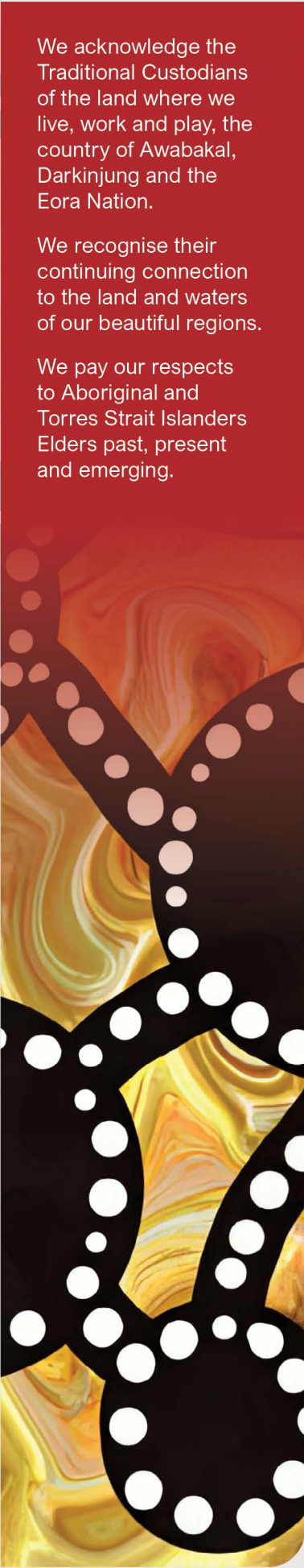


DRAFT

Wilga-Wilson Precinct

Character and Visual Impact Assessment

Prepared on behalf of Mirvac and Truslan



We acknowledge the Traditional Custodians of the land where we live, work and play, the country of Awabakal, Darkinjung and the Eora Nation.

We recognise their continuing connection to the land and waters of our beautiful regions.

We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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1. Introduction

Overview and purpose

The purpose of this report is to provide a Character and Visual Impact Assessment to support a Planning Proposal (PP) being prepared for Mirvac and Truslan for the proposed redevelopment of a site known at 1, 7 & 9 Wilson Avenue; 212, 214, 216, 218, 220 & 222 Powderworks Road; and 8, 9, 10, 11, 12, 13 & 14 Wilga Street, Ingleside. The planning proposal site combined with other land in the street block, 3 and 5 Wilson Avenue and units 1-11/7 Wilga Street comprise the 'Wilga-Wilson Precinct'.

This report has been prepared to provide a response to a pre-lodgement meeting held with Northern Beaches Council (17 December 2024, Council Reference: PLM2024/0138) regarding the need for a Character and Visual Impact Assessment.

Specifically, contentions raised by Northern Beaches Council regarding the suitability for apartment buildings up to 6 storeys tall, and its visual and view impacts on the:

- Established and desired future character of Ingleside and Elanora Heights localities.
- Adjacent cultural and scenic protection lands.
- Baha'i House of Worship (Sydney Baha'i Temple) which is a locally listed heritage item and key visual landmark.

The report defines the existing and desired future character of the land, and then outlines how the proposal is consistent and compatible with these characteristics.

The report also includes a visual impact assessment to show the potential visual impacts of the proposed indicative development outcome.

Proposal

The PP seeks to amend the *Pittwater Local Environmental Plan 2014* (PLEP 2014) as follows:

- Rezoning the site from RU2–Rural Landscape to R3–Medium Density Residential, C2–Environmental Conservation and RE1–Public Recreation;
- Removing the minimum lot size of 2 hectares applying to the site;
- Adding the site to the Urban Release Area map to require a Development Control Plan (DCP) to be prepared under clause 6.2 of the PLEP 2014;
- Amending the Biodiversity map to reflect the findings of biodiversity investigations undertaken to support the PP;

The PP is intended to facilitate the delivery of up to 536 new dwellings of varied housing types, upgrades to the public domain and the provision of open space and conservation areas along Mullet Creek. The PP is supported by a Masterplan prepared by Place Design Group which represents how the PP may be developed.

Establishing character of the land

To determine the character of the Wilga-Wilson Precinct and surrounding locality, a review of the relevant strategic and statutory framework has been undertaken to establish any documented existing and desired future character. The method used to identify the character of the land is based on the tasks and methodology outlined in the *"Guideline for landscape character and visual impact"* (Landscape Character Guideline) (TfNSW, June 2023).

Landscape character of the proposed development

This report includes an assessment of the proposed development's consistency and compatibility with the established and desired future character of the site and surrounding land uses. The character of the proposed development is established through the master plan, landscape master plan, and proposed development controls. This character is then assessed against the characteristics identified in the Landscape Character Guideline (TfNSW, June 2023).

Visual Analysis

To further assess how the visual character of the proposed development may be experienced by the public, a visual analysis has also been prepared showing the proposed development from key public vantage points, considers how private views may be impacted, the susceptibility to change within the locality, and the magnitude of changes as a consequence of the proposal.



Figure 1: Aerial image showing site and surrounds



Site

Location

The Wilga-Wilson Precinct is located within the Northern Beaches local government area (LGA) and comprises 1, 3, 5, 7 & 9 Wilson Avenue; 212, 214, 216, 218, 220 & 222 Powderworks Road; and Units 1-11/7, 8, 9, 10, 11, 12, 13 & 14 Wilga Street, Ingleside. The land owned by Mirvac and Truslan are shown in Figure 2.

The Wilga-Wilson Precinct is located approximately 1.8km to the west of Warriewood Square, and 7km to the north of the Dee Why and Brookvale Strategic Centres.

The Wilga-Wilson Precinct has frontages to Wilson Avenue to the north, to Powderworks Road to the north and east, and Wilga Street to the south-east. There is an unformed section of road as an extension of Mirabella Parade to the west with the Monash Country Club beyond.

Site description

The Wilga-Wilson Precinct is comprised of 30 lots with a total area of approximately 28.2 hectares in the suburb of Ingleside.

Current land uses on the site include a variety of rural residential and horticulture uses, in addition to St Sava Church on Wilson Avenue and seniors housing at the south-eastern corner of the site. Mullet Creek traverses the site from west to east with an unnamed tributary running through the western portion of the site.

The majority of the land has been cleared with the most significant stands of vegetation following the watercourses. A significant portion of this vegetation has been identified as exotic species with areas of Red Bloodwood, Sydney Peppermint and Smooth Barked Apple that form parts of the Coastal Sandstone Gully Forest and Sydney North Exposed Sandstone Woodland vegetation communities.

Legal descriptions

The legal descriptions of all 30 lots within the Wilga-Wilson Precinct are shown in Figure 2.

