

3.3 Site Analysis

A comprehensive site analysis has been undertaken for the site to determine the opportunities and constraints of the site. The Opportunities and Constraints map (Figure 4) is the culmination of a number of investigations by relevant environmental experts.

Ecological

The environmental constraints of the site have been identified and mapped by Travers Environmental, as indicated in Figure 4 and as referred to in the Waterway Impact Study (**refer to Appendix J**).

Water

An analysis of the existing drainage lines and flooding has been undertaken by Evans & Peck and JMD Development Consultants.

Bushfire

The western and eastern boundaries of the site are identified as Bush Fire Prone Land – Vegetation Buffer 100m & 300m on Warringah Councils Bushfire Prone Land Map. A portion of Lot 20 in DP842523 is identified as Bushfire Prone Land Vegetation Category 1. Development within the Category 1 area will be avoided with appropriate buffers being incorporated.

Visual

A Visual Impact Assessment was prepared by Richard Lamb & Associates (**refer Appendix C**) that identified visual opportunities and constraints for the site, including:

- The topography and nature of the site provides opportunities for medium density development in an appropriate landscape setting.
- The vegetation along Oxford Falls Road will assist in provide a natural softening effect that can be further enhanced.
- The riparian vegetation in the northwest sector of the site could be retained as a visual resource.
- The base of the escarpment on site and southeast portion of the site has the capacity to accommodate buildings of greater height.
- There is a need to address exposed views along the northern boundary of the site.
- The immediate surrounds are of varied character.
- There is significant physical separation of the site from Weardon Road and residences on the northern side.
- Development needs to respond to land uses along the boundaries of the site including, natural land, large rural dwellings and lots and residential developments.

Development Footprint

As a result of the detailed site analysis undertaken, a developable footprint area emerged, as outlined in Figure 5 below.

