

2 Proponent and Consultant Team

The proponent of the Concept Plan proposal is Tiffany Developments.

The various specialist consultants engaged in the preparation of this report and the input for which they were responsible include:

- Urbis (Urban Design, Architectural, Urban Planning, Community Consultation and Social Planning)
- Tiffany Developments (Staging, Economic Information)
- Conacher Travers (Bushfire, Flora & Fauna, Waterway Impact Study and Tree Assessment)
- Evans & Peck (Status of Drainage Lines)
- Colston Budd Hunt & Kafes (Traffic)
- RM Planning (Social)
- Richard Lamb & Associates (Visual Impact)
- Accessibility Solutions (Accessibility)
- JMD Consultants (Stormwater, Water & Sewer Infrastructure)
- Morse McVey (Soil & Water Management, Water Quality)
- Mary Dallas and Dominic Steele (Aboriginal Archaeology)
- United Resource Management Group (Waste Services)
- GeoEnviro Consulting Pty Ltd (Contamination)
- Barry, Johnson & Associates (BCA)
- CAGE Security (Security)

Colston Budd Hunt & Kafes Pty Ltd

accessibility
solutions (NSW) PTY LTD

SEEC
MORSE MCVEY

JMD Development
Consultants



CAGE
SECURITY



rla
richard lamb & associates

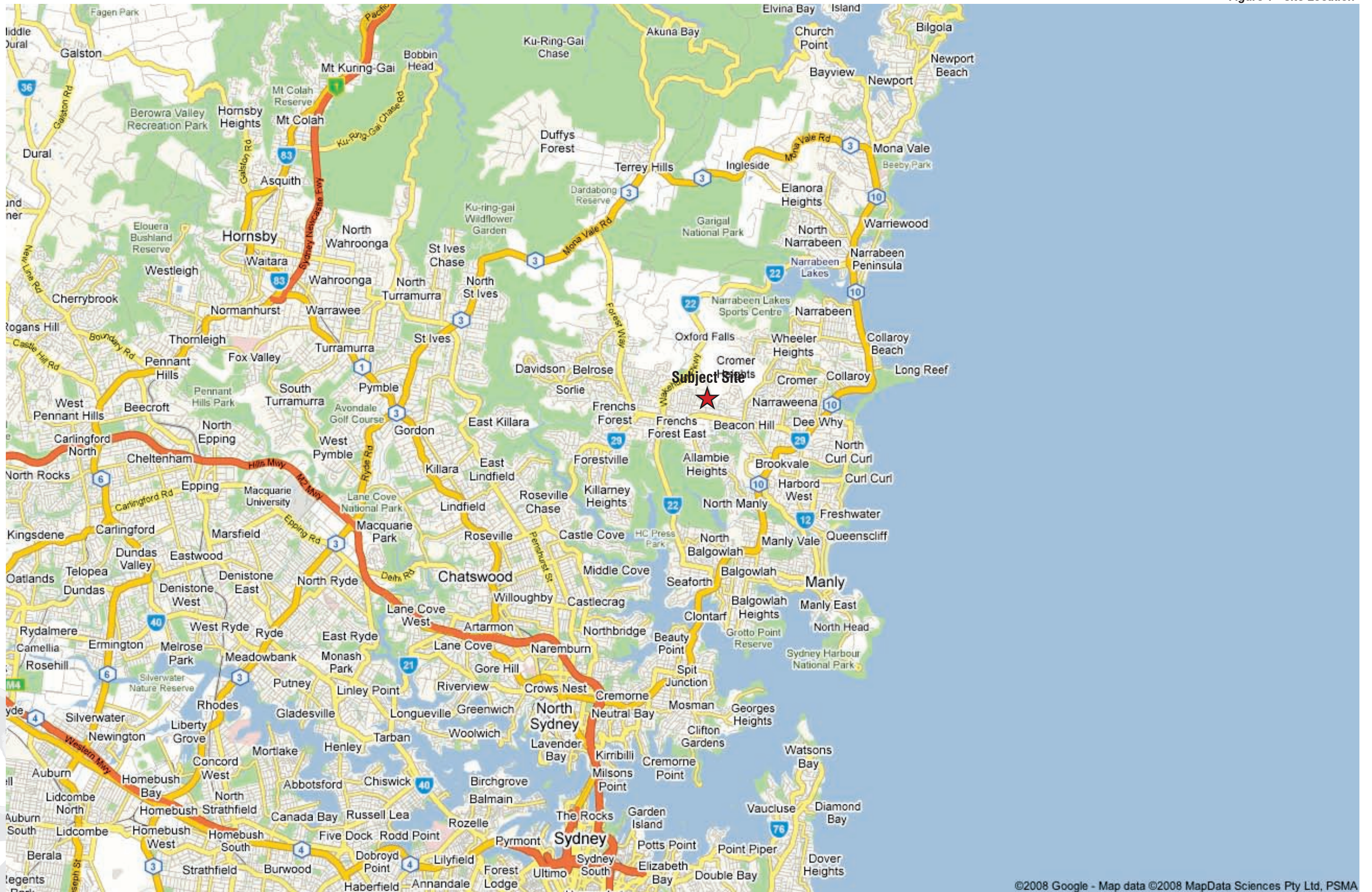
RM
PLANNING

MARY DALLAS
CONSULTING
ARCHAEOLOGISTS
CULTURAL RESOURCE ASSESSMENT, PLANNING AND MANAGEMENT

EVANS & PECK
think through the future

SENIORS LIVING RESORT

Figure 1 - Site Location



3 The Receiving Environment

3.1 Regional Context

The site is located within the Warringah local government area to the north east of Sydney, approximately 20 kilometres from the Sydney Central Business District.