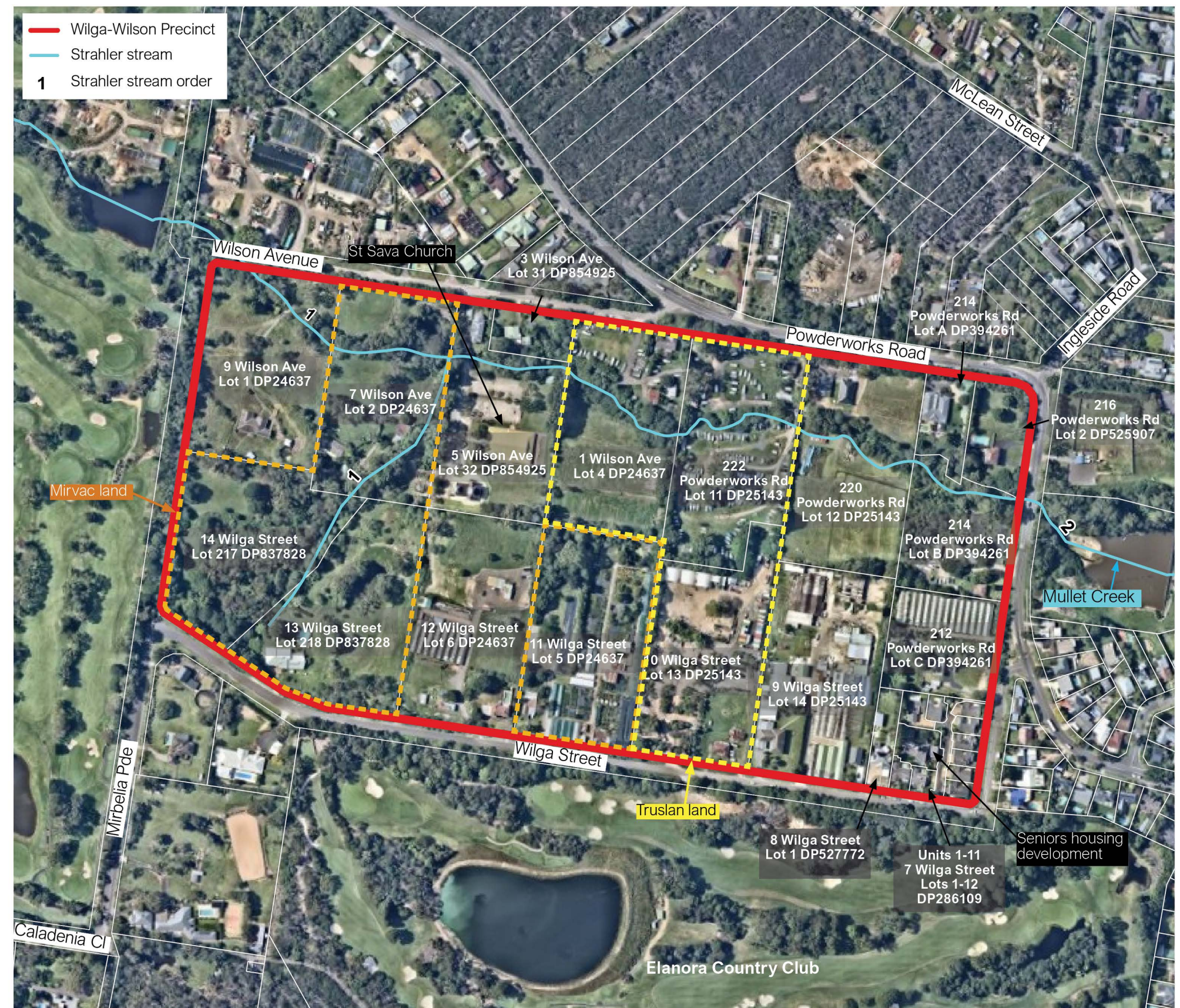


Figure 2: Aerial view of site showing existing dwellings and legal lot descriptions

Site Context

Locality

The Wilga-Wilson Precinct is located at the edge of adjoining urban residential and recreation land in Elanora Heights. The Monash Country Club and Elanora Country Club are located to the west and south respectively.

Demographics

The Wilga-Wilson Precinct is located in the suburb of Ingleside, however the Precinct immediately adjoins Elanora Heights, based on the Suburbs and Localities boundary defined by the ABS Census (2021) Suburb and Localities. The following is a summary of key demographics from the 2021 Census for the Ingleside and Elanora Heights.

Ingleside (SAL11988)

- 1,030 Persons
- 335 Private dwellings
- Median age: 44 (NSW Average: 39)
- Average number of people per household: 3.2 (NSW Average: 3.1)
- Average number of motor vehicles per dwelling: 3.3 (NSW Average: 1.8)

Employment

- In workforce (aged 15-64 years) - 47.8% (NSW Average: 58.7%)
- Median weekly household income - \$2,776 (NSW Average: \$1,829)

Housing

- Median price of established house transfers - \$3,500,000

Elanora Heights (SAL11392)

- 4,581 Persons
- 1,478 Private Dwellings (Separate house: 93.6%) (NSW Average: 65.6%)
- Median Age: 41 (NSW Average: 39)
- Average number of people per household: 3.2 (NSW Average: 3.1)
- Average number of motor vehicles per dwelling: 3.3 (NSW Average: 1.8)

Employment

- In workforce (aged 15-64 years) - 67.7% (NSW Average: 58.7%)
- Median weekly household income - \$3,052 (NSW Average: \$1,829)

Housing

- Median price of established house transfers - \$2,450,000

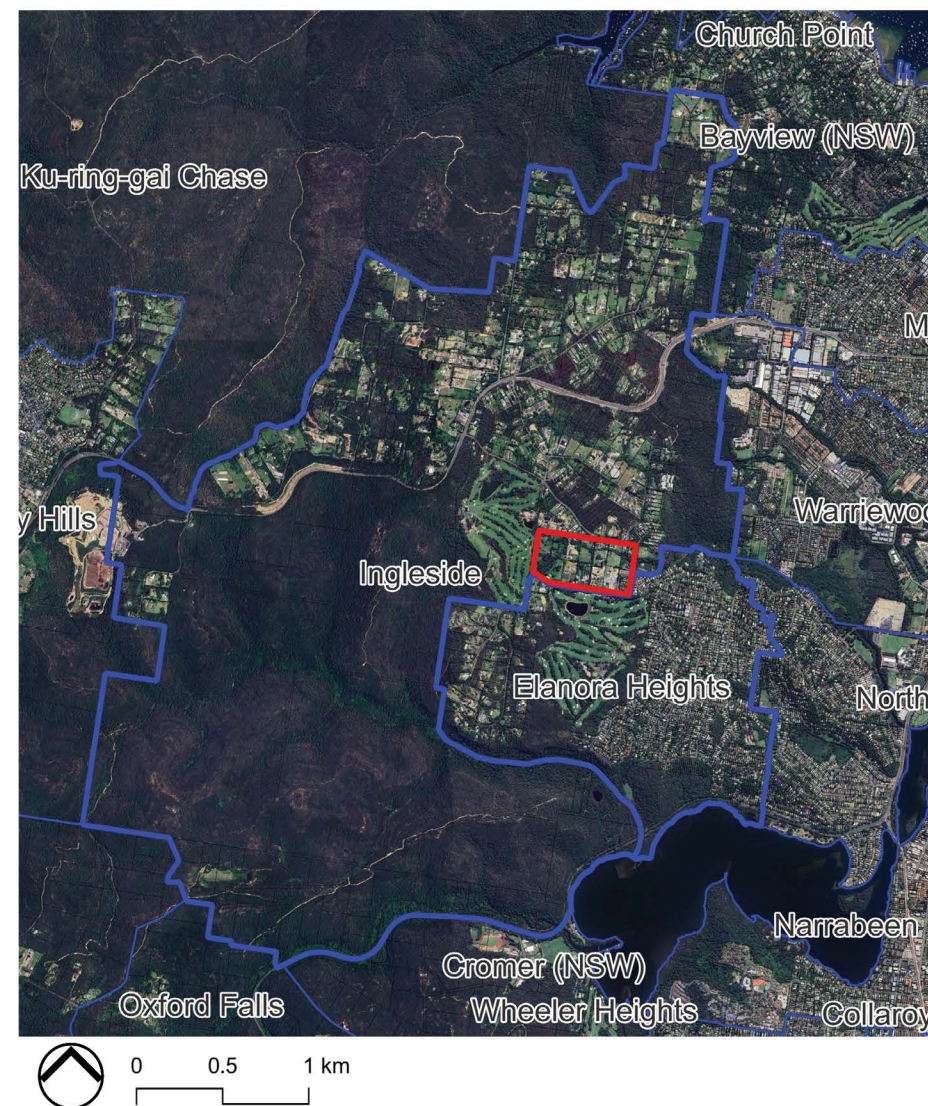


Figure 3: Suburbs and localities surrounding the Wilga Wilson Precinct on aerial photograph