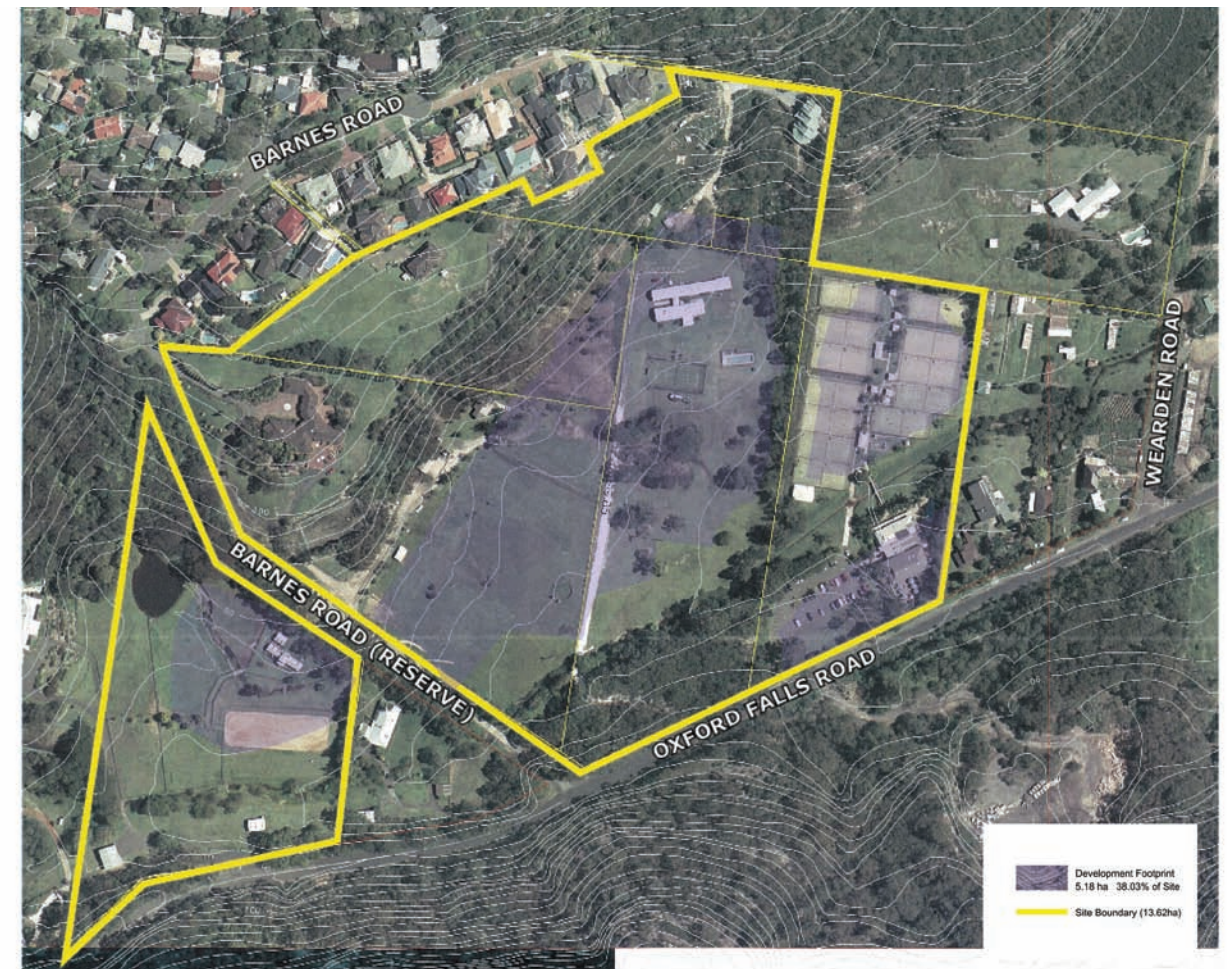


Figure 5 - Development Footprint

Desired Future Character

The layout of buildings took over from the ecological constraints of the site and the character of other development with the Oxford Falls Valley. The resultant footprint confines the buildings to the central pontue of the site and ensures a significant curtilage of landscape buffer. This landscape buffer ensures that the built form will have low impact upon the character of the area (refer to **Figure 6**).



Figure 6 - Desired Future Character

3.4 The Site

The subject site consists of six parcels of land, totalling an area of approximately 13.6 hectares, the site boundary depicted in **Figure 7**. The site is legally described as follows:

- Lot 1110 in Deposited Plan 752088
- Lot 1111 in Deposited Plan 752038
- Lot 1113 in Deposited Plan 752038
- Lot 1336 in Deposited Plan 752038
- Lot 20 in Deposited Plan 842523
- Lot 80 in Deposited Plan 846099

The key aspects of the site are:

- The central portion of the site is cleared with vegetated corridors located around the perimeter of the site and transferring an east/west portion of the site.
- All lots contain existing residential dwellings with some containing other ancillary structures such as sheds.
- The Australian Tennis Academy including 12 tennis courts, the Falls Function Rooms and visitor car park is located on the north eastern portion of the site.
- Two dams are located on the property. One is located on the southern portion of the site and the other on the western portion of the site on land owned by Warringah Council. It is not proposed to build over the land owned by Council (refer to **Section 10.9 for more detail**).
- A tributary of Middle Creek traverses the site from the north to the south. The Creek has been altered over time and eventually drains downstream into the Narrabeen lagoon.
- An additional two drainage lines traverse the site, which are referred to as Drainage Line 1 and Drainage Line 2 as outlined below:
 - Drainage Line 1 runs in an easterly direction to the Middle Creek tributary, along the southern edge of the tennis academy; and
 - Drainage Line 2 runs approximately parallel to the Barnes Road reserve, running in a north easterly direction to Middle Creek Tributary.
- The site fronts Oxford Road to the east with an approximate road frontage of 390 metres.
- Barnes Road runs through the southern portion of the site for approximately 370 metres.
- A portion of the Barnes Road reserve provides informal road access to the existing residential properties. This road is not for public use.
- The topography of the site gradually falls from the western portion of the site to Oxford Falls Road.
- A vegetated escarpment is located along the western portion of the site.
- The extent of flooding within the site is outlined further in the Site Analysis Plans above.
- The site is currently accessible via a formal access driveway from Oxford Falls Road.
- A vegetated corridor runs north-west and south east through the subject site adjacent to the Middle Creek tributary.
- Another vegetation corridor exists along the southern side of the tennis courts, but consists of exotic and native planted landscape mix with grass groundcover.
- The western and eastern boundaries of the site are identified as Bush Fire Prone Land – Vegetation Buffer 100m & 300m on Warringah Councils Bushfire Prone Land Map. A portion of Lot 20 in DP842523 is identified as Bushfire Prone Land Vegetation Category 1.