The site is geographically positioned approximately three kilometres to the north west of the Brookvale and Dee Why town centres, which are identified as major centres for the region within the Sydney Metropolitan Strategy. The centres offer a range of business, government, cultural, commercial, entertainment and cultural activities. High density housing is located around the major centres with low to medium density housing on the periphery. The Northern Beaches Hospital is also planned to be located within the suburb of Frenchs Forest.

The region contains a number of nature reserves, with the Garigal National Park, Manly Dam Reserve and Manly Warringah War Memorial Park located within the area.

The site is accessible to the surrounding road network including Warringah Road, Wakehurst Parkway, Dreadnought Road, Oxford Falls Road, Ellis Road, Iris Street, Barnes Road and Weardon Road. Warringah Road is a major east-west road linking the Pacific Highway at Chatswood with Pittwater Road at Dee Why. Wakehurst Parkway is a north-south arterial road which forms part of a route linking Manly and Seaforth in the south with Frenchs Forest and the northern beaches in the north.

The region is serviced by a strategic bus corridor network, which provides access to the major centres of Brookvale and Dee Why as well as the CBD. Bus route 136 operates between Chatswood Interchange and Manly Wharf, linking North Steyne, Dee Why Beach and Frenchs Forest (which includes the Forestway Shopping Centre). The route travels along Iris Street, with the closest pick up and set down points being on Iris Street and Oxford Falls Road, 400 metres from the site. Other routes which operate in close proximity to the site include routes 142, E66, 169, 172 and 173.

Figure 1 and 2 depict the location of the site in its regional context.