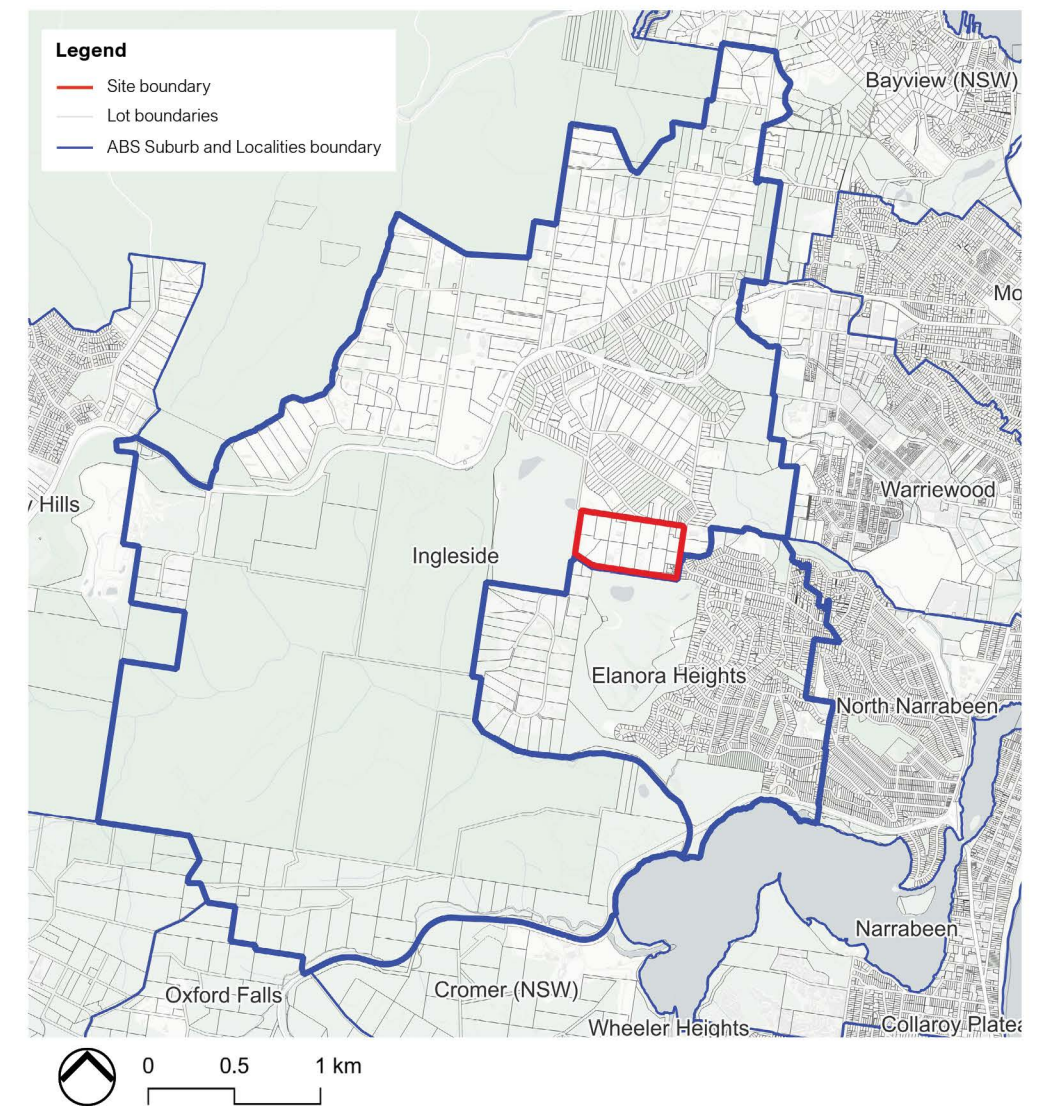


Figure 4: Ingleside and Elanora Heights Suburb and Locality Boundaries (ABS 2021) on cadastral basemap.

2.Planning Framework

Strategic Framework

Greater Sydney Region Plan

In March 2018, the NSW Government released the Greater Sydney Region Plan - A Metropolis of Three Cities (GSRP).

The GSRP sets out the strategic framework for the development of Greater Sydney and is the current strategic framework to which Planning Proposals are to demonstrate consistency with.

The GSRP recognises the strategic importance of the broader Ingleside Precinct and its contribution to housing supply through identification of the Precinct as a Land Release Area as shown in Figure 5.

The objectives and directions of the GSRP are facilitated by the actions identified in the North District Plan (NDP).

The Wilga-Wilson Precinct is located entirely within the Ingleside Land Release Area which has the strategic intent of providing additional housing and development.

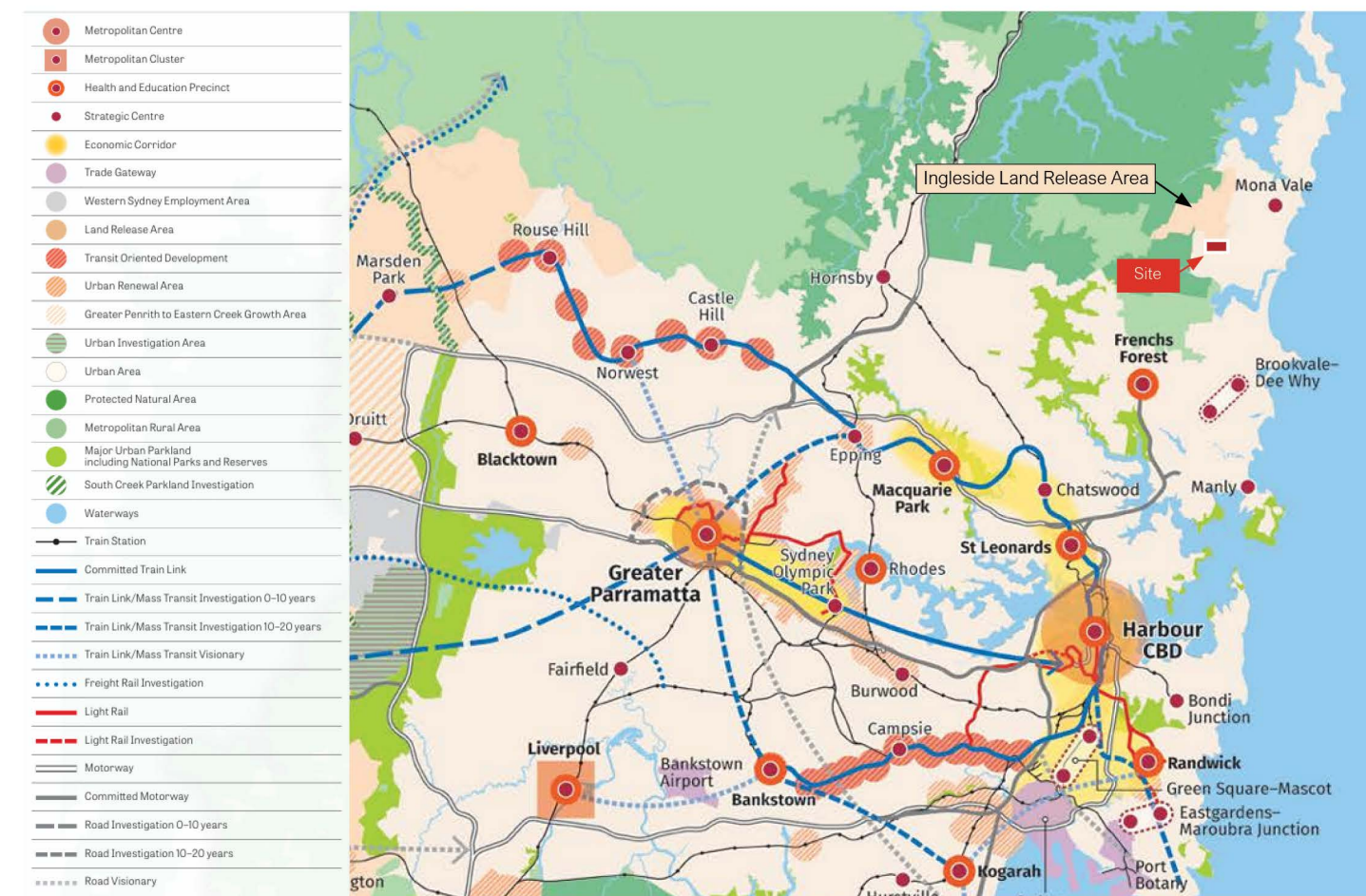


Figure 5: Greater Sydney Region Plan - Structure Plan

North District Plan

In March 2018, the former Greater Sydney Commission released the North District Plan (NDP). Whilst the function of the GSC has been absorbed by DPHI, the plan is given effect through the Environmental Planning and Assessment Act.

