.
- 37% felt that the changes have a negative effect on their experience with 25% reporting a large negative effect.
- 1% of people felt the changes had no overall effect on their experience.

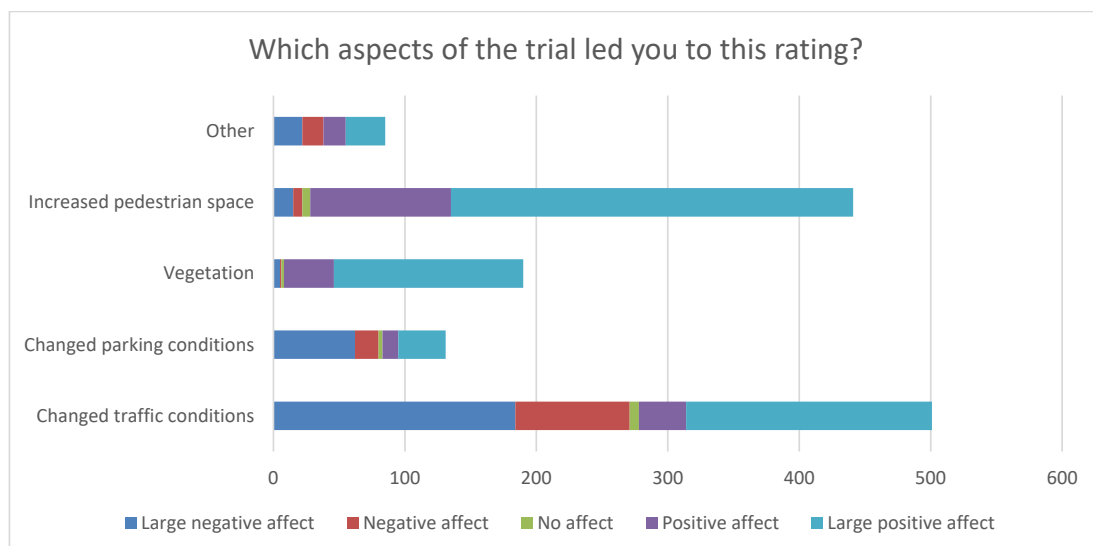


Negative Affect – What are the issues.

Of the 37% of respondents that felt the changes had negatively affected their experience 84% were unhappy with the changed traffic and parking conditions. Their comments related to traffic flow on the Strand and surrounding streets.

Positive Affect – What are the wins.

62% of respondents like the trial and reported that it enhanced their Strand experience, with 30% of those respondents attributing the improvement to the changed traffic and parking conditions, but also 45% praised the increased pedestrian space that resulted.



The majority of “other” comments related to the cycle lane in both the positive and the negative.

Open Comments

Over 700 open comments were received in response to the question “What opportunities do you see for further improvement to this trial in Dee Why?”

Theme	Number of responses
“Remove it” (the trial)	90 responses
Fully close the Strand to traffic	176 responses
All or Nothing (remove it or close it fully)	6 respondents
Make the trial permanent	40 respondents
Improve traffic and pedestrian management in surrounding streets	44 respondents

Many of the comments acknowledged that the trial has caused traffic issues and offered suggestions as to how traffic flow could be maintained whilst keeping the benefits of the increased public space.

Return to two-way traffic by	74 respondents
<ul style="list-style-type: none"> Removing the bike path 	44 respondents
<ul style="list-style-type: none"> Removing the Strand carparking (improving views from the restaurants) 	54 respondents

A number of respondents (16) suggested ongoing regular full closures of the area that make the space work for people and maintain traffic flow, e.g. full closures over summer weekends, or a regular Friday night closure.

Suggested improvements to the **infrastructure**

Design and maintenance suggestions	15 respondents
More plants	18 respondents
More Shade	14 respondents
More bins/recycling/compostable waste	8 respondents
Better bike lane connection	18 respondents
Further speed management e.g. 30km/speedbumps	6 respondents
Facilities for dogs	3 respondents

A number of comments related to the demand for **parking** in the area

Shorten timed parking conditions	5 respondents
Increase parking availability in the beach carpark	21 respondents
Park and ride from Dee Why town centre	2 respondents

Using the extra space

54 respondents would like to see more seating both in the reserve and also on the new boardwalks for both businesses and the general public to utilise.

42 respondents would like to see more activation of the public open space with many suggesting markets.

Overall Feeling

Overall, the majority of the comments were supportive of the trial but recognised that it has caused some issues for drivers, and so felt that any permanent changes would need to be implemented differently to resolve the issues.

- Full Closure to traffic
- Return to two -way traffic but keeping the extended pedestrian area.
- Implement wide traffic parking and pedestrian changes across Dee Why to support changes on the Strand

The bike lane has probably caused the most controversy – perception of it being too big for the amount of use it is receiving but also a lack of connectivity (real or perceived)

21% of respondents wanted the return to two-way traffic either via full removal of the trial (11.6%) or by altering the allocation of space (removing parking or the bike lane).

CfEIT bob.white@cfeit.com (02) 9740 8600

One Page Summary

Count Number 9624

Lat/Long : S33 45.245 / E151 17.648

Street

CLYDE ROAD, DEE WHY : Between OAKS ROAD & RICHMOND AVENUE (bidirectional)

Location

Between Howard Avenue and Oaks, House No. 6-14 on 40 KM Sign

Start Date 01-FEB-21

Start Time 600

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 50

NORTH

SOUTH

COMBINED

Weekly 50th Percentile Speed

31

34

33

Weekly 85th Percentile Speed

39

42

41

Five Day AADT

314

484

798

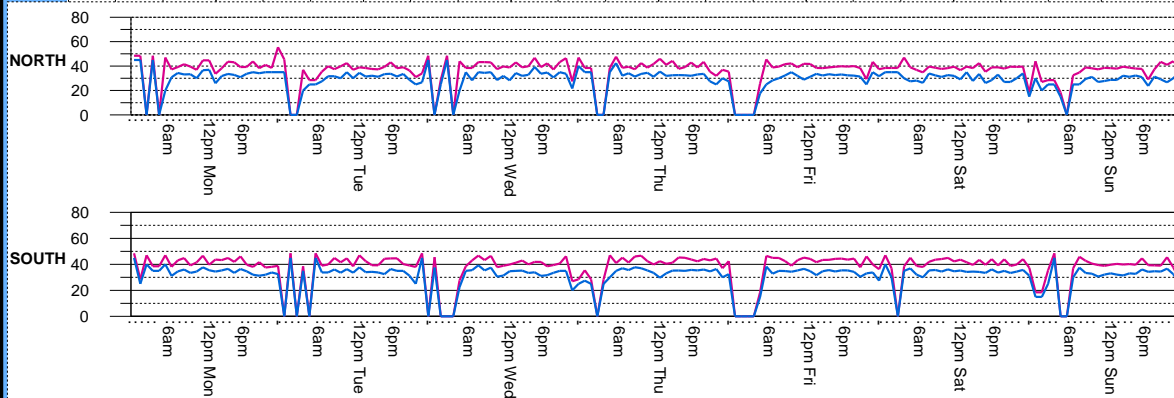
Seven Day AADT

397

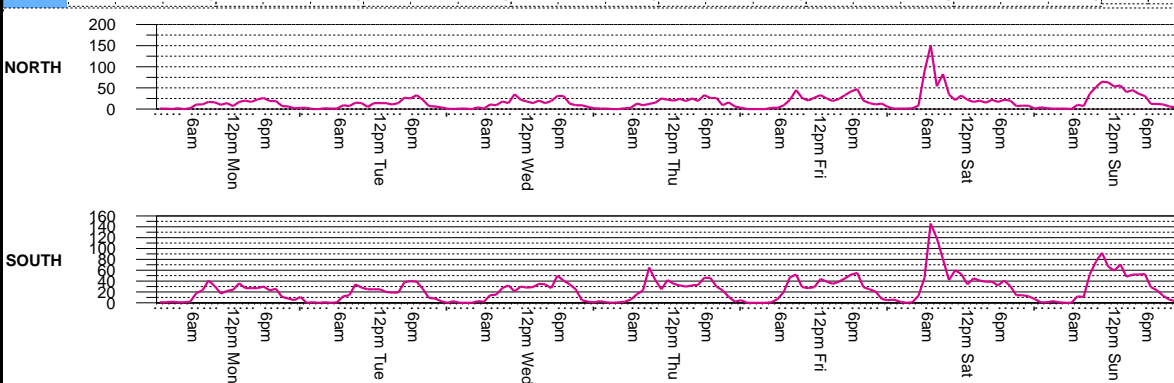
580

977

	MON 01-FEB-21			TUE 02-FEB-21			WED 03-FEB-21			THU 04-FEB-21			FRI 05-FEB-21			SAT 06-FEB-21			SUN 07-FEB-21			SEVENDAY AVERAGE		
	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir
85%ile	40.1	42.4	41.7	38.7	43.3	41.0	40.8	41.6	41.3	39.7	44.0	42.6	39.6	43.4	41.9	38.0	41.3	39.6	38.2	40.0	39.3	39.3	42.3	41.1
50%ile	33.2	34.7	34.2	31.9	34.8	33.7	32.9	34.0	33.6	32.6	35.3	34.3	32.2	34.6	33.6	29.7	34.2	32.6	29.2	33.0	31.5	31.7	34.4	33.4
> 60 k	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	0	1	0	0	5714	5714
%age	0	0	0	0	3	2	0	2	1	0	0	0	0	0	0	0	1	1	0	1	0	0	1	1
> 70 k	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2857	2857
%age	0	0	0	0	3	2	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1



Short %	96.0	93.7	94.6	96.0	95.9	95.9	95.0	96.7	96.0	96.4	96.6	96.5	94.8	94.9	94.9	95.8	96.5	96.1	97.4	96.8	97.1	95.9	96.0	96.0
Med %	4.0	6.3	5.4	4.0	4.1	4.1	5.0	3.3	4.0	3.6	3.4	3.5	5.2	5.1	5.1	3.8	3.3	3.5	2.6	3.2	2.9	3.9	3.9	3.9
Long %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
AM Pk Vo	17	41	58	15	34	49	35	32	56	25	65	77	45	52	97	151	146	297	65	92	157	50	66	113
PM Pk Vo	26	36	56	33	40	72	31	50	81	33	46	79	47	55	102	22	45	63	56	71	127	35	49	83
7-7pm	197	328	525	193	326	519	245	369	614	249	451	700	363	493	856	359	626	985	496	662	1158	300	465	765
24Hr Tot	251	415	666	249	387	636	301	458	759	329	551	880	441	608	1049	657	918	1575	549	726	1275	397	580	977
Class 0	24	28	52	16	27	43	33	33	66	33	33	66	39	47	86	45	40	85	37	42	79	32	36	68
Class 1	217	361	578	223	343	566	253	409	662	284	499	783	376	530	906	580	845	1425	498	659	1157	347	521	868
Class 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 3	9	24	33	9	14	23	15	11	26	12	17	29	19	19	38	23	26	49	14	20	34	14	19	33
Class 4	1	1	3	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 429

Street CLYDE ROAD, DEE WHY : Between OAKS ROAD & RICHMOND AVENUE (bidirectional)