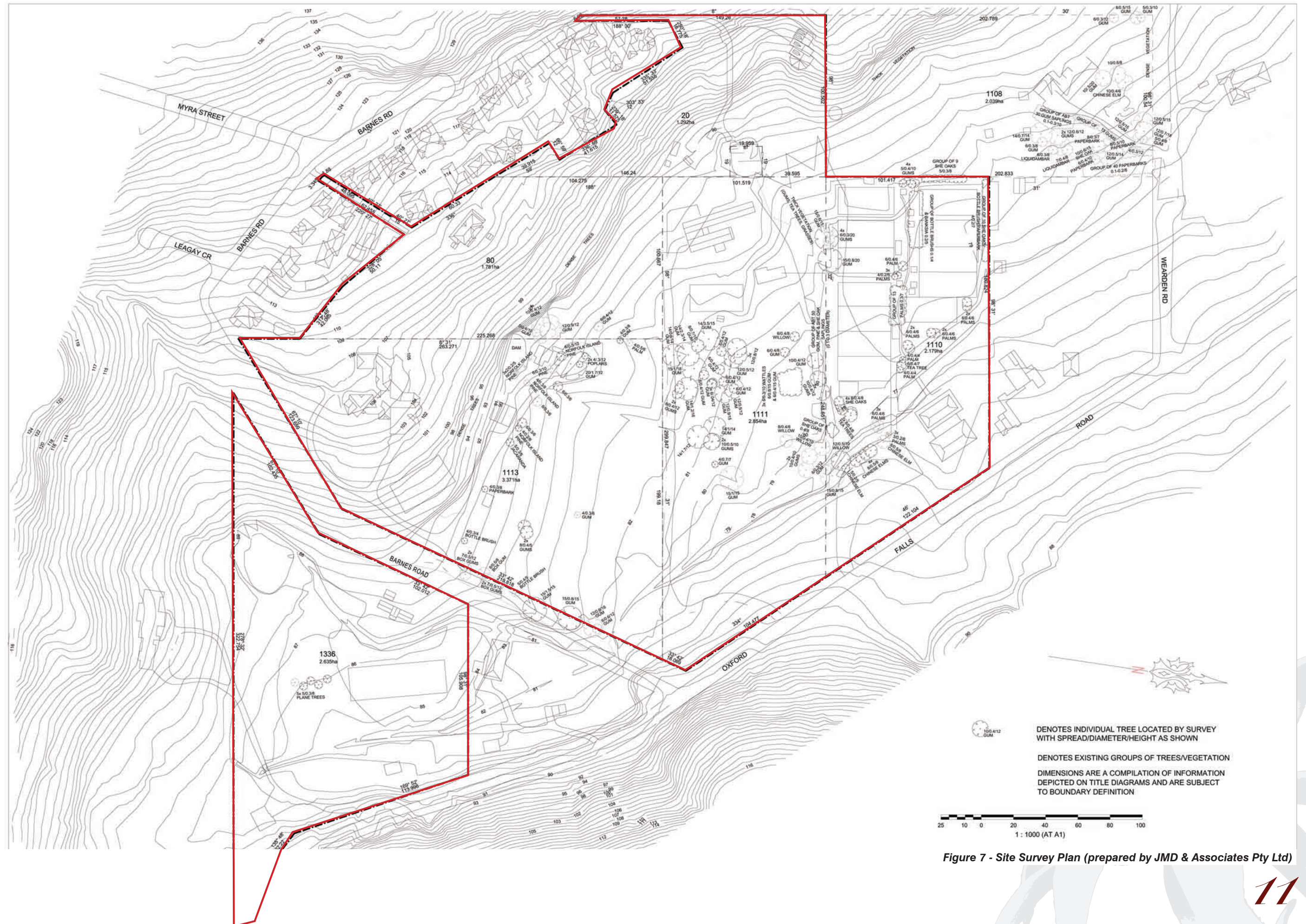


Figure 7 - Site Survey Plan (prepared by JMD & Associates Pty Ltd)