The NDP sets out the strategic framework for the development of the North District comprising the City of Ryde, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney,

Northern Beaches, and Willoughby local government areas.

In this regard, Planning Proposals are to be consistent with the directions and actions set out in the plan.

As established in the GSRP, the Wilga-Wilson Precinct is within the 'Ingleside Land Release Area' with potential for up to 3,400 dwellings is identified.



Figure 6: North District Plan - Structure Plan

Strategic Framework

Towards 2040

Towards 2040, the Northern Beaches Local Strategic Planning Statement (LSPS) came into effect on 26 March 2020. The LSPS gives effect to the priorities of the Region Plan and District Plan and is further supplemented by Council's Local Housing Strategy (2021) which identifies a 6 to 10 year housing target of 8,350 new homes by 2036.

The Wilga-Wilson Precinct is located near the following major employment areas identified under the LSPS:

- Warriewood Industrial Area - 2km northeast.
- Warriewood Square- 2.3km east.
- Mona Vale Retail Centre- 2.8km north.
- North Narrabeen Industrial Area - 4.3km south.

The LSPS identifies the Bahai' Temple (located approximately 1km west of the site) as a "popular lookout".

The relevant planning priorities of the LSPS are as outlined below:

Sustainability (P1, P2, P3, P5, P6)

- The LSPS identifies the need to protect the LGA's Natural Blue Grid which pertains to its waterways and associated water dependent ecosystem.
- The LSPS seeks to ensure future development protects areas of high environmental value and avoids and minimises impacts to bushland.
- The LSPS identifies the need to protect scenic and cultural landscapes, and enhance tree coverage and greenery to enhance visual amenity.
- The LSPS establishes the goal of situating homes within 400m of open space.

Efficiency (P7)

- The LSPS seeks to ensure that developments are low-carbon generating with high energy, water and waste efficiency.

Infrastructure and collaboration (P9)

- The LSPS identifies the need to use precinct-level planning to fund growth and make provision of necessary

infrastructure to assist in delivering on the '30-minute city' planning aspiration.

Housing (P15, P17)

- Priority P15 establishes a target of 3,400 dwellings to be delivered across the Northern Beaches LGA between 2016 and 2021. Additionally, projected population growth is expected to generate a demand for an additional 11,747 dwellings by 2036 which equates to 652 new dwellings per year.
- Priority P17 establishes that future development should enhance the visual and environmental characteristics of a locality and emanate from a place-based approach to planning and design.

Productivity (P21)

- Priority P21 seeks to ensure that land use and transport is coordinated to support the safe and efficient movement of people, goods and services.

Overall, the LSPS identifies the desired future character of the site as:

- being within the 'Ingleside Growth Area',
- for development to protect and maintain Blue and Green Grids, and scenic landscapes, areas of environmental value, and avoid impacts to bushland,
- earmarked for redevelopment for future housing on the site to meet target of 3,400 dwellings across the LGA more generally, and
- in proximity to the Bahai Temple popular lookout and Warriewood and North Narrabeen industrial and business zones.