Location Between Oaks and Howard Avenue, House No. 6-14 on 40 KM Sign

Start Date 27-SEP-21

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

Weekly 50th Percentile Speed

Weekly 85th Percentile Speed

Five Day AADT

Seven Day AADT

NORTH

SOUTH

COMBINED

33

35

35

39

43

43

358

1579

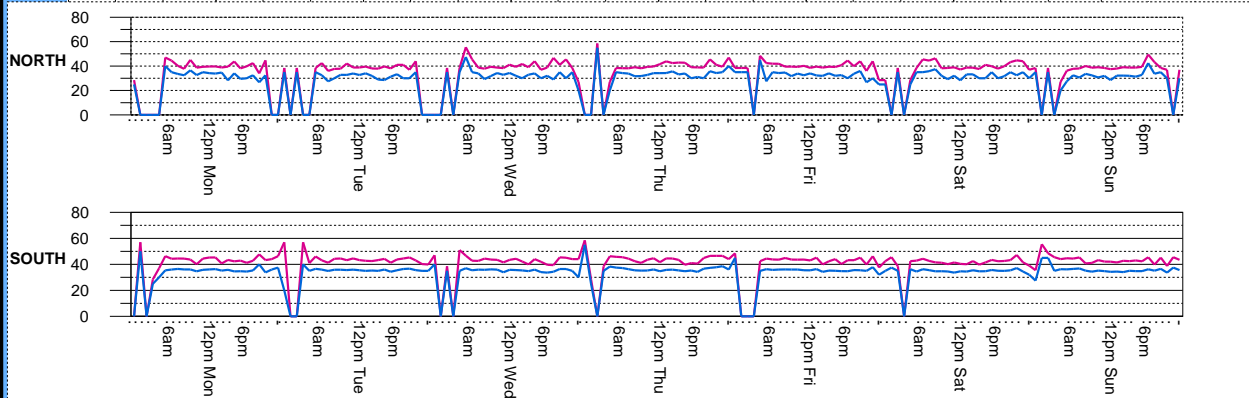
1937

378

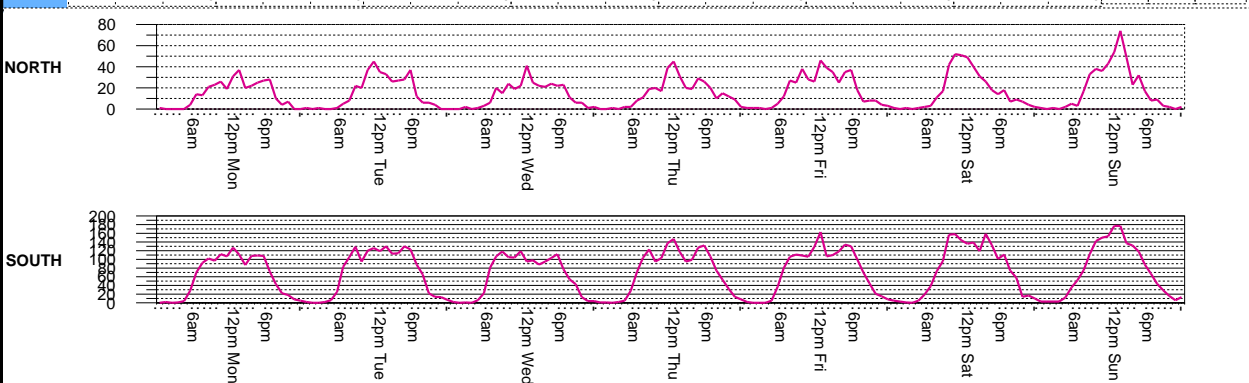
1630

2009

	MON 27-SEP-21			TUE 28-SEP-21			WED 29-SEP-21			THU 30-SEP-21			FRI 01-OCT-21			SAT 02-OCT-21			SUN 03-OCT-21			SEVENDAY AVERAGE		
	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir
85%ile	39.8	43.8	43.3	38.9	43.5	42.7	39.7	43.1	42.5	40.3	43.6	43.2	39.6	43.5	42.8	39.1	41.7	40.9	38.8	42.9	41.8	39.5	43.1	42.5
50%ile	33.3	35.6	35.2	32.2	35.5	35.0	32.8	35.3	35.0	33.6	35.6	35.3	33.1	35.5	35.1	31.9	34.8	34.4	31.8	35.0	34.4	32.7	35.3	34.9
> 50 k	1	23	24	0	15	15	2	8	10	3	15	18	3	11	14	1	12	13	1	15	16	1.571	14.14	15.71
%age	.3	1.6	1.4	.0	.9	.8	.6	.6	.8	.8	.9	.9	.7	.6	.7	.2	.7	.6	.2	.9	.7	.4	.9	.8
> 60 k	0	1	1	0	1	1	0	0	0	0	2	2	0	1	1	0	1	1	0	1	0	1	1	
%age	.0	.1	.1	.0	.1	.1	.0	.0	.0	.0	.1	.1	0	.1	0	.0	.1	0	.0	.1	0	.1	.0	



Short %	94.9	92.4	92.9	96.3	92.8	93.4	95.6	92.0	92.6	95.0	93.1	93.5	95.3	92.9	93.4	97.0	93.9	94.5	98.5	94.2	95.0	96.2	93.1	93.7
Med %	5.1	7.6	7.1	3.7	7.2	6.6	4.4	8.0	7.4	5.0	6.9	6.5	4.7	7.1	6.6	3.0	6.1	5.5	1.5	5.8	5.0	3.8	6.9	6.3
Long %	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	
AM Pk Vo	26	112	138	45	129	171	24	119	141	39	137	176	38	129	155	52	158	210	43	153	196	38	134	170
PM Pk Vo	37	127	158	37	130	163	41	112	136	45	147	192	46	163	209	49	159	185	74	177	251	47	145	185
7-7pm	292	1232	1524	330	1392	1722	278	1221	1499	296	1386	1682	379	1423	1802	369	1526	1895	424	1528	1952	338	1387	1725
24Hr Tot	332	1433	1765	354	1631	1985	316	1451	1767	357	1675	2032	430	1706	2136	406	1770	2176	452	1747	2199	378	1630	2009
Class 0	21	59	80	26	58	84	19	47	66	23	57	80	16	48	64	22	47	69	26	67	93	22	55	77
Class 1	292	1263	1555	313	1453	1766	283	1284	1567	315	1499	1814	392	1534	1926	369	1611	1980	416	1576	1992	340	1460	1800
Class 2	2	2	4	2	2	4	0	4	4	1	4	5	2	3	5	3	4	7	3	2	5	2	3	5
Class 3	17	106	123	12	109	121	12	113	125	18	113	131	16	114	130	11	107	118	9	100	105	13	109	122
Class 4	0	3	3	1	8	9	2	2	2	1	2	2	0	1	6	10	1	1	1	1	1	1	3	4
Class 5	0	0	0	0	1	1	0	1	1	0	0	0	0	1	1	0	1	1	1	2	1	1	1	1
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 444

Lat/Long : S33 45.244 / E151 17.656

Street

CLYDE ROAD, DEE WHY : Between OAKS ROAD & RICHMOND AVENUE (bidirectional)

Location

Between Oaks and Howard Avenue, House No. 6-14 on 40 KM Sign

Start Date 06-FEB-22

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

NORTH

SOUTH

COMBINED

Weekly 50th Percentile Speed

33

35

35

Weekly 85th Percentile Speed

39

43

42

Five Day AADT

353

1681

2034

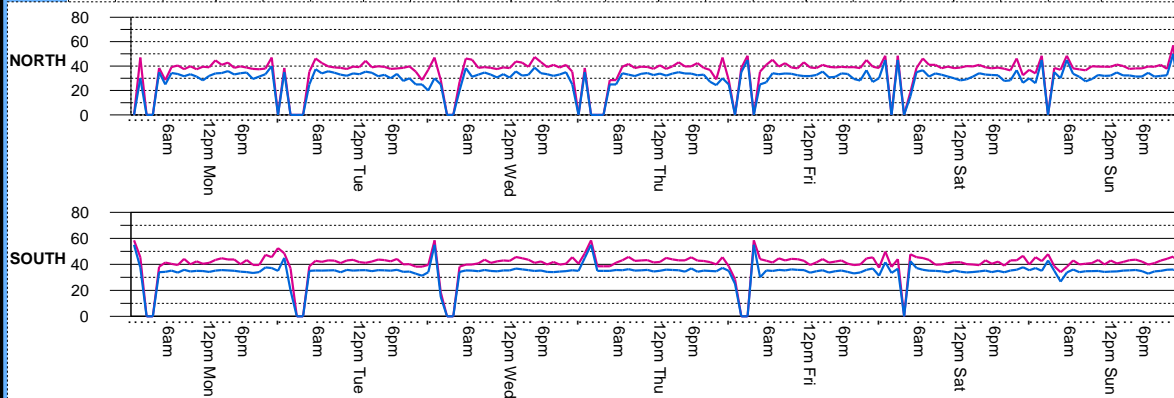
Seven Day AADT

364

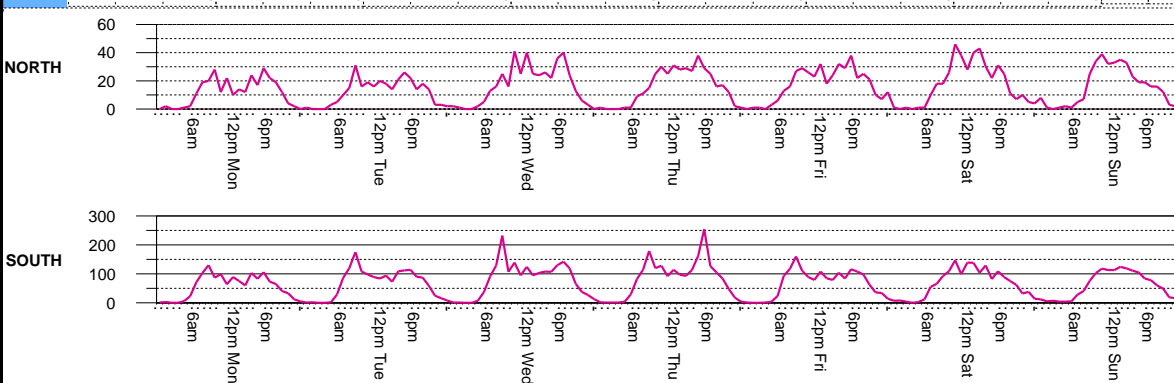
1631

1995

	MON 07-FEB-22			TUE 08-FEB-22			WED 09-FEB-22			THU 10-FEB-22			FRI 11-FEB-22			SAT 12-FEB-22			SUN 06-FEB-22			SEVENDAY AVERAGE		
	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir	NORTH	SOUTH	BiDir
85%ile	39.4	42.4	41.8	39.1	42.4	41.7	39.9	42.5	42.1	39.3	43.6	43.0	39.5	42.5	41.9	39.5	41.4	40.8	39.3	42.2	41.5	39.4	42.4	41.8
50%ile	33.2	34.8	34.5	33.1	35.1	34.8	33.2	35.1	34.8	33.0	35.5	35.1	32.7	34.9	34.5	31.8	34.7	34.2	32.1	34.8	34.3	39.4	42.4	41.8
> 50 k	2	15	17	2	8	10	2	13	15	5	21	26	4	10	14	1	19	20	2	6	8	2,571	13,14	15,71
%age	.7	1.1	1.1	.7	.5	.5	.5	.7	.6	1.3	1.1	1.1	1.0	.6	.7	.2	1.2	1.0	.5	.4	.5	.8	.8	.8
> 60 k	0	3	3	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	0	.8571	.8571
%age	.0	.2	.2	.0	.1	.1	.0	.0	.0	.0	.0	.0	.0	.1	.0	.0	.0	.0	.0	.1	.1	.0	.1	.0



Short %	97.2	89.1	90.5	96.2	89.4	90.4	96.0	92.0	92.7	97.1	92.0	92.8	96.6	90.5	91.8	97.8	94.4	95.1	98.4	93.9	94.8	97.1	91.7	92.7	
Med %	2.8	10.9	9.5	3.8	10.6	9.6	4.0	8.0	7.3	2.9	8.0	7.2	3.4	9.5	8.2	1.9	5.6	4.8	1.6	6.1	5.2	2.9	8.3	7.3	
Long %	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	
AM Pk Vo	28	130	150	31	175	206	41	232	257	30	179	194	29	160	187	46	147	193	39	118	157	35	163	192	
PM Pk Vo	29	106	135	26	114	138	40	142	182	38	254	283	38	116	154	43	139	176	35	124	159	36	142	176	
7-7pm	229	1072	1301	232	1266	1498	336	1511	1847	313	1593	1906	316	1240	1556	365	1303	1668	315	1185	1500	301	1310	1611	
24Hr Tot	282	1332	1614	291	1581	1872	405	1911	2316	373	1972	2345	415	1608	2023	416	1613	2029	367	1401	1768	364	1631	1995	
Class 0	17	48	65	27	52	79	40	88	128	32	74	106	28	46	74	41	73	114	35	68	103	31	64	96	
Class 1	257	1138	1395	253	1360	1613	346	1666	2012	328	1737	2065	370	1408	1778	365	1448	1813	325	1245	1570	321	1429	1749	
Class 2	0	1	1	0	1	1	1	3	5	8	2	4	6	3	2	5	1	2	3	1	2	3	1	2	4
Class 3	7	143	150	11	164	175	16	147	163	9	152	161	12	145	157	6	88	94	6	84	90	10	132	141	
Class 4	1	1	2	0	4	4	0	5	5	1	4	5	2	6	8	0	0	0	1	1	1	1	3	4	
Class 5	0	1	1	0	0	0	0	0	0	1	1	2	0	1	1	2	2	4	0	1	1	1	1	1	
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