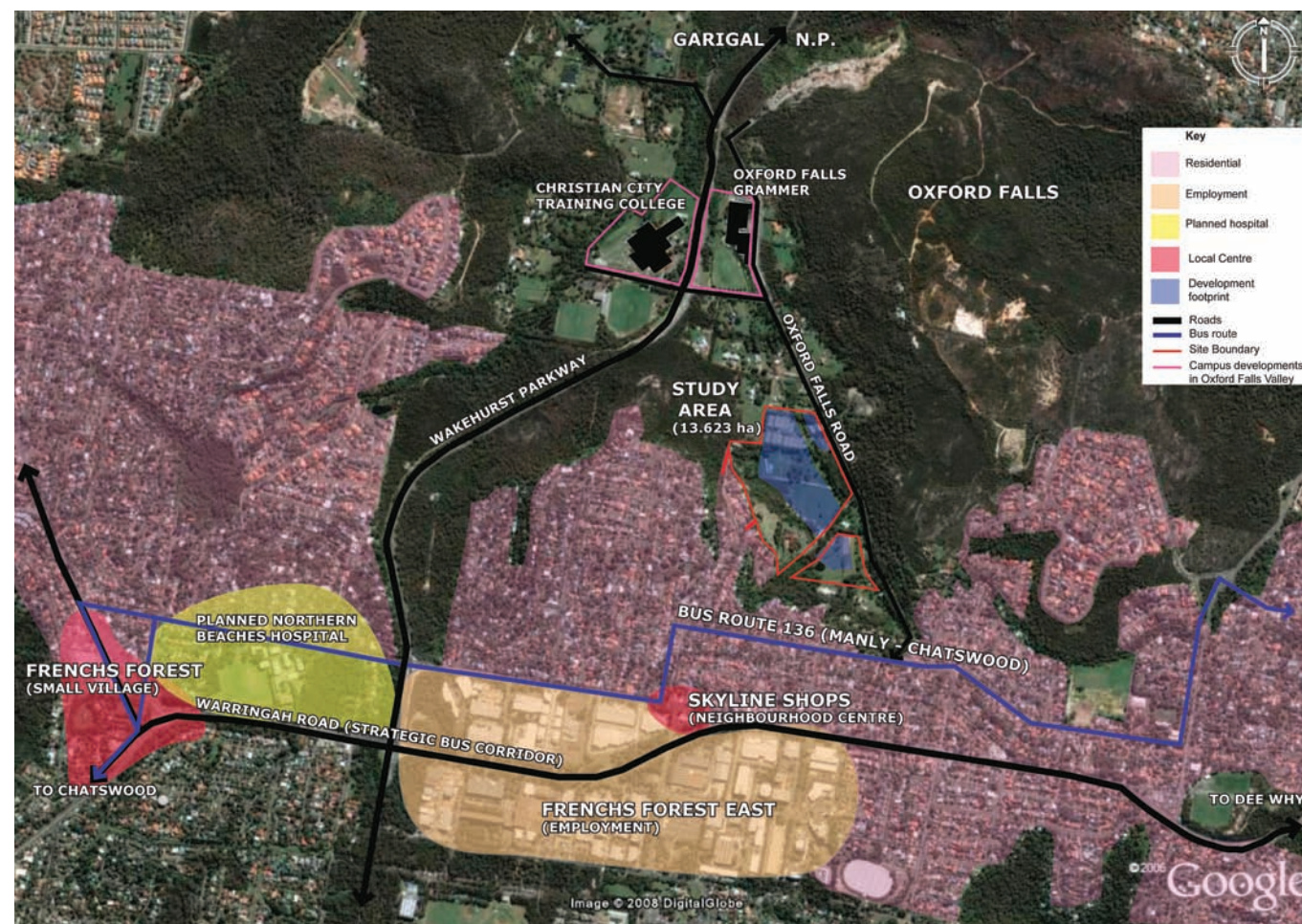


Figure 2 - Regional Context

3.2 Local Context and Surrounding Properties

The site is located along the boundary of two suburbs, being Oxford Falls and Frenchs Forest, with the majority of the site located within Frenchs Forest. The site is located approximately three kilometres south east from Pittwater Road, which provides access to the main shopping district and services within Brookvale and Dee Why. Approximately two kilometres west of the site are business, industrial and community uses located within Frenchs Forest. Frenchs Forest is also the location for the new Northern Beaches hospital site.

Land immediately surrounding the site accommodates a mix of land uses, which range from special use activities, residential and scenic rural uses.

Directly north of the site are two rural residential properties that adjoin Weardon Road. Further north is the Oxford Falls Peace Park, St Pius College playing fields, Christian City Training College and Oxford Falls Grammar School which consists of several large campus style buildings over a large portion of land.

To the west of the site is vegetated land situated within the escarpment. One to two storey residential dwellings are located along either side of Barnes Road to the west of the site. To the south of the site is the Barnes Road reserve, vegetation corridors and further one to two storey residential dwellings. To the east on the opposite side of Oxford Falls Road is bushland.