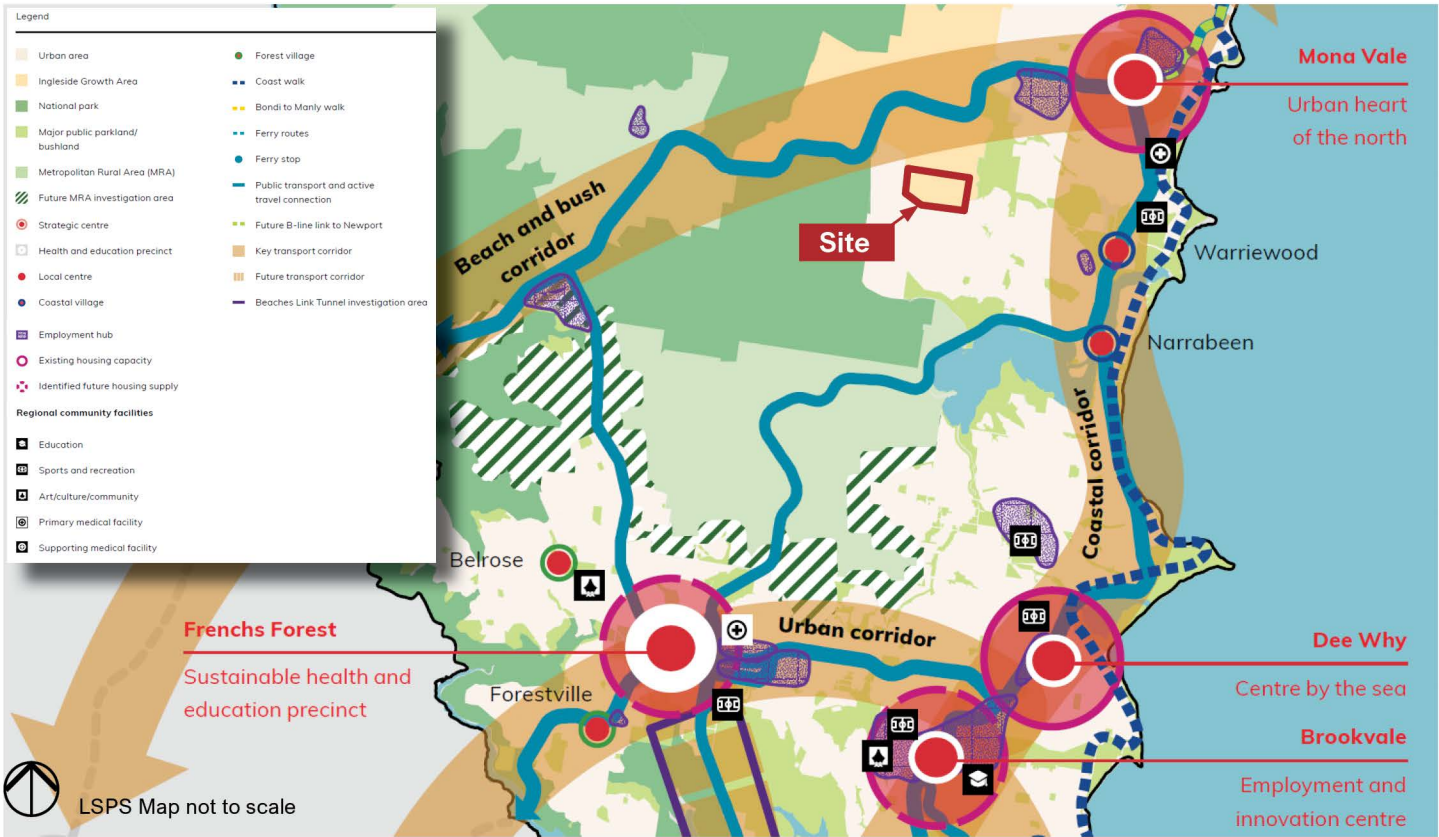


Figure 7: Northern Beaches LSPS - Structure Plan with site location overlaid

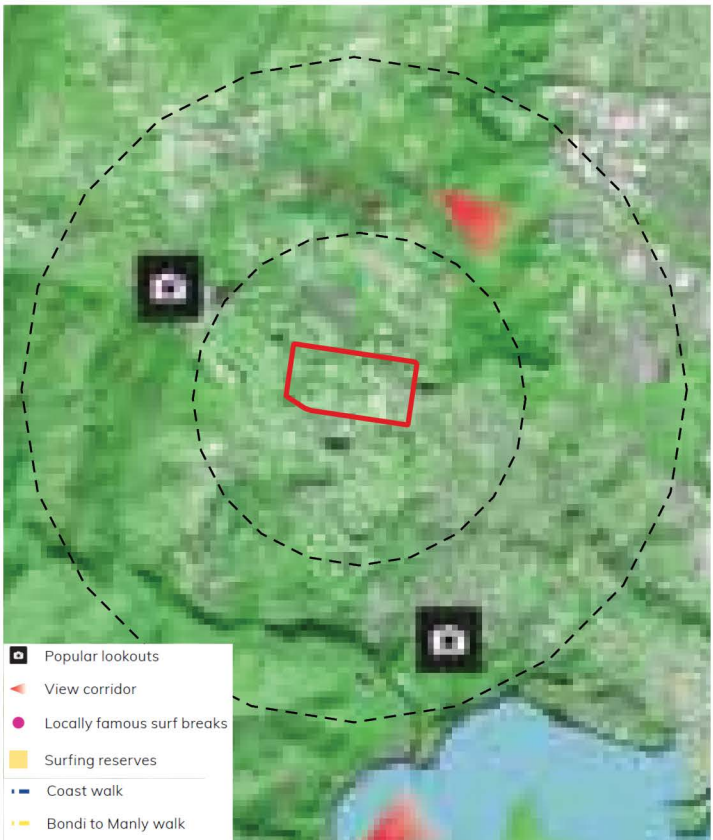


Figure 8: Northern Beaches LSPS - Scenic and Cultural Landscapes map with site location and 1-2km buffer overlaid

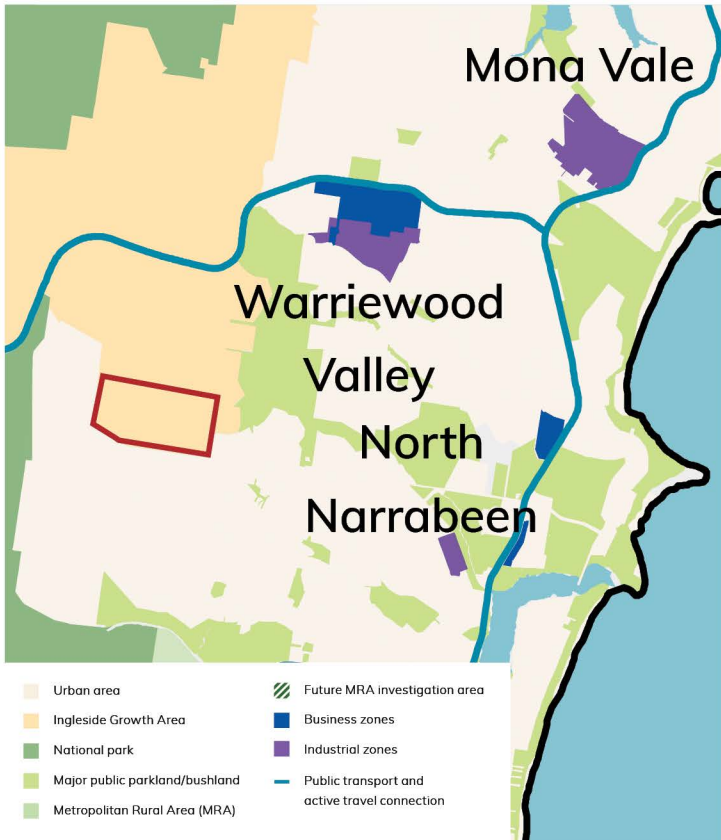


Figure 9: Northern Beaches LSPS - Scenic and Cultural Landscapes map with site location overlaid

Strategic Framework

Northern Beaches Local Housing Strategy

Background

Council's Local Housing Strategy (LHS) was approved by the then Department of Planning and Environment on 16 December 2021, subject to certain requirements.

The LHS identified a raw total of 1,000 dwellings that could be accommodated within the Ingleside Growth Area precinct. The LHS notes that even if the Ingleside Growth Area precinct were to be developed to its maximum capacity, that there would be a 275 dwelling deficit in the LGA through to 2036.

Approach

The strategy adopted 2 approaches for new housing being focused in and near centres as follows:

- Centre Investigation Areas: where detailed planning will look at opportunities for all housing types within 800m of select centres along current and future B-line routes, namely: Brookvale, Dee Why, Mona Vale, Manly Vale and Narrabeen
- Low-rise Housing Diversity Areas: where opportunities to support housing diversity in the form of dual occupancies, seniors housing and boarding houses will be investigated within 400m of select centres, namely: Avalon, Newport, Warriewood, Belrose, Freshwater, Balgowlah and Manly.

Wilga-Wilson Precinct

The proposal is located at the periphery of existing R2 zoned land approximately 2kms from Warriewood and 3kms from Mona Vale, these being the nearest centres identified for growth in the LHS.

Overall, the LHS establishes Ingleside for potential delivery of housing to contribute to meeting the dwelling demand identified under the strategy.