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One Page Summary

Count Number 9599

Lat/Long : S33 45.282 / E151 17.681

Street

OAKS AVENUE, DEE WHY : Between PITTWATER ROAD & PACIFIC PARADE (bidirectional)

Location

Between Clyde Road and The Strand, House No.100 ELP LR00133

Start Date 01-FEB-21

Start Time 600

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

EAST

WEST

COMBINED

Weekly 50th Percentile Speed

37

37

37

Weekly 85th Percentile Speed

47

46

47

Five Day AADT

2153

1792

3945

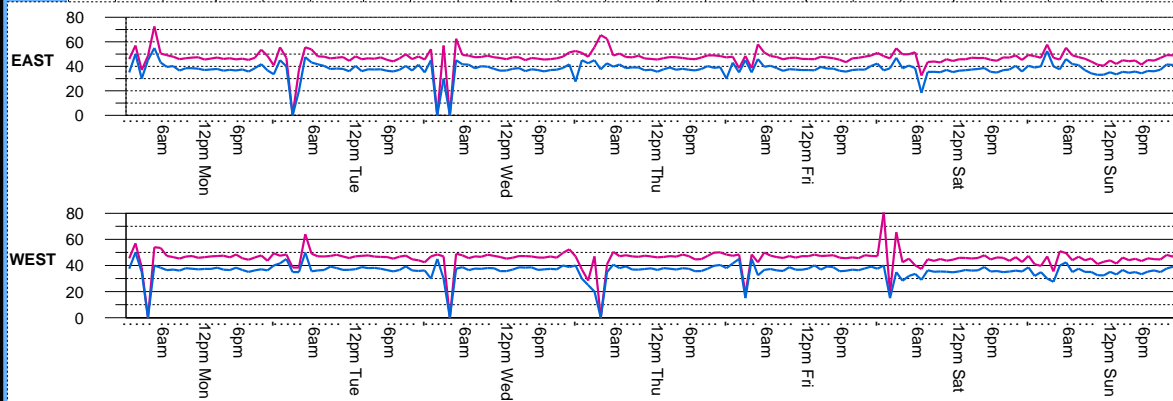
Seven Day AADT

2242

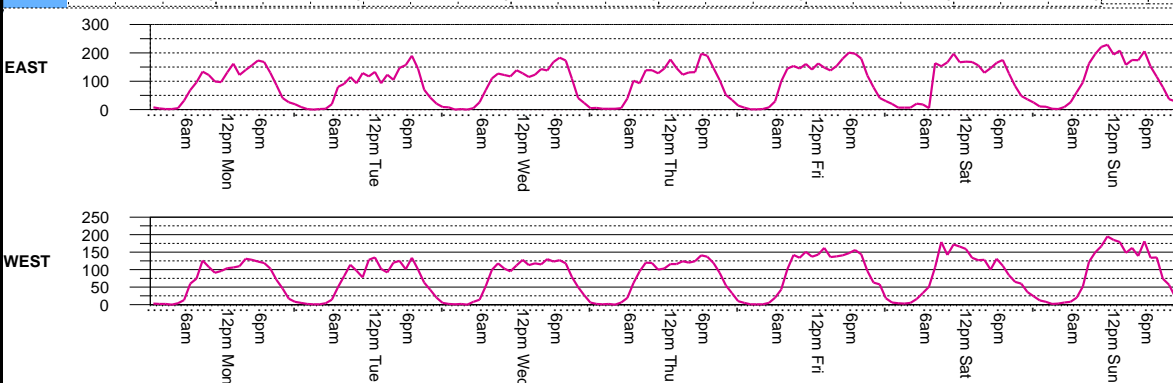
1882

4124

	MON 01-FEB-21			TUE 02-FEB-21			WED 03-FEB-21			THU 04-FEB-21			FRI 05-FEB-21			SAT 06-FEB-21			SUN 07-FEB-21			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	46.8	46.7	46.8	46.9	46.9	46.9	47.1	46.9	47.0	47.3	47.1	47.2	46.8	47.0	46.9	45.2	45.2	45.6	45.1	44.6	44.9	46.5	46.3	46.4
50%ile	37.6	37.0	37.3	37.7	37.3	37.5	37.7	37.5	37.6	37.9	37.3	37.6	37.4	37.3	37.4	36.5	35.6	36.1	35.3	34.7	35.1	37.1	36.7	36.9
> 50 k	84	82	166	84	80	164	109	81	190	125	105	230	102	112	214	81	69	150	75	61	136	94.29	84.29	178.6
%age	4.1	5.0	4.5	4.4	5.0	4.7	5.3	4.7	5.0	5.6	5.8	5.7	4.0	5.2	4.6	3.4	3.4	2.9	2.8	2.9	4.3	4.5	4.4	
> 60 k	7	9	16	4	5	9	5	8	13	5	7	12	4	14	18	11	7	18	1	6	7	5.286	8	13.29
%age	.3	.5	.4	.2	.3	.3	.2	.5	.3	.2	.4	.3	.2	.7	.4	.5	.3	.4	.0	.3	.1	.2	.4	.3



Short %	95.6	98.4	96.8	96.8	97.5	97.1	96.1	98.0	97.0	95.7	98.3	96.9	96.2	97.7	96.9	96.9	98.3	97.5	97.2	99.0	98.0	96.4	98.2	97.2
Med %	4.4	1.6	3.1	3.2	2.4	2.8	3.9	2.0	3.0	4.2	1.7	3.1	3.7	2.3	3.0	3.0	1.5	2.3	2.7	1.0	1.9	3.6	1.8	2.7
Long %	.0	.0	.0	.0	.1	.0	.0	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.0	.0	.0	.0	.0	.0	.0
AM Pk Vo	134	126	260	129	128	245	139	118	251	145	120	259	161	151	312	197	179	369	229	195	424	162	145	303
PM Pk Vo	173	131	296	190	135	324	183	130	310	197	141	338	201	162	353	175	159	326	206	185	387	190	149	334
7-7pm	1600	1316	2916	1493	1308	2801	1613	1381	2994	1740	1415	3155	1927	1688	3615	1957	1656	3613	2172	1813	3985	1786	1511	3297
24Hr Tot	2024	1645	3669	1894	1615	3509	2074	1741	3815	2251	1815	4066	2524	2143	4667	2361	2043	4404	2566	2174	4740	1882	1882	4124
Class 0	105	66	171	86	65	151	80	61	141	106	70	176	122	109	231	141	118	259	137	101	238	111	84	195
Class 1	1822	1551	3373	1741	1506	3247	1907	1644	3551	2044	1711	3755	2295	1975	4270	2137	1886	4023	2351	2047	4398	2042	1760	3802
Class 2	7	2	9	6	4	10	7	2	9	5	3	8	12	10	22	9	5	14	7	4	11	8	4	12
Class 3	77	23	100	54	29	83	75	29	104	88	25	113	84	37	121	53	22	75	57	14	71	70	26	95
Class 4	10	3	13	6	6	12	5	2	7	5	12	9	10	19	16	6	22	7	4	11	9	5	14	14
Class 5	2	0	2	1	4	5	0	3	0	0	0	0	2	2	2	2	3	5	0	0	10	2	2	4
Class 6	1	0	1	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Class 7	0	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0	0	3	3	0	0	0	0	1
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1



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One Page Summary

Count Number 428

Street OAKS AVENUE, DEE WHY : Between PITTWATER ROAD & PACIFIC PARADE (bidirectional)

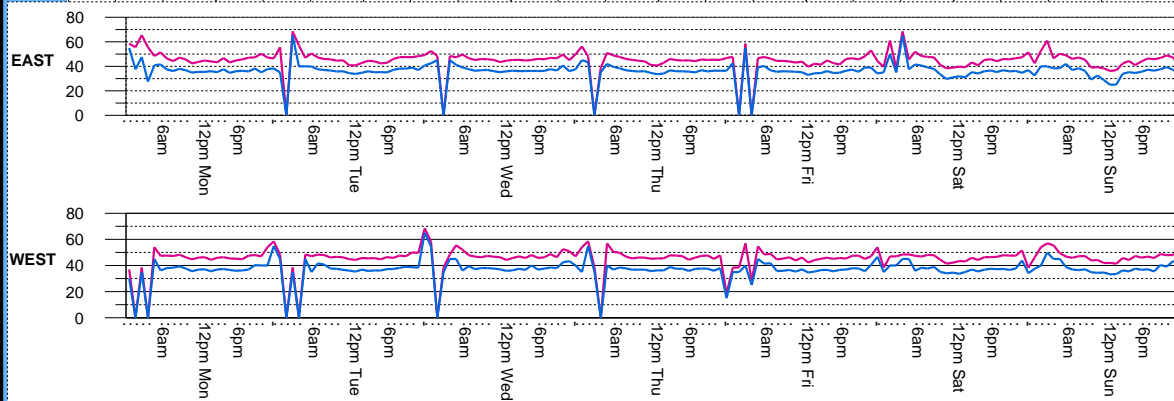
Location Between Clyde Road and The Strand, House No.100, ELP LR00133

Start Date 27-SEP-21
Start Time 100
Duration 7 DAYS
Interval 1 HOUR

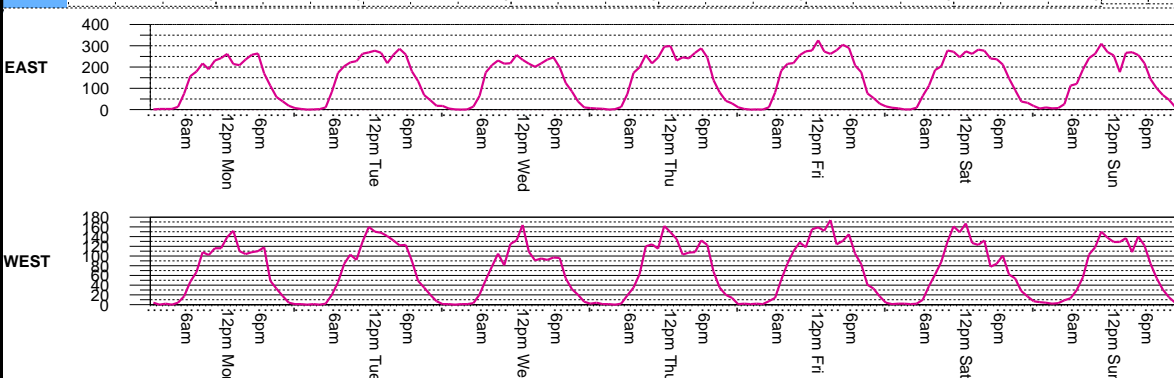
Speed Limit 40

	EAST	WEST	COMBINED
Weekly 50th Percentile Speed	36	37	36
Weekly 85th Percentile Speed	45	46	45
Five Day AADT	3452	1625	5077
Seven Day AADT	3451	1620	5070

	MON 27-SEP-21			TUE 28-SEP-21			WED 29-SEP-21			THU 30-SEP-21			FRI 01-OCT-21			SAT 02-OCT-21			SUN 03-OCT-21			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	45.4	46.2	45.7	44.9	46.2	45.4	45.7	46.7	46.0	44.9	46.4	45.4	44.2	45.7	44.8	44.2	45.5	44.7	43.6	45.6	44.3	44.7	46.0	45.2
50%ile	36.2	36.9	36.4	35.8	36.9	36.2	36.5	37.4	36.7	35.8	36.9	36.1	35.4	36.4	35.7	34.7	35.9	35.1	34.0	35.8	34.6	35.5	36.6	35.8
> 50 k	96	51	147	92	53	145	91	63	154	91	66	157	75	47	122	94	49	143	80	60	140	88.43	55.57	144
%age	3.0	3.3	3.1	2.6	3.2	2.8	2.8	4.3	3.3	2.5	4.0	3.0	2.0	2.6	2.2	2.7	3.0	2.8	2.4	3.8	2.8	2.6	3.5	2.9
> 60 k	5	5	10	4	4	8	0	4	4	4	3	7	4	3	7	6	13	6	3	3	6	3.857	4	7.857
%age	2	3	2	1	2	2	0	3	1	1	2	1	1	2	1	2	4	3	1	2	1	2	2	2