Figure 3 depicts the location of the site in its local context.



Figure 3 - Local Context

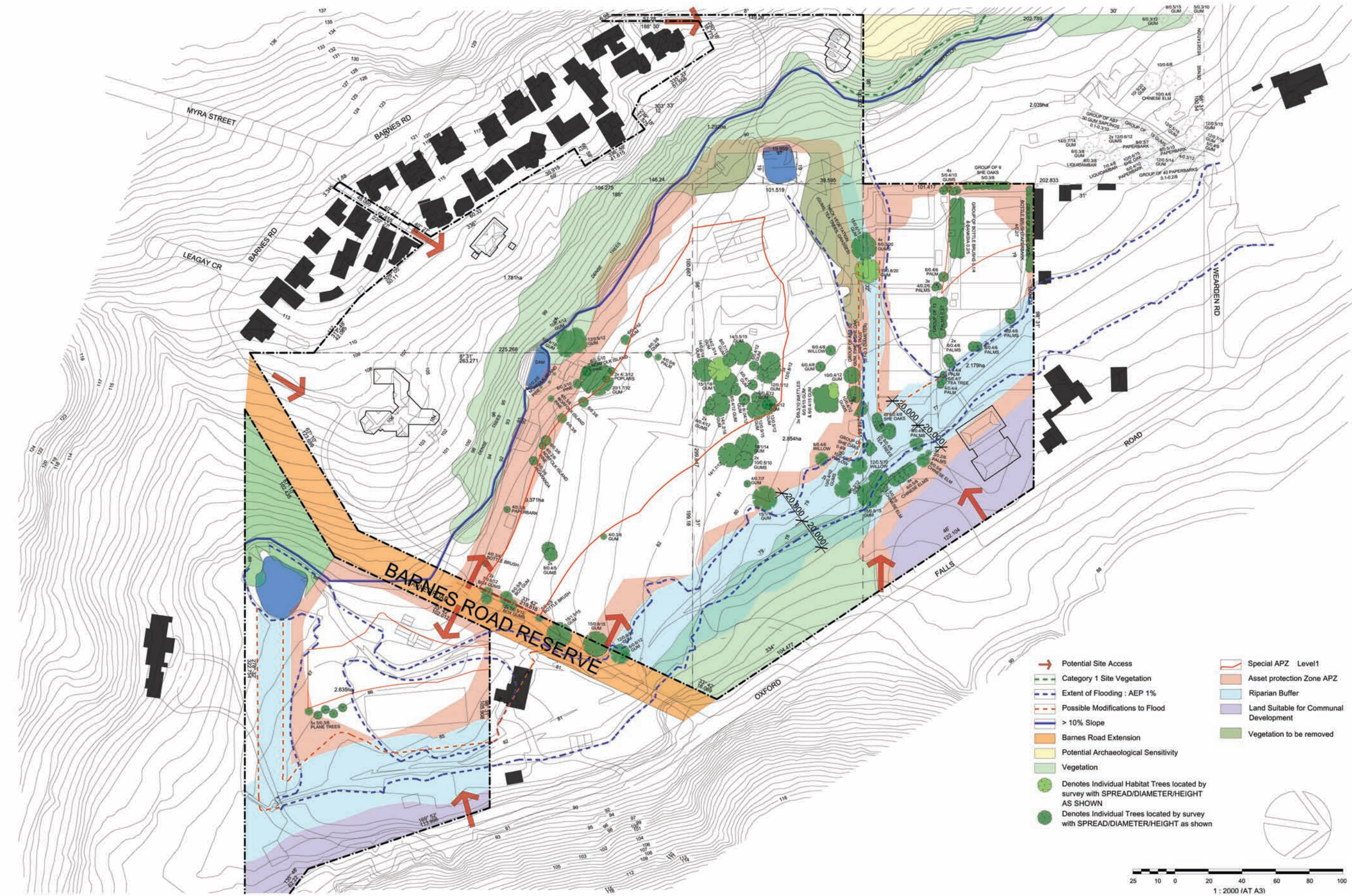


Figure 4 - Opportunities and Constraints