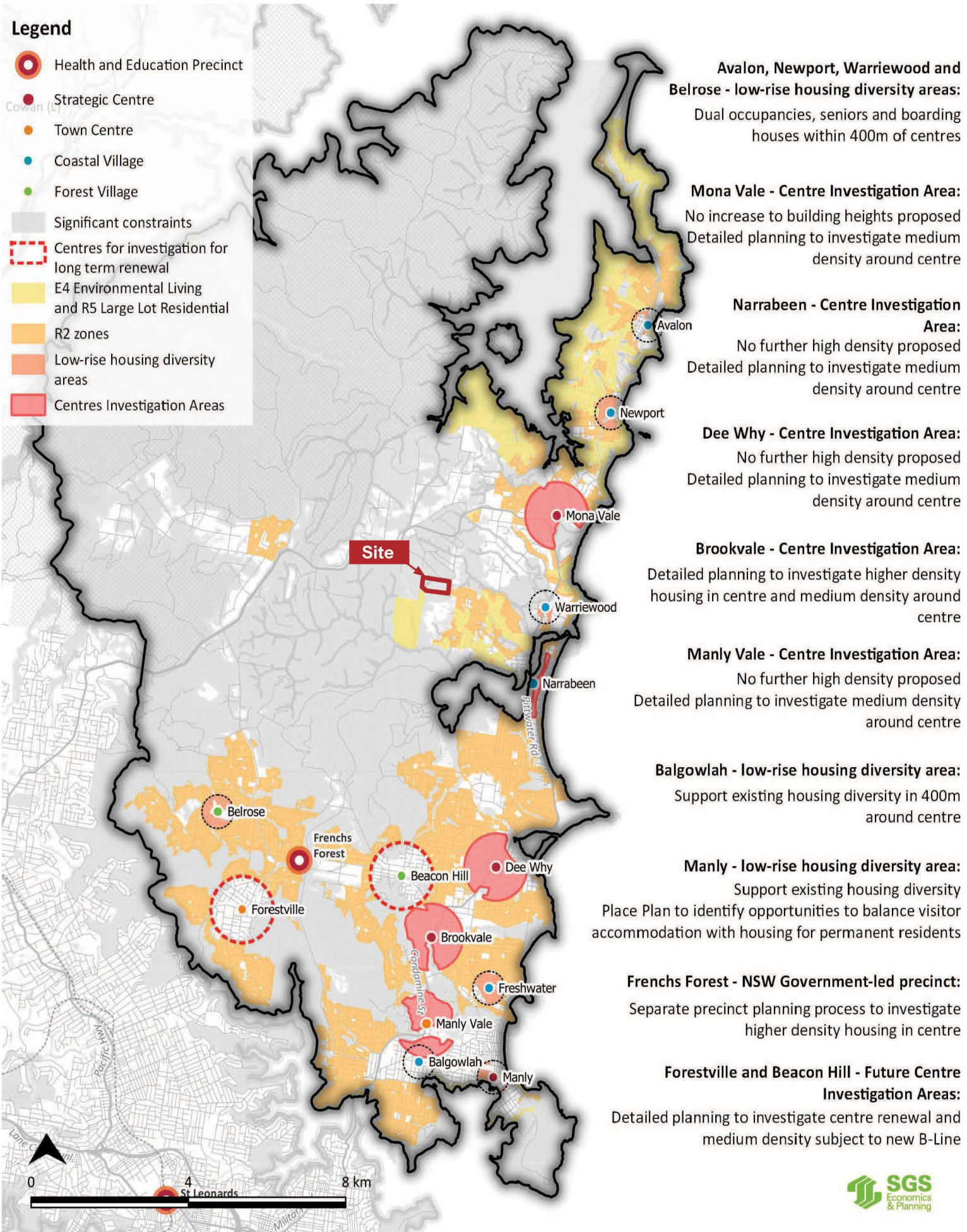


Figure 10: Northern Beaches Local Housing Strategy - Investigation Areas

Strategic Framework

Northern Beaches LEP and DCP Review

Background

Northern Beaches Council is finalising the development of a consolidated Northern Beaches Local Environmental Plan (NBLEP) and Northern Beaches Development Control Plan (NBDCP) to consolidate the existing statutory frameworks of the former Manly, Warringah, and Pittwater LGAs.

A PP to facilitate making of a new LEP is under consideration with the Department of Planning, Housing and Infrastructure and has been submitted for Gateway Determination. At the time of writing this report, the draft LEP and DCP have not been made available for public comment, with the draft version of the DCP to be exhibited following endorsement by the Minister for Planning expected in late 2025.

The draft Northern Beaches LEP provisions do not propose any changes to the land zoning, maximum height of building or Floor space ratio of the Wilga-Wilson Precinct.

Urban Design Study

An Urban Design Study was prepared to provide an evidence base for the development of new development controls across the future NBLEP and NBDGP. The Study established the rationale for new development standards comprised of 6 parts:

- Phase 1A - Literature Review - A broad overview of the statutory and strategic planning frameworks relevant to the Northern Beaches.
- Phase 1B - Place Based Analysis - An analysis of residential, industrial, and business zones within the Northern Beaches LGA to inform the Methodology Overview (Phase 1D) by identifying the particular contextual conditions that need to be addressed in future built form controls. This section has 5 landscape character areas to structure the analysis of residential areas.
- Phase 1C - Built Form Principles - 5 guiding principles based on the Literature Reviews and Place Based Analysis phases.
- Phase 1D - Built Form Control Methodology - outlines the methodology for Phase 2 of the Northern Beaches Council Urban Design Study.
- Phase 2A1 - Residential Built Form Controls - proposes base requirements for low-rise residential typologies and includes controls related to setbacks, building envelopes, landscaping, and context-specific modifiers.

- Phase 2A2 & A3 - Business and Industrial Built Form Controls - recommends DCP-level controls and certain LEP changes, including the introduction of FSRs across B4 Mixed-Use zones.

Phase 1B is relevant to define the desired future character of the Wilga-Wilson Precinct and surrounding locality.

The Study defines the Wilga-Wilson Precinct as within the 'Bushland' character area. This character area applies to approximately 8,000ha of land across the LGA (approximately 29%). The Study defines the bushland area has the following characteristics:

Landform & Natural Features

The Bushland Zone features hilly topography with significant elevation variations, necessitating built form controls on steep slopes to mitigate erosion, landslip risks, and excessive building height. Bushfire risk is a critical concern, requiring compliance with planning standards and ongoing vegetation management.

Scenic Views

The area contains visually significant landmarks, escarpments, and viewpoints. Protecting key vistas from intrusive built form—especially in foreground areas—and enhancing arrival experiences are priorities to retain scenic quality.

Urban Form & Built Form

Development patterns vary widely: urban/suburban areas feature smaller lots, reduced setbacks, and higher site coverage, while rural areas exhibit larger lots, generous setbacks, and lower coverage to preserve rural character. Building heights are generally lower in rural zones but increase near centres and on steeper slopes. Future controls should balance rural character retention with visual bulk reduction, particularly in areas with sensitive views.

Tree Cover

The Bushland Zone has the highest tree canopy coverage compared to other zones. Consistent landscape and open space controls are critical to preserving this defining ecological and visual asset.

Overall, the Study defines the future character as one that protects and enhances natural landform, tree canopy, and scenic vistas while managing the challenges of steep terrain and bushfire risk. Development should be carefully scaled and sited to retain the area's distinctive bushland identity--minimising visual bulk in sensitive locations, and maintaining the dominance of natural landscape over built form.