Short %	94.7	97.7	95.7	94.8	97.9	95.8	94.4	97.7	95.5	95.3	98.0	96.1	95.0	98.2	96.1	95.5	98.7	96.5	96.0	98.8	96.9	95.1	98.2	96.1
Med %	53	23	43	52	20	41	56	23	45	46	20	38	49	18	39	45	13	35	40	12	31	48	18	39
Long %	0	0	0	1	1	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0
AM Pk Vo	242	116	358	269	160	429	257	132	389	296	162	458	278	155	433	278	161	433	310	150	460	278	148	423
PM Pk Vo	264	152	401	286	150	427	246	164	398	299	149	448	326	174	485	282	167	441	270	140	404	282	157	429
7-7pm	2672	1360	4022	2931	1475	4406	2679	1265	3944	3031	1441	4472	3184	1585	4769	2970	1401	4371	2859	1414	4273	2904	1419	4322
24Hr Tot	3162	1529	4691	3484	1657	5141	3205	1457	4662	3600	1641	5241	3811	1841	5652	3500	1625	5125	3392	1589	4981	3451	1620	5070
Class 0	119	60	179	115	55	170	98	39	137	145	68	213	123	73	196	137	69	206	169	76	245	129	63	192
Class 1	2867	1433	4300	3180	1566	4746	2916	1380	4296	3269	1539	4808	3478	1730	5208	3194	1532	4726	3071	1492	4563	3139	1525	4664
Class 2	9	1	10	7	2	9	13	5	18	16	1	17	20	5	25	12	3	15	17	2	19	13	3	16
Class 3	149	29	178	171	29	200	175	25	200	155	27	182	177	26	203	142	16	158	124	14	138	156	24	180
Class 4	13	5	18	6	3	9	0	6	12	3	15	9	6	15	12	2	14	8	4	12	12	4	13	4
Class 5	5	1	6	3	1	4	3	2	0	0	3	3	1	1	2	3	3	0	0	1	4	0	0	0
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 443

Lat/Long : S33 45.289 / E151 17.684

Street OAKS AVENUE, DEE WHY : Between PITTWATER ROAD & PACIFIC PARADE (bidirectional)

Location Between Clyde Road and The Strand, House No.100, ELP LR00133

Start Date 06-FEB-22

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

Weekly 50th Percentile Speed

Weekly 85th Percentile Speed

Five Day AADT

Seven Day AADT

EAST

WEST

COMBINED

36

37

36

45

46

46

3662

1678

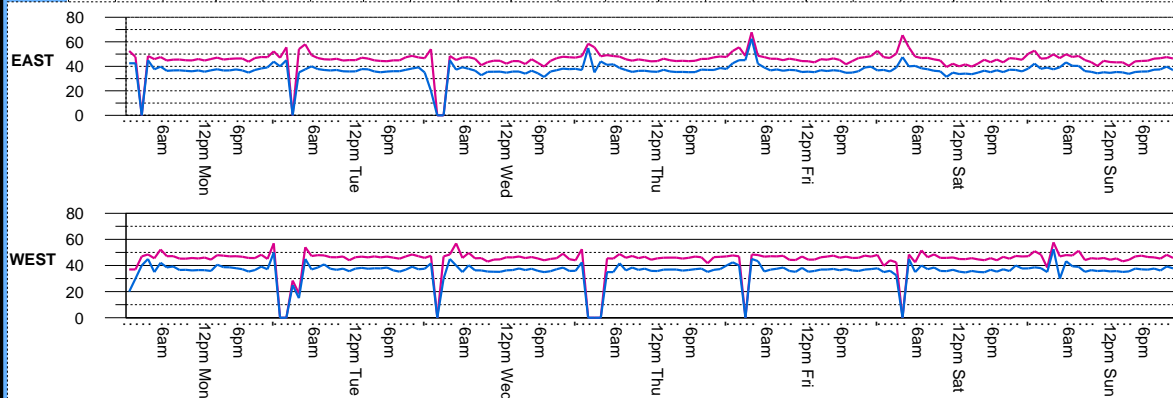
5340

3593

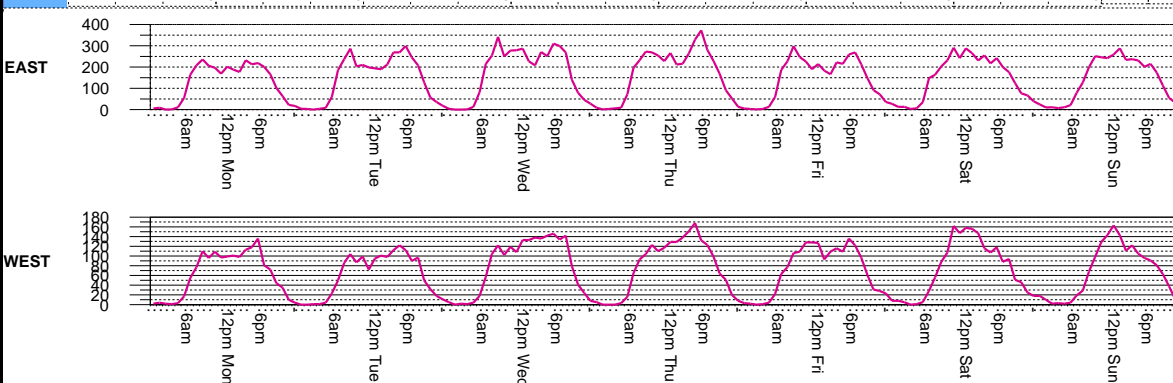
1670

5263

	MON 07-FEB-22			TUE 08-FEB-22			WED 09-FEB-22			THU 10-FEB-22			FRI 11-FEB-22			SAT 12-FEB-22			SUN 06-FEB-22			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	45.9	46.6	46.1	45.7	46.7	46.0	44.5	45.9	45.0	45.5	46.2	45.7	45.6	46.3	45.8	44.2	45.9	44.8	44.8	45.9	45.2	45.2	46.2	45.5
50%ile	36.6	37.4	36.9	36.5	37.5	36.8	35.3	36.3	35.6	36.3	36.8	36.4	36.3	36.7	36.4	35.3	36.1	35.6	35.8	36.3	35.9	36.0	36.7	36.2
> 50 k	89	58	147	103	54	157	100	70	178	111	67	178	95	76	171	70	60	130	73	54	127	91.57	62.71	154.3
%age	2.9	3.9	3.2	2.9	3.7	3.1	2.4	3.7	2.8	2.7	3.6	3.0	2.7	4.5	3.3	2.0	3.4	2.5	2.2	3.5	2.6	2.6	3.8	2.9
> 60 k	5	3	8	5	2	7	7	6	13	5	4	9	5	10	2	7	9	2	6	8	4.429	4.714	9.143	
%age	2	2	2	1	1	1	2	3	2	1	2	2	1	3	2	1	4	2	1	4	2	1	3	2



Short %	93.5	98.4	95.1	92.9	97.2	94.2	94.0	98.3	95.3	94.4	97.8	95.5	94.2	97.1	95.1	95.8	97.9	96.3	95.8	98.7	96.8	94.3	97.9	95.5
Med %	6.4	1.6	4.8	7.0	2.8	5.8	6.0	1.7	4.7	5.5	2.2	4.5	5.8	2.9	4.8	4.4	2.1	3.7	4.1	1.3	3.2	5.6	2.1	4.5
Long %	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AM Pk Vo	236	110	346	287	104	391	342	122	464	273	123	392	298	128	404	291	162	453	251	143	385	283	127	405
PM Pk Vo	232	136	355	299	122	411	310	146	456	373	168	505	269	136	395	288	158	446	288	163	431	294	147	428
7-7pm	2448	1235	3683	2813	1178	3991	3256	1517	4773	3197	1517	4714	2716	1360	4076	2830	1450	4280	2732	1298	4030	2856	1365	4221
24Hr Tot	3062	1484	4546	3525	1465	4990	4132	1898	6030	4046	1848	5894	3547	1695	5242	3557	1739	5296	3284	1558	4842	3593	1670	5263
Class 0	130	59	189	142	56	198	139	97	236	129	101	230	74	60	134	105	86	191	144	71	215	123	76	199
Class 1	2728	1400	4128	3126	1364	4490	3728	1766	5494	3679	1701	5380	3254	1584	4838	3283	1615	4898	2996	1462	4458	3593	1670	5263
Class 2	6	1	7	8	4	12	16	2	18	12	5	17	13	2	15	11	2	13	7	5	12	10	3	13
Class 3	165	19	184	209	35	244	231	29	260	209	31	240	185	42	227	150	27	177	100	16	116	178	28	207
Class 4	27	5	32	36	5	41	13	4	17	13	8	21	18	5	23	5	5	10	27	2	29	20	5	25
Class 5	3	0	3	3	1	4	4	0	4	2	2	4	2	2	4	3	4	7	8	2	10	4	2	5
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 7	2	0	2	1	0	1	1	0	1	0	0	0	1	0	1	0	0	0	1	0	1	1	1	1
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 9625

Lat/Long : S33 45.266 / E151 17.785

Street

THE STRAND, DEE WHY : Between PACIFIC PARADE & DEE WHY PARADE (bidirectional)

Location

Mid block between Oaks Avenue and Howard Avenue, Across from House No. 12 , ELP LR00167

Start Date 01-FEB-21

Start Time 600

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 50

SOUTH

NORTH

COMBINED

Weekly 50th Percentile Speed

23

25

24

Weekly 85th Percentile Speed

30

32

31

Five Day AADT

4768

6434

11202

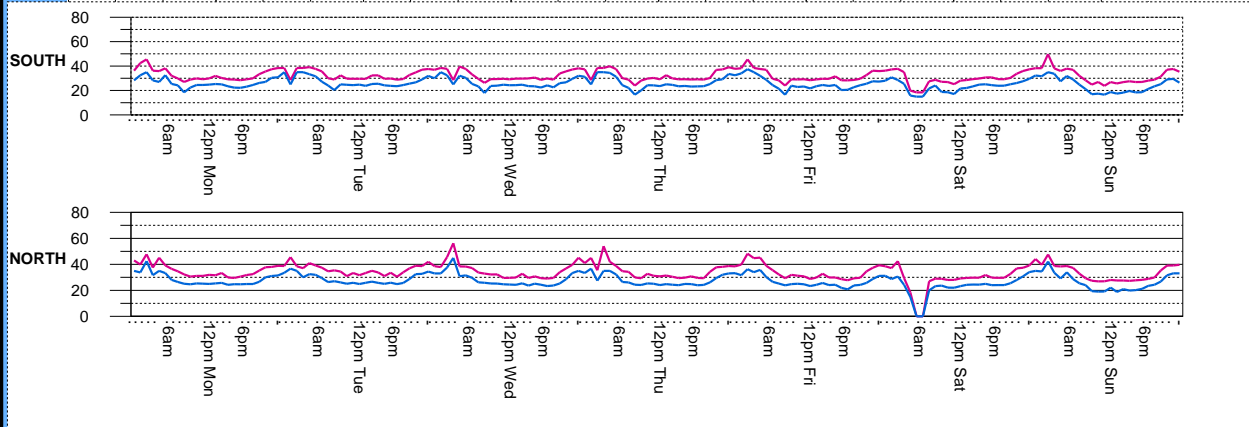
Seven Day AADT

4549

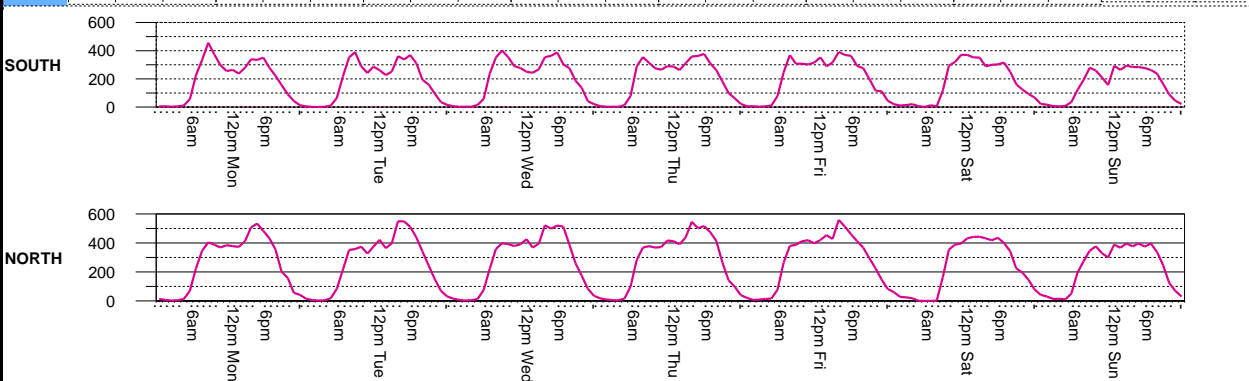
6155

10704

	MON 01-FEB-21	TUE 02-FEB-21	WED 03-FEB-21	THU 04-FEB-21	FRI 05-FEB-21	SAT 06-FEB-21	SUN 07-FEB-21	SEVENDAY AVERAGE
85%ile	29.8	31.7	31.2	29.7	29.4	29.3	28.7	30.9
50%ile	23.9	25.5	23.8	23.6	23.1	23.0	20.5	24.1
> 60 k	1	3	1	3	5	5	10	2.286
%age	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
> 70 k	1	2	1	3	4	3	6	1.857
%age	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