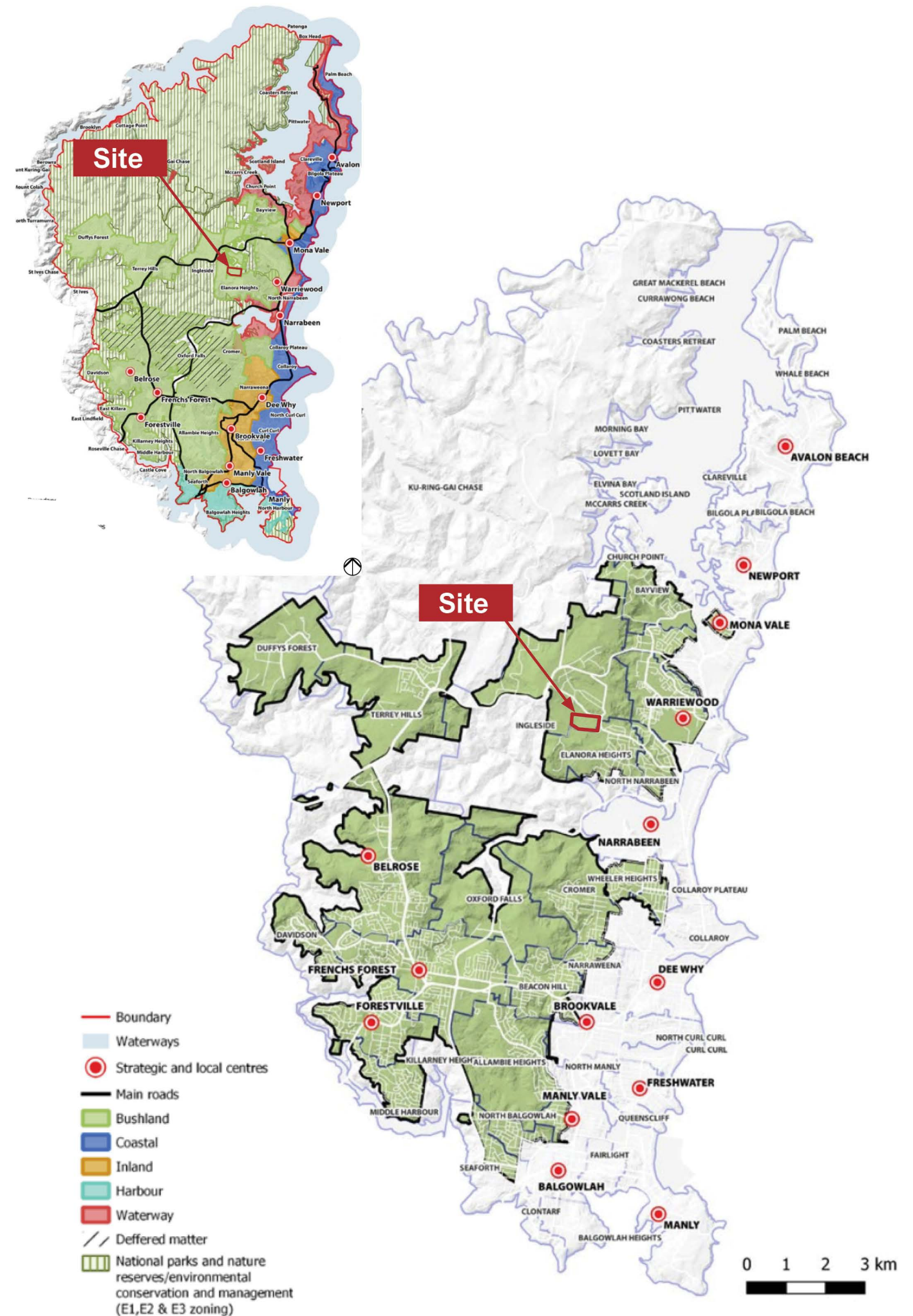


Figure 11: Northern Beaches Urban Design Study - Bushland Character Area

300360UD - Character and Visual Analysis Report - Draft 250516

Strategic Framework

Draft Ingleside Place Strategy

In 2013, the then Department of Planning & Environment (DPE) identified Ingleside as a potential area for urban development and growth and undertook a precinct-planning approach over a number of years, culminating in the Draft Ingleside Place Strategy (Strategy) that was publicly exhibited in 2021.

The draft Place Strategy proposed approximately 980 new dwellings throughout the precinct and aimed to address concerns related to bushfire risk and evacuation, land acquisition for environmental conservation purposes, conservation of the natural environment, traffic and density.

Background

The subject site in Ingleside has long been identified as a potential area for supporting Sydney's urban expansion, with early development interests dating back to the 1970s. In 2010, Mirvac proposed an 850-unit seniors housing project which has evolved through collaborative planning led by the Department of Planning and Environment (DPE) and local councils into a broader residential rezoning approach. Between 2010 and 2016, planning under the *State Environmental Planning Policy (Sydney Growth Centres)* proposed an Indicative Layout Plan for 3,400 homes, but the process stalled in 2016 due to bushfire evacuation concerns raised by the Royal Commission.

A revised strategy in 2021 significantly reduced the development scope to around 980 dwellings, including 420 in the Wilga-Wilson Precinct, with updated zoning and infrastructure upgrades to address safety. However, in mid-2022, the NSW Planning Minister withdrew the Growth Area designation, handing planning responsibility to Northern Beaches Council. Notably, the Ingleside Growth Area was a key element in the former DPE's conditional approval of Council's 2021 Local Housing Strategy, which expected that Ingleside would be rezoned to help meet Council's medium-term housing targets.

Subject site

For the Wilga-Wilson Precinct, the Strategy proposed a maximum of 426 medium-density dwellings with a mix of houses on larger lots, and low-rise apartments/townhouses next to a riparian corridor.

Overall, the Strategy defines the desired future character for the Wilga-Wilson Precinct as follows:

- A medium-density residential precinct located south of Powderworks Road, directly fronting the Elanora Country Club golf course.
- An area with flatter topography, lower bushfire risk, and good access, making it the most suitable area within the precinct for more intensive residential development.
- The built form intended for townhouses and low-rise apartments, enabled by proposed zoning changes (R3 – Medium Density Residential).
- Emphasis on walkable neighbourhoods and providing housing diversity while maintaining sensitivity to the natural setting.
- Minimum lot sizes at 225m², allowing compact but well-designed dwellings in line with sustainability and resilience goals.

Strategic Framework Summary

Desired Future Character

The previous sections identify the following desired future character for the site as follows:

- Land development is anticipated on the site under all levels of the strategic planning framework.
- The Ingleside Growth Area is important to meet housing deficits identified under the Northern Beaches LHS.
- The draft Ingleside Place Strategy identified the site as a medium-density residential precinct south of Powderworks Road, featuring townhouses and low-rise apartments on compact 225 m² lots, with walkable neighbourhoods and diverse housing types integrated into a setting of flatter topography, lower bushfire risk, and good access—making it the most suitable area for intensified development that aligns with sustainability, resilience, and the area's natural character.
- The future character for the Bushland Character areas as defined by the Northern Beaches DCP and LEP review is to protect and enhance natural landform, tree canopy, and scenic vistas while managing the challenges of steep terrain and bushfire risk. Development should be carefully scaled and sited to retain the area's distinctive bushland identity—minimising visual bulk in sensitive locations, and maintaining the dominance of natural landscape over built form.

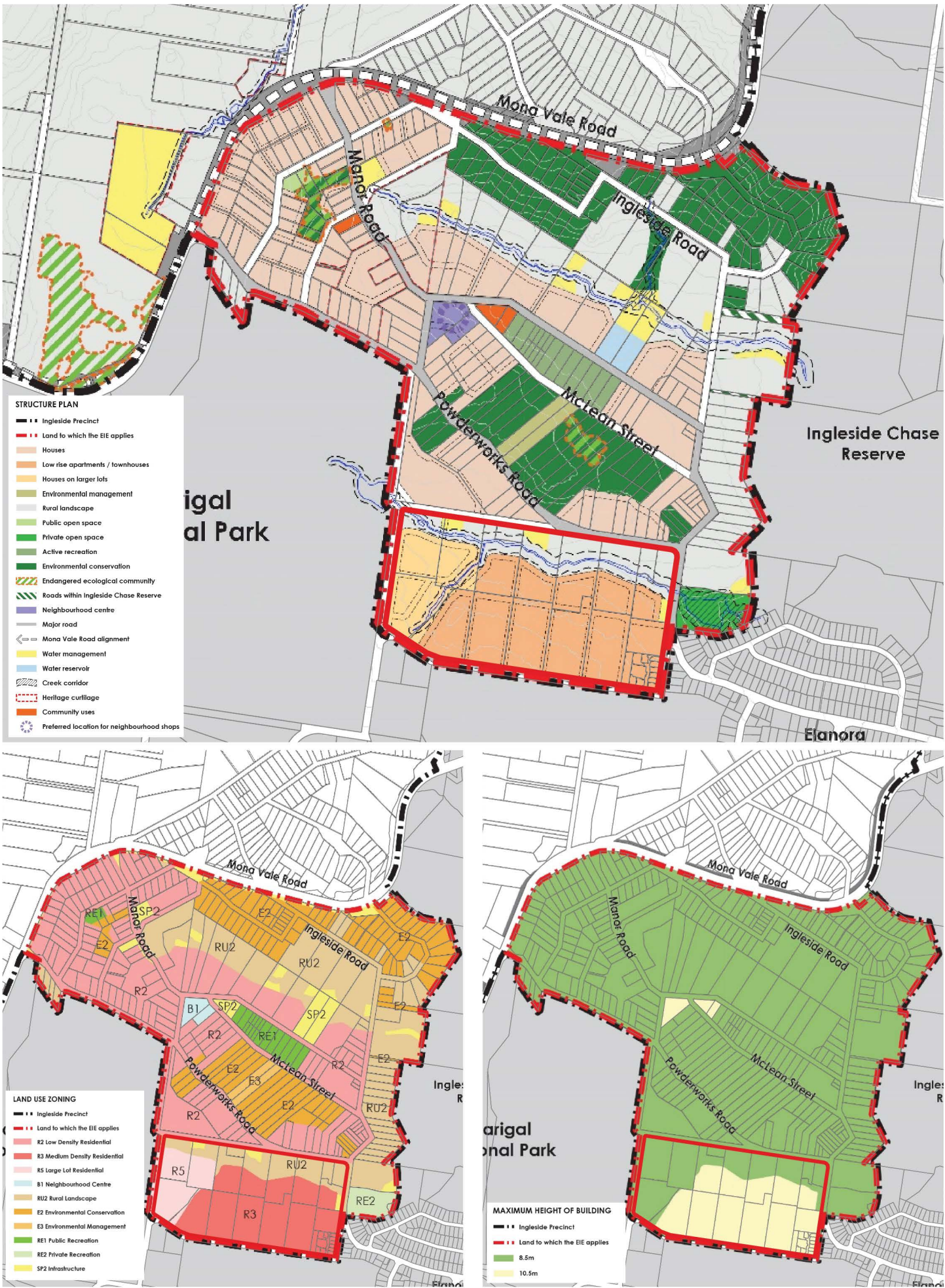


Figure 12: Draft Ingleside Place Strategy - Structure Plan, Land Zoning, and Maximum HOB maps

Statutory Framework

The Pittwater LEP 2014 is the relevant environmental planning instrument establishing the statutory framework for the site and identifies the intent for future land uses on the site. The Pittwater Development Control Plan (DCP) gives effect to the Pittwater LEP 2014 and provides guidance to LEP provisions.