Short %	94.1	94.8	94.5	94.1	95.4	94.8	94.3	95.2	94.8	93.9	94.8	94.4	94.9	95.1	95.0	95.4	96.8	96.1	95.7	96.2	96.0	94.6	95.4	95.0
Med %	5.7	5.1	5.4	5.7	4.5	5.0	5.6	4.7	5.1	6.0	5.1	5.4	4.8	4.8	4.8	4.4	3.4	3.8	4.2	3.5	3.8	5.2	4.5	4.8
Long %	2	1	1	2	1	1	1	1	1	1	2	1	3	1	2	1	1	1	0	2	2	1	1	1
AM Pk Vo	457	404	861	390	375	748	402	398	800	355	417	723	369	419	748	371	396	767	280	377	636	375	398	755
PM Pk Vo	351	534	869	369	550	911	388	522	908	377	546	905	391	559	950	370	443	802	295	396	691	363	507	862
7-7pm	3803	5012	8815	3681	5019	8700	3847	5162	9009	3771	5186	8957	3978	5242	9220	3390	4307	7697	3058	4323	7381	3647	4893	8540
24Hr Tot	4638	6159	10797	4482	6204	10686	4837	6452	11289	4799	6585	11384	5086	6769	11855	4172	5429	9601	3829	5486	9315	4549	6155	10704
Class 0	361	445	806	329	393	722	411	502	913	409	515	924	480	561	1041	389	444	833	446	647	1093	404	501	905
Class 1	3970	5375	9345	3860	5506	9366	4116	5616	9732	4064	5693	9757	4311	5849	10160	3573	4779	8352	3193	4609	7802	3870	5347	9216
Class 2	33	19	52	30	17	47	32	23	55	34	34	68	34	26	60	19	19	38	27	24	51	30	23	53
Class 3	219	296	515	188	267	455	204	282	486	230	292	522	196	286	482	128	159	287	125	152	277	184	248	432
Class 4	28	6	34	49	5	54	41	12	53	37	19	56	26	15	41	41	17	58	22	22	44	35	14	49
Class 5	19	11	30	18	9	27	26	12	38	19	22	41	23	22	45	15	7	22	15	19	34	19	15	34
Class 6	0	3	3	2	2	4	1	0	1	0	3	3	4	4	8	2	3	5	0	2	2	1	2	4
Class 7	1	2	3	2	1	3	2	1	3	1	4	5	1	1	6	0	0	3	1	4	5	1	4	1
Class 8	1	1	2	0	1	1	1	1	1	1	1	1	1	1	2	0	0	0	0	0	0	1	1	1
Class 9	4	1	5	3	3	6	3	2	5	2	6	8	6	3	9	2	1	5	2	5	5	3	6	6
Class 10	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1



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One Page Summary

Count Number 432

Street THE STRAND, DEE WHY : Between PACIFIC PARADE & DEE WHY PARADE (bidirectional)

Location Mid block between Oaks Avenue and Howard Avenue, Across from House No. 15 French Basket

Start Date 27-SEP-21

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

NORTH

NONE

COMBINED

Weekly 50th Percentile Speed

19

19

19

Weekly 85th Percentile Speed

28

28

28

Five Day AADT

3929

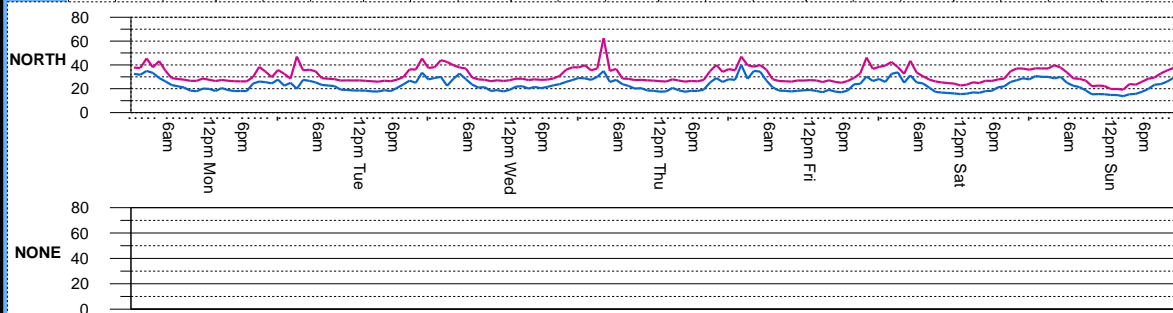
3929

Seven Day AADT

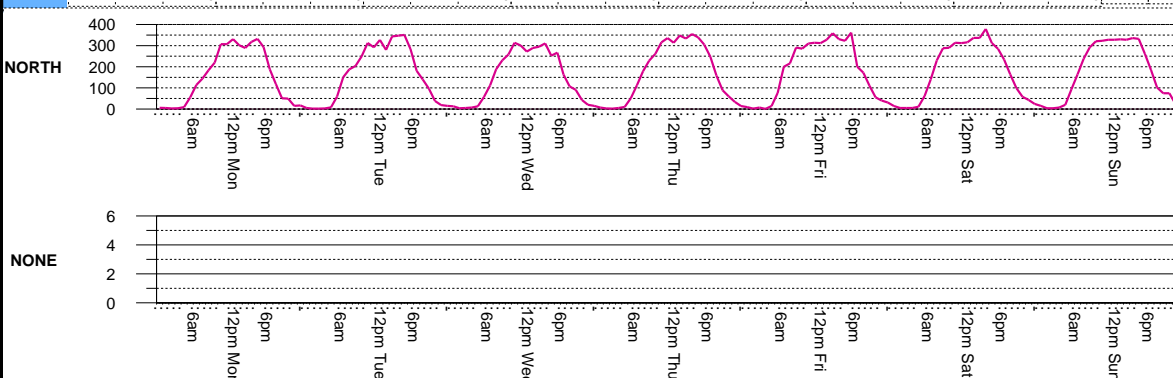
4017

4017

	MON	27-SEP-21	TUE	28-SEP-21	WED	29-SEP-21	THU	30-SEP-21	FRI	01-OCT-21	SAT	02-OCT-21	SUN	03-OCT-21	SEVENDAY AVERAGE
	NORTH	NONE	BiDir	NORTH	NONE	BiDir	NORTH	NONE	BiDir	NORTH	NONE	BiDir	NORTH	NONE	BiDir
85%ile	27.7	27.7	27.7	27.7	28.1	28.1	27.6	27.6	27.5	27.5	27.1	27.1	26.2	26.2	27.4
50%ile	19.8	19.8	19.8	19.8	20.9	20.9	19.5	19.5	19.0	19.0	18.0	18.0	16.8	16.8	19.1
> 50 k	6	6	6	6	4	4	8	8	11	11	6	6	3	3	6.286
%age	.2	.2	.2	.2	.1	.1	.2	.2	.3	.3	.1	.1	.1	.1	.2
> 60 k	0	0	0	0	0	0	5	5	1	1	5	5	0	0	1.857
%age	.0	.0	.1	.1	.0	.0	.1	.1	.0	.0	.1	.1	.0	.0	.0



Short %	92.2	92.2	92.0	92.0	92.6	92.6	92.3	92.8	92.8	93.5	93.5	94.2	94.2	92.8	92.8
Med %	7.6	7.6	7.8	7.8	7.3	7.3	7.5	7.1	7.1	6.4	6.4	5.5	5.5	7.0	7.0
Long %	.2	.2	.2	.2	.2	.2	.2	.1	.1	.1	.1	.3	.3	.2	.2
AM Pk Vo	307	307	313	313	314	314	336	314	314	314	314	328	328	318	318
PM Pk Vo	332	332	351	351	311	311	355	362	362	379	379	336	336	347	347
7-7pm	3215	3215	3360	3360	3143	3143	3563	3632	3632	3634	3634	3602	3602	3450	3450
24Hr Tot	3661	3661	3898	3898	3630	3630	4109	4349	4349	4264	4264	4208	4208	4017	4017
Class 0	45	45	66	66	59	59	66	48	48	50	50	78	78	59	59
Class 1	3268	3268	3452	3452	3224	3224	3649	3910	3910	3906	3906	3861	3861	3610	3610
Class 2	63	63	69	69	77	77	77	77	77	30	30	27	27	60	60
Class 3	269	269	293	293	245	245	293	288	288	260	260	222	222	267	267
Class 4	10	10	8	8	19	19	13	20	20	13	13	8	8	13	13
Class 5	0	0	4	4	0	0	1	0	0	1	1	0	0	1	1
Class 6	4	4	5	5	4	4	7	2	2	2	2	5	5	4	4
Class 7	2	2	1	1	2	2	3	3	3	1	1	7	7	3	3
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 447

Lat/Long : S33 53.911 / E151 00.016

Street THE STRAND, DEE WHY : Between PACIFIC PARADE & DEE WHY PARADE (bidirectional)

Location Mid block between Oaks Avenue and Howard Avenue, Across from House No. 15 French Basket

Start Date 06-FEB-22

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 30

NORTH

NONE

COMBINED

Weekly 50th Percentile Speed

20

20

20

Weekly 85th Percentile Speed

28

28

28

Five Day AADT

4296

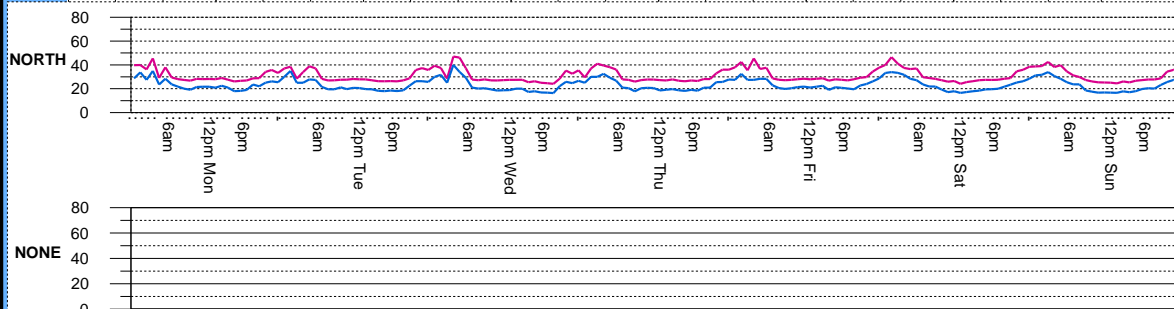
4296

Seven Day AADT

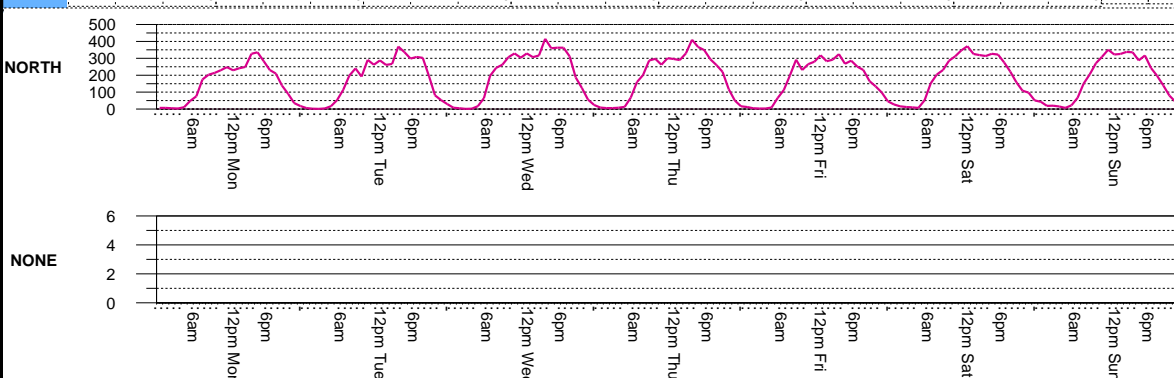
4308

4308

	MON 07-FEB-22	TUE 08-FEB-22	WED 09-FEB-22	THU 10-FEB-22	FRI 11-FEB-22	SAT 12-FEB-22	SUN 06-FEB-22	SEVENDAY AVERAGE
	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir	NORTH NONE BiDir
85%ile	28.2	27.7	27.4	27.7	28.3	28.0	27.5	27.8
50%ile	21.1	19.8	18.9	19.9	21.5	19.7	18.7	19.9
> 40 k	25	26	26	20	29	47	34	29.86
%age	.7	.6	.6	.4	.7	1.0	.8	.7
> 50 k	2	4	4	1	7	8	3	4.143
%age	.1	.1	.1	.0	.2	.2	.1	.1



Short %	91.8	91.8	91.9	91.9	92.0	92.6	92.2	92.2	94.1	94.1	95.4	95.4	92.9	92.9
Med %	7.8	7.8	7.7	7.7	7.7	7.1	7.6	7.6	5.8	5.8	4.5	4.5	6.9	6.9
Long %	.3	.3	.3	.3	.3	.3	.2	.2	.1	.1	.1	.1	.2	.2
AM Pk Vo	248	248	291	291	329	301	292	292	347	347	351	351	308	308
PM Pk Vo	336	336	370	370	416	410	325	325	372	372	338	338	367	367
7-7pm	2967	2967	3313	3313	3901	3683	3291	3291	3636	3636	3458	3458	3464	3464
24Hr Tot	3616	3616	4172	4172	4899	4616	4175	4175	4549	4549	4126	4126	4308	4308
Class 0	26	26	61	61	81	61	39	39	52	52	40	40	51	51
Class 1	3215	3215	3704	3704	4351	4143	3739	3739	4191	4191	3877	3877	3889	3889
Class 2	80	80	70	70	74	72	72	72	39	39	18	18	61	61
Class 3	271	271	309	309	354	310	301	301	253	253	179	179	282	282
Class 4	11	11	12	12	17	14	14	14	9	9	7	7	12	12
Class 5	1	1	2	2	6	2	4	4	0	0	1	1	2	2
Class 6	11	11	12	12	12	10	10	10	3	3	3	3	8	8
Class 7	1	1	1	1	4	3	3	3	1	1	1	1	2	2
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 9606

Lat/Long : S33 45.356 / E151 17.738

Street PACIFIC PARADE, DEE WHY : Between PITTWATER ROAD & MONASH PARADE (bidirectional)

Location East of Cassia Street, House No. 140B on Bus Zone Sign

Start Date 01-FEB-21

Start Time 600

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 50

EAST

WEST

COMBINED

Weekly 50th Percentile Speed

37

38

37

Weekly 85th Percentile Speed

46

47

46

Five Day AADT

3826

3986

7812

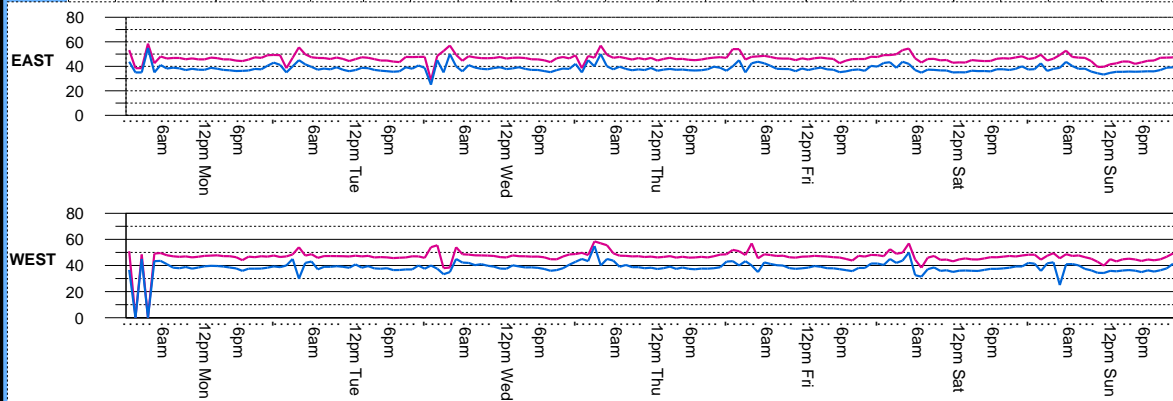
Seven Day AADT

3877

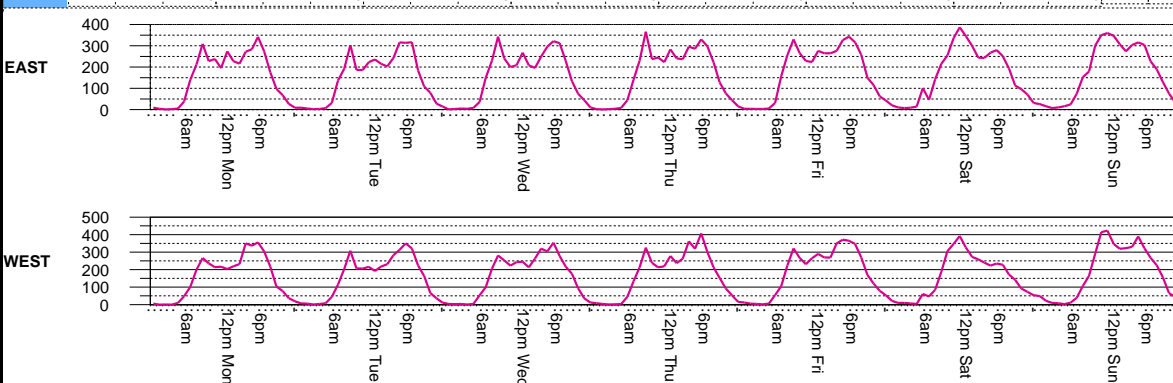
4010

7888

	MON 01-FEB-21			TUE 02-FEB-21			WED 03-FEB-21			THU 04-FEB-21			FRI 05-FEB-21			SAT 06-FEB-21			SUN 07-FEB-21			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	46.2	47.0	46.6	46.0	46.8	46.5	46.6	47.1	46.8	46.1	46.8	46.5	46.2	46.8	46.5	45.2	45.6	45.4	44.1	44.7	44.5	45.8	46.4	46.1
50%ile	37.4	38.4	37.9	37.1	38.2	37.7	37.7	38.7	38.2	37.3	38.2	37.7	37.4	38.2	37.8	36.4	36.6	36.5	35.7	35.9	35.8	37.0	37.7	37.4
> 60 k	2	10	12	4	3	7	6	7	13	1	5	6	4	8	12	7	3	10	5	6	11	4.143	6	10.14
%age	.1	.3	.2	.1	.1	.1	.2	.2	.1	.1	.1	.1	.2	.1	.2	.1	.1	.1	.1	.1	.1	.1	.1	.1
> 70 k	0	1	1	0	1	1	0	1	1	0	1	1	1	1	2	1	0	1	2	3	3	4.286	1	1.429
%age	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0



Short %	97.0	97.1	97.1	97.5	97.1	97.3	97.1	97.6	97.3	96.7	96.7	96.7	96.9	97.1	97.0	97.7	97.8	97.7	97.9	98.6	98.3	97.3	97.4	97.4
Med %	2.9	2.9	2.9	2.4	2.9	2.6	2.9	2.4	2.7	3.1	3.1	3.1	2.9	3.0	3.0	2.1	2.2	2.2	2.0	1.4	1.7	2.6	2.5	2.6
Long %	.1	.0	.0	.1	.0	.0	.0	.0	.3	.2	.2	.2	.0	.0	.0	.2	.0	.1	.1	.0	.0	.0	.1	.1
AM Pk Vo	309	266	575	303	308	611	343	281	624	366	326	692	330	321	651	387	392	779	360	423	783	343	331	674
PM Pk Vo	342	356	698	317	350	664	322	354	676	330	407	737	343	371	708	345	327	672	347	390	706	335	365	694
7-7pm	3072	3133	6205	2935	3048	5983	3074	3182	6256	3272	3377	6649	3373	3570	6943	3267	3100	6367	3422	3698	7120	3202	3301	6503
24Hr Tot	3647	3754	7401	3543	3735	7278	3773	3887	7660	3958	4100	8058	4209	4453	8662	3977	3793	7770	4035	4351	8386	3877	4010	7888
Class 0	176	134	310	145	147	292	174	140	314	195	176	371	215	198	413	180	151	331	231	190	421	188	162	350
Class 1	3349	3507	6856	3301	3475	6776	3473	3644	7117	3612	3783	7395	3843	4116	7959	3693	3544	7237	3698	4091	7789	3567	3737	7304
Class 2	12	5	17	10	6	16	8	25	19	7	26	21	11	32	13	14	27	22	10	32	16	9	25	11
Class 3	99	99	198	78	95	173	99	86	185	116	115	231	114	116	230	76	73	149	71	54	125	93	91	184
Class 4	3	6	9	5	9	14	5	3	8	2	5	7	11	10	21	5	5	10	5	2	7	6	11	11
Class 5	5	3	8	2	3	5	5	6	11	4	7	11	4	2	6	4	5	9	5	4	9	4	8	8
Class 6	2	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Class 7	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	1	0	1	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 434

Street PACIFIC PARADE, DEE WHY : Between PITTWATER ROAD & MONASH PARADE (bidirectional)