Pittwater LEP 2014

RU2 Rural Landscape zone objectives

The site is zoned RU2 Rural Landscape which has the following objectives:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Pittwater LEP does not provide a definition for establishing 'rural landscape character'. Section 3 of this report defines the land subject to the proposal to consider its characteristics.

RU2 Rural Landscape uses

The following is an extract of the permitted and prohibited land uses in the RU2 Rural Landscape Zone which provides context of the range of uses that can occur. It is noted many of the uses are urban in nature.

Permitted without consent

Extensive agriculture; Forestry; Home occupations

Permitted with consent

Agriculture; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres;

Home-based child care; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals

Prohibited

Hotel or motel accommodation; Pubs; Serviced apartments; Any other development not specified in *permitted without consent* or *permitted with consent*

Overall, the *existing* character established for the Wilga-Wilson Precinct under the PLEP 2014 is for a rural character with a range of compatible land uses such as primary production.

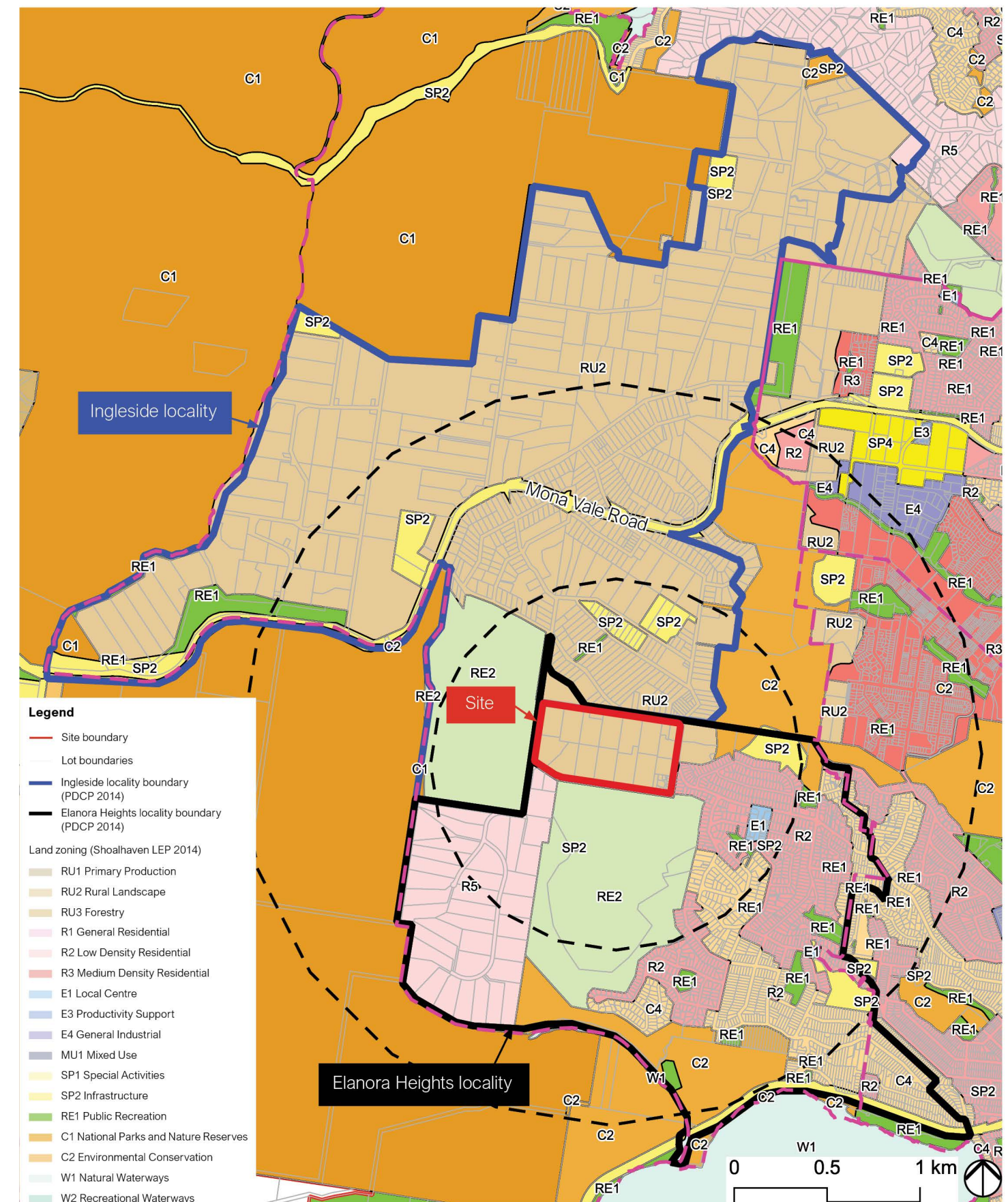


Figure 13: Existing land zoning map with Site, Pittwater DCP defined Ingleside locality and Elanora Heights locality

Statutory Framework

Pittwater DCP 2014

The Pittwater DCP (PDCP) 2014 outlines the desired future character for the site and surrounds. Section A4 of the PDCP identifies the site within the 'Elanora Heights' locality.

Section A4 Localities

A4.5 Elanora Heights Locality

The Elanora Heights Locality is defined in Section A4 of the Pittwater DCP 2014. Section A4.5 establishes the desired future character for the locality with the overall aim for the locality being balanced development that preserves natural landscapes, ecological health, and cultural heritage. The desired future character for the Elanora Heights locality is summarised as follows:

Residential zoning:

- Elanora Heights to remain primarily a low-density residential area, with two-storey dwellings integrated into the landscaped setting.
- Dual occupancies are restricted to the plateau, where there is lower tree canopy coverage and habitat diversity.

Rural and medium-density housing:

- Areas near Caladenia Close and Dendrobium Crescent (west) retain low-density rural residential zoning due to steep slopes, ecological sensitivity, and lack of infrastructure.
- Medium-density housing will be focused near commercial centres, public transport, and community facilities.

Infrastructure and environmental guidelines:

- Building heights must remain below the tree canopy, with designs minimising bulk and scale.
- Development must align with existing roads, water, sewerage, and public transport capacity.
- Native vegetation (including canopy trees) retained and enhanced to blend developments into the environment.
- Building materials and colours should harmonise with the natural surroundings.

Hazard management and heritage:

- Developments must address risks such as bushfires and landslip.
- Heritage items linked to Guringai Aboriginal culture and early settlement will be conserved.

Transport and accessibility:

- Roads, pedestrian paths, and cycle routes will be upgraded to manage traffic, enhance safety, and protect local fauna.

Section D5 Elanora Heights Locality

D5.1 Character as viewed from a public place

Chapter D5.1 outlines the following future character and outcomes to be achieved for development when viewed from a public place:

- *To achieve the desired future character of the Locality.*
- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.*
- *Enhance existing streetscapes and promote a scale and density keeping with the height of the natural environment.*
- *The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.*
- *High quality buildings designed and built for the natural context and any natural hazards.*
- *Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.*
- *To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*
- *To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.*
- *To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.*

D5.2 Scenic Protection

Chapter D5.1 outlines the following outcomes to be achieved for development as it relates to scenic protection:

- *To achieve the desired future character of the Locality.*
- *Bushland landscape is the predominant feature of