Location East of Cassia Street, House No. 140b on Bus Zone Sign

Start Date 27-SEP-21

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

Weekly 50th Percentile Speed

Weekly 85th Percentile Speed

Five Day AADT

Seven Day AADT

EAST

WEST

COMBINED

36

37

37

45

46

45

4734

3488

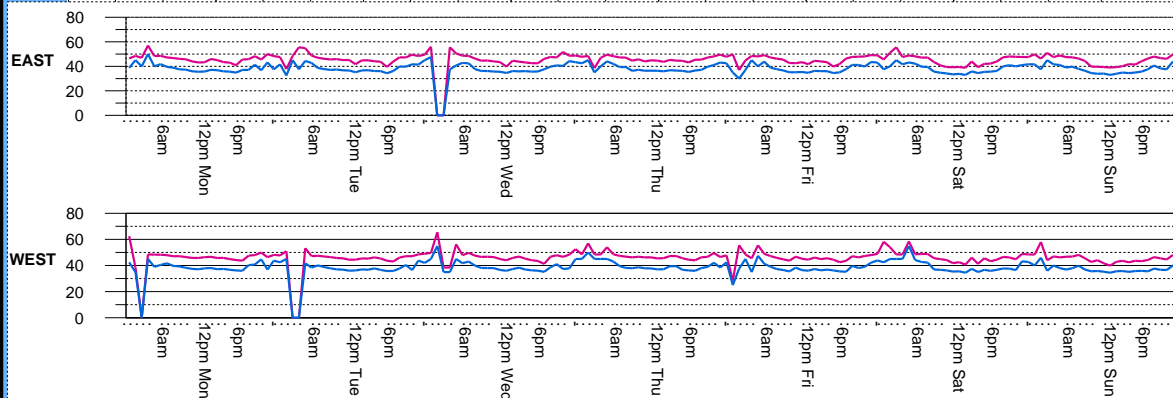
8222

4803

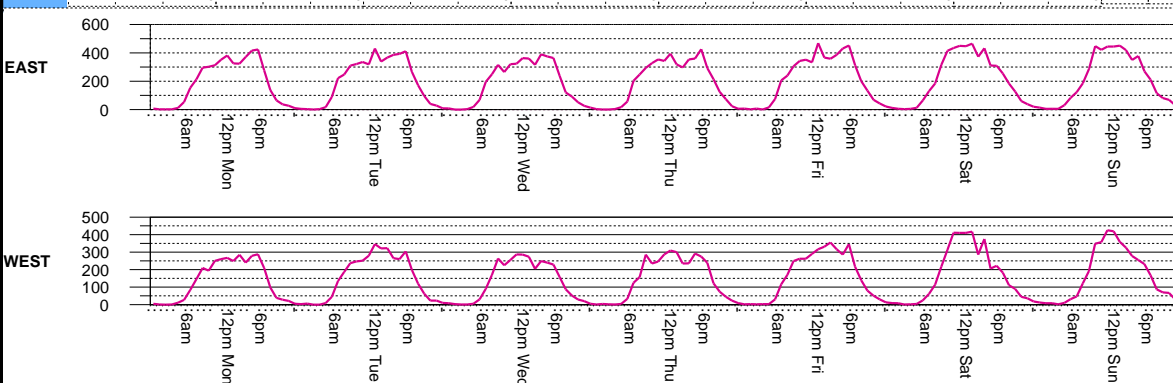
3611

8414

	MON 27-SEP-21			TUE 28-SEP-21			WED 29-SEP-21			THU 30-SEP-21			FRI 01-OCT-21			SAT 02-OCT-21			SUN 03-OCT-21			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	45.1	46.2	45.6	45.2	45.7	45.4	45.1	46.1	45.6	45.4	46.3	45.9	44.9	45.5	45.2	43.0	44.8	43.9	43.0	43.9	43.4	44.5	45.5	45.0
50%ile	36.6	37.7	37.0	36.7	37.0	36.8	36.5	37.4	36.9	36.8	37.8	37.2	36.3	36.7	36.5	35.3	36.3	35.8	35.2	35.8	35.5	36.2	37.0	36.5
> 50 k	59	54	113	73	56	129	75	63	138	62	71	133	81	56	137	49	66	115	58	52	110	65.29	59.71	125
%age	1.3	1.7	1.5	1.5	1.5	1.5	1.7	2.0	1.8	1.3	2.0	1.6	1.6	1.4	1.5	1.0	1.7	1.3	1.2	1.3	1.3	1.4	1.7	1.5
> 60 k	2	4	6	4	5	9	4	1	5	6	5	11	2	2	4	3	4	7	4	3	7	3.571	3.429	7
%age	0	1	1	1	1	1	1	0	1	1	1	0	1	0	1	0	1	1	1	1	1	1	1	1



Short %	97.5	97.3	97.4	97.4	96.6	97.1	97.3	96.7	97.0	97.5	97.0	97.3	97.5	96.9	97.2	98.0	97.7	97.9	98.8	98.4	98.6	97.7	97.2	97.5
Med %	2.4	2.7	2.5	2.5	3.4	2.9	2.7	3.3	3.0	2.4	2.9	2.6	2.4	3.1	2.7	1.9	2.2	2.1	1.2	1.6	1.4	2.2	2.7	2.4
Long %	1	1	1	1	0	0	0	0	0	1	1	1	1	0	1	1	1	1	0	0	0	0	0	0
AM Pk Vo	352	260	612	336	280	599	324	287	611	354	287	630	352	290	623	450	411	860	448	425	870	374	320	686
PM Pk Vo	424	288	712	431	346	777	390	286	649	426	309	703	469	355	798	465	417	882	451	419	864	437	346	769
7-7pm	3997	2877	6874	4127	3219	7346	3880	2841	6721	4009	3097	7106	4350	3402	7752	4392	3563	7955	4314	3481	7795	4153	3211	7364
24Hr Tot	4507	3197	7704	4813	3656	8469	4479	3173	7652	4738	3540	8278	5133	3874	9007	5055	3972	9027	4897	3867	8764	4803	3611	8414
Class 0	277	215	492	328	272	600	350	270	620	266	204	470	318	320	638	322	278	598	301	216	517	309	253	562
Class 1	4100	2891	6991	4336	3253	7589	3989	2790	6779	4332	3227	7559	4666	3428	8094	4604	3598	8202	4503	3581	8084	4361	3253	7614
Class 2	17	4	21	26	5	31	17	8	25	23	4	27	21	5	26	28	7	35	33	7	40	24	6	29
Class 3	74	46	120	88	70	158	67	61	128	84	60	144	78	64	142	49	47	96	51	37	88	70	55	125
Class 4	31	35	66	30	48	78	52	40	92	23	35	58	36	52	88	34	35	69	4	23	27	30	38	68
Class 5	4	6	10	4	7	11	4	3	7	7	8	15	8	4	12	15	7	22	4	2	6	7	5	12
Class 6	0	0	0	0	1	1	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0	0	1
Class 7	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1	0	0	0	0	0	0	1
Class 8	1	0	1	0	0	0	0	0	1	1	0	1	1	0	1	1	1	0	0	0	0	0	0	1
Class 9	3	0	3	1	0	0	0	0	0	0	0	1	3	1	4	0	1	1	1	1	2	1	1	2
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

Count Number 449

Lat/Long : S33 45.353 / E151 17.718

Street PACIFIC PARADE, DEE WHY : Between PITTWATER ROAD & MONASH PARADE (bidirectional)

Location East of Cassia Street, House No. 140b on Bus Zone Sign

Start Date 06-FEB-22

Start Time 100

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 40

EAST

WEST

COMBINED

Weekly 50th Percentile Speed

36

37

36

Weekly 85th Percentile Speed

44

46

45

Five Day AADT

5287

3681

8968

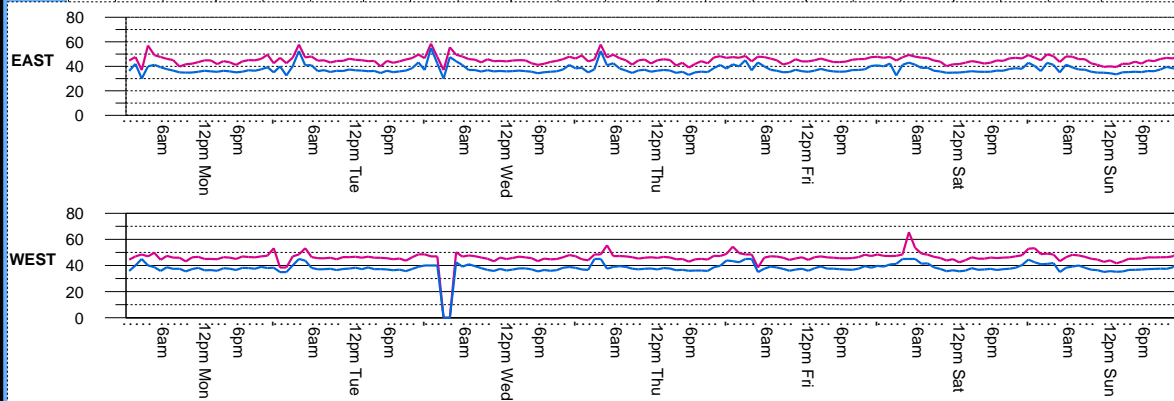
Seven Day AADT

5128

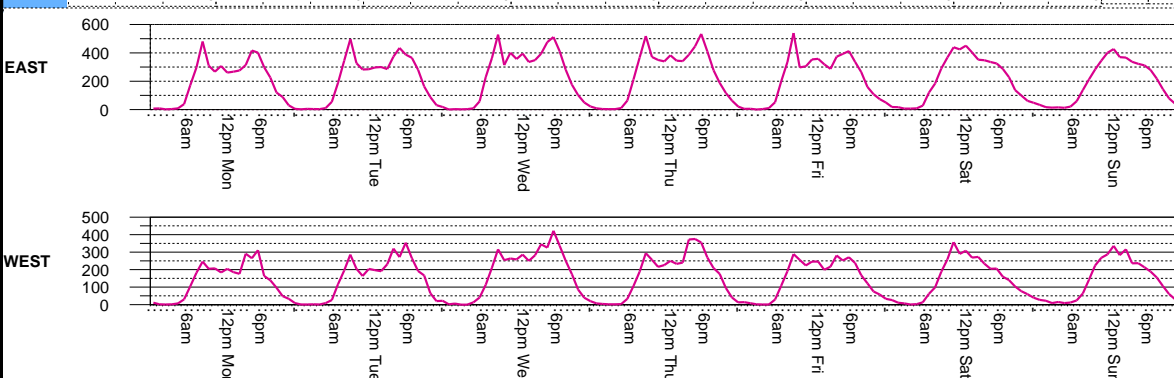
3582

8710

	MON 07-FEB-22			TUE 08-FEB-22			WED 09-FEB-22			THU 10-FEB-22			FRI 11-FEB-22			SAT 12-FEB-22			SUN 06-FEB-22			SEVENDAY AVERAGE		
	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir	EAST	WEST	BiDir
85%ile	43.8	45.9	44.8	44.5	45.9	45.2	44.4	45.7	45.1	44.1	45.7	44.9	44.8	46.1	45.4	44.2	45.9	45.0	43.3	45.2	44.2	44.2	45.8	44.9
50%ile	35.8	37.2	36.3	36.2	37.2	36.6	36.0	37.0	36.4	35.8	37.1	36.3	36.3	37.4	36.7	36.0	37.1	36.4	35.5	36.5	35.9	35.9	37.1	36.4
> 50 k	41	60	101	68	66	134	73	63	136	76	62	138	53	68	121	53	71	124	34	55	89	56.86	63.57	120.4
%age	.9	1.9	1.3	1.4	1.9	1.6	1.3	1.5	1.4	1.3	1.6	1.4	1.0	1.9	1.4	1.1	2.1	1.5	.8	1.7	1.1	1.1	1.8	1.4
> 60 k	3	5	8	3	3	6	2	3	5	3	5	8	2	1	3	2	7	9	0	2	2	2.143	3.714	5.857
%age	.1	.2	.1	.1	.1	.1	.0	.1	.0	.1	.1	.1	.0	.0	.0	.2	.1	.0	.0	.1	.0	.0	.1	.1



Short %	97.7	97.3	97.5	97.1	96.8	97.0	97.7	97.7	97.7	97.7	97.5	97.6	97.7	97.6	97.7	98.4	98.6	98.4	98.7	98.6	98.7	97.8	97.7	97.8
Med %	2.3	2.6	2.4	2.8	3.2	3.0	2.2	2.3	2.2	2.3	2.4	2.3	2.2	2.4	2.3	1.6	1.4	1.5	1.3	1.4	1.3	2.1	2.2	2.2
Long %	.0	.1	.0	.0	.0	.0	.1	.1	.1	.1	.1	.1	.1	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0
AM Pk Vo	480	246	726	498	286	784	529	316	845	519	294	813	540	289	829	440	357	797	401	287	688	487	296	783
PM Pk Vo	417	311	713	435	354	742	512	422	934	534	375	889	413	281	684	451	308	759	427	336	761	456	341	783
7-7pm	3898	2622	6520	4183	2884	7067	4839	3550	8389	4795	3275	8070	4312	2909	7221	4209	2847	7056	3798	2796	6594	4291	2983	7274
24Hr Tot	4609	3107	7716	5033	3507	8540	5776	4296	10072	5769	3967	9736	5249	3528	8777	4991	3391	8382	4469	3280	7749	5128	3582	8710
Class 0	111	79	190	136	105	241	200	136	336	206	154	360	142	106	248	147	97	244	117	105	222	151	112	263
Class 1	4373	2939	7312	4732	3279	8011	5406	4047	9453	5394	3703	9097	4966	3331	8297	4739	3237	7976	4271	3121	7392	4840	3380	8220
Class 2	18	24	24	21	10	31	26	13	49	36	12	48	22	7	29	24	8	32	24	9	33	26	9	35
Class 3	85	67	152	125	100	225	116	88	204	116	87	203	101	69	170	69	45	114	49	37	86	94	70	165
Class 4	17	9	26	10	8	18	6	5	11	8	3	11	9	11	20	4	2	6	4	3	7	6	4	14
Class 5	5	4	9	8	5	13	7	4	11	6	5	11	6	3	9	6	1	7	4	5	9	6	4	10
Class 6	0	0	0	0	0	0	0	1	1	2	0	0	0	0	1	0	1	1	0	0	0	1	1	1
Class 7	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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Allambie Heights Sports Amenities	Allambie Heights	very good	limited - requires building extension & conversion	MW Football Assoc, Allambie Jets JRUCF, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Aquatic Reserve Sports Amenities East	Aquatic Reserve	good	limited - requires building conversion	MW District Baseball Assoc	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Aquatic Reserve Sports Amenities West	Aquatic Reserve	fair	limited - requires building extension & conversion	MW District Baseball Assoc (Forest Baseball)	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Ararat Reserve Sports Amenities	Ararat Reserve	good	limited - requires building extension & conversion	MW District Baseball Assoc, MWFA	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has 1 change room, consider 1 additional	Project planned beyond the current 10 year Sport Building Works Program
Balgowlah Oval Sports Amenities	Balgowlah Oval	excellent	yes	Balgowlah Suns, MW District Baseball Assoc, Northern Beaches Cricket Council	yes	yes	no - has 2 change rooms	New modular amenities completed 2020 - Currently meets requirements
Bantry Bay Oval Sports Amenities	Bantry Bay Reserve	very good	limited - requires building extension & conversion	Seaforth Raiders JRUCF	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Beacon Hill Oval Ben Love Sports Amenities	Beacon Hill Reserve	good	limited - requires building conversion	Beacon Hill Bears JRLFC, MW Football Assoc, Northern Beaches Cricket Council, MW Touch	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program

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Beverley Job Park Sports Amenities	Beverley Job	fair	limited - requires building extension & conversion	Narraweena Hawks JRLFC, MW Football Assoc, Northern Beaches Cricket Council, MW Softball	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has 1 change room, consider 1 additional	Project planned beyond the current 10 year Sport Building Works Program
Boondah Reserve Fields 2, 3 & 4 Kiosk & Amenities	Boondah Reserve	fair	limited - requires building extension & conversion	MWFA (Narraweena FC), MW Softball, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - requires change rooms	Upgrade planned for 2022/23, 2023/24
Cromer Park Sports Amenities East	Cromer park (Field 1)	good	yes	MW Football Assoc	yes	yes	no - has 2 change rooms	Currently meets requirements
Cromer Park Sporting Changerooms (demountable)	Cromer park (Field 2)	excellent	yes	MW Football Assoc	yes	yes	no - has 2 change rooms	Demountable building installed 2018 - Currently meets requirements
Cromer Park Sports Amenities West	Cromer park (Field 3, 4, 5)	good	limited - requires building extension & conversion	MW Football Assoc, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Manly Vale David Thomas Reserve Sports Amenities	David Thomas Reserve	fair	limited - requires building conversion	MW Football Assoc, Northern Beaches Cricket Council, Manly Ultimate Frisbee	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Dee Why Park Sports Amenities	Dee Why Park	fair	limited - requires building conversion	MW Football Assoc, Northern Beaches Cricket Council	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2026/27

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Forestville Park Sports Amenities	Forestville Park (field 1)	fair	limited - requires building conversion	Forestville Ferrets JRLFC, Northern Sydney Gridiron	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Forestville Playing Fields Sports Amenities South	Forestville War Memorial Playing Fields	very good	limited - requires building conversion	MW Football Assoc, Forest Lions JAFL, Forest Rugby Club, Forest Netball, Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Upgrade stage 1 completed 2019 - further upgrades planned beyond the current 10 year Sport Building program
Forestville Playing Fields Sports Amenities North	Forestville War Memorial Playing Fields	good	limited - requires building conversion	Forest Rugby Club, Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Griffith Park Sports Facility	Griffith Park	excellent	limited - requires building conversion	Collaroy Cougars JRUCF, MW Junior Cricket Assoc (Female), Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Upgrade completed 2015 - future upgrades planned beyond the current 10 year Sport Building Works Program
Harbord Park Sports Amenities	Harbord Park	good	limited - requires building conversion	Harbord Devils JRLFC, MW Football Assoc, Northern Beaches Cricket Council	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Hews Reserve Sports Amenities	Hews Parade	very good	limited - requires building extension & conversion	MW Football Assoc (Wakehurst FC), Northern Beaches Cricket Council	limited - requires building extension & conversion	yes - with extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program

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Hitchcock Park Rugby Clubhouse	Hitchcock Park	very good	limited - requires building conversion	Avalon Bulldogs JRLFC, Newport JRLFC, Avalon Hockey, Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Careel Bay Playing Fields Amenities	Hitchcock Park	good	limited - requires building extension & conversion	MW Football Assoc (Avalon FC), Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	no - has 2 change rooms	Upgrade planned for 2025/26, 2026/27
North Curl Curl Reub Hudson Oval Sports Amenities	John Fisher Park	excellent	limited - requires building conversion	North Curl Curl Knights JRLFC, Harbord Harlequins JRUFC, MW Softball, MW Football Assoc, Manly Ultimate Frisbee, Eagle Tag	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Curl Curl Sports Centre (netball)	John Fisher Park	very good	limited - requires building extension & conversion	MW Netball Assoc, MW Softball	limited - requires building extension & conversion	yes - with extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Adams Street Reserve Sports Amenities	John Fisher Park	very good	limited - requires building extension & conversion	MW Football Assoc, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Upgrade planned for 2027/28
Weldon Oval Sports Amenities	John Fisher Park	very good	yes	Club Weldon (Warringah Cricket, MW AFL, Manly Bombers JAFL), Northern Beaches Cricket Council	yes	yes	no - has 2 change rooms	Recent upgrade 2020 - Currently meets requirements

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Abbott Road Softball Sports Amenities	John Fisher Park	good	limited - requires building extension & conversion	MW Softball Assoc	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Frank Gray Mike Pawley Sports Amenities	John Fisher Park	fair	limited - requires building extension & conversion	Warringah Hockey, Manly Bombers JAFL, MW Cricket Assoc, Warringah Cricket, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	no - has 2 change rooms	Upgrade planned for 2026/27
Abbott Road and Spring Road Sports Amenities	John Fisher Park	fair	limited - requires building extension & conversion	Curl Curl FC, Manly Seaside's Baseball, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Upgrade planned for 2028/29
Keirle Park Sporting & Community Pavilion	Keirle Park	excellent	limited - requires building extension & conversion	Manly Roos JRUFC, Manly Marlins, Northern Beaches Cricket Council, MW Touch	limited - requires building extension & conversion	yes - with extension & conversion	no - has 3 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Killarney Heights Oval Sports Amenities	Killarney Heights Oval	fair	limited - requires building conversion	MW Football Assoc, Junior AFL (Forest Lions), Northern Beaches Cricket Council	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2023/24
Kitchener Park Sports Centre	Kitchener Park	fair	limited - requires building conversion	MW Football Assoc (Pittwater FC), , Northern Beaches Cricket Council	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2024/25
Lakeside Park John Bliss Clubhouse	Lakeside Park	good	limited - requires building conversion	Narrabeen Sharks RLFC, Northern Beaches Cricket Council,	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program

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Lionel Watts Oval Sports Amenities East	Lionel Watts Sportsground	excellent	limited - requires building conversion	Belrose Eagles RL, Forest Lions AFL, Wakehurst Little Athletics, Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Upgrade stage 1 - 21/22, level 1 accessibility, viewing deck & storage in consult with users. Future upgrades Project planned beyond the current 10 year Sport Building Works Program
Lionel Watts Sports Amenities and Community Centre West	Lionel Watts Sportsground	excellent	yes	Wakehurst Redback Cricket Club, MW Football Assoc (Wakehurst FC), Forest Lions AFL, Northern Beaches Cricket Council, MW Softball,	yes	yes	no - has 4 change rooms across 2 connected buildings	New building completed 2020 - Currently meets requirements
LM Graham Reserve Cogeneration Plant, Change Rooms & Amenities	LM Graham Reserve	excellent	yes	MW Football Assoc (Brookvale FC, St Augustines FC), MW Cricket Assoc, Northern Beaches Cricket Council	yes	yes	no - has 2 change rooms	Upgrade completed 2021 - Currently meets requirements

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Manly Oval	Manly oval	fair	limited - requires building extension & conversion	MW District Cricket Club, Manly Rugby Union Club	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has 2 change rooms, however consider additional to ensure enough facilities when men's and women's teams play on the same day	Upgrade planned for 2027/28, 2029/30
Miller Reserve Sports Amenities	Miller Reserve	good	limited - requires building extension & conversion	MW Football Assoc (Manly Allambie FC), Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has 1 change room, consider 1 additional	Upgrade planned for 2024/25, 2025/26
Newport Oval Amenities & Kiosk	Newport Oval	good	limited - requires building extension & conversion	Mona Vale Raiders JRLFC, Newport JRUFC, Northern Beaches Cricket Council	limited - requires building extension & conversion	limited - requires building extension & conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Nolan Reserve Sports Amenities Middle	Nolan Reserve	excellent	yes	Harbord FC, MW Junior Cricket Assoc, MW Touch Assoc, Manly Cove JRLFC, St Augustines Rugby, MWJRL Christian Brothers, Northern Beaches Cricket Council,	yes	yes	no - has 2 change rooms	New building completed 2020 - Currently meets requirements

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Nolan Reserve Sports Amenities North (Christian Brothers)	Nolan Reserve	fair	limited - requires building conversion	Christian Brothers JRLFC, MW Touch Assoc, Northern Beaches Cricket Council,	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2027/28
North Narrabeen Reserve Sporting Amenities North	North Narrabeen Reserve	excellent	yes	Narrabeen Tigers JRUF, Warringah Rugby, St Augustines Rugby, MW District Baseball (Pittwater Dolphins), Manly Eagle Tag, Northern Beaches Touch	yes	yes	no - has 2 change rooms	New replacement building completed 2020 - Currently meets requirements
North Narrabeen Reserve Sporting Amenities South	North Narrabeen Reserve	very good	limited - requires building conversion	Pittwater Tigers AFL, MW District Baseball, Manly Eagle Tag, Northern Beaches Touch	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program

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Pittwater Rugby Park	North Narrabeen Reserve	good	limited - requires building extension & conversion	Warringah rugby club, SSG (small sided soccer)	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has 2 change rooms, however consider additional to ensure enough facilities when men's and women's teams play on the same day	Upgrade planned for 2022/23, 2023/24
Passmore Reserve Sports Amenities South	Passmore Reserve	very good	limited - requires building extension & conversion	MW Football Assoc, Northern Beaches Cricket Council, MW Touch	limited - requires building extension & conversion	limited - requires building extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Porters Reserve Amenities	Porter Reserve	fair	limited - requires new facilities	Newport Rugby Club (Juniors/Seniors), no summer use	limited - requires new facilities	yes - requires new facilities	yes - has 1 change room, consider 1 additional	Upgrade planned for 2021/22, 2022/23
Seaforth Oval Community & Sporting Pavilion	Seaforth Oval	excellent	limited - requires building conversion	MW Football Assoc (Seaforth FC), Warringah Touch Football, Northern Beaches Cricket Council, MW District Baseball, Seaforth Little Athletics	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program

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St Matthews Farm Sports Amenities North (CC Strikers)	St Matthews Farm	very good	limited - requires building conversion	MW Football Assoc (CC Strikers FC), Warringah Touch Football, Northern Beaches Cricket Council, MW District Baseball	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	New building completed 2014
St Matthews Farm Sports Amenities South	St Matthews Farm	fair	limited - requires building conversion	Cromer Kingfishers JRLFC, Warringah Touch Football, Northern Beaches Cricket Council, MW District Baseball	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2029/2030
Tania Park Amenities	Tania Park	very good	limited - requires building extension & conversion	MW Football Assoc, Northern Beaches Cricket Council	limited - requires building extension & conversion	yes - with extension & conversion	yes - has no change rooms	Project planned beyond the current 10 year Sport Building Works Program
Terrey Hills Oval Sports Amenities	Terrey Hills Oval	good	limited - requires building conversion	Warringah Junior Rugby, Terrey Hills Rugby Club, MW Football Assoc (Belrose Terrey Hills Raiders FC), Northern Beaches Cricket Council	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program
Waldon Road Reserve Sports Amenities	Waldon Road Reserve	fair	limited - requires building conversion	Wakehurst Rugby Club	limited - requires building conversion	limited - requires building conversion	no - has 2 change rooms	Upgrade planned for 2029/2030
Jacksons Rd Sports Amenities	Warriewood Valley	very good	limited - requires building conversion	MW Football Assoc, Northern Beaches Cricket Council, Northern Beaches Touch	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program

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Wyatt Reserve Sports Amenities	Wyatt Reserve	very good	limited - requires building conversion	MW Football (Belrose Terrey Hills Raiders FC), Northern Beaches Cricket Council, MW Softball	limited - requires building conversion	yes - with conversion	no - has 2 change rooms	Project planned beyond the current 10 year Sport Building Works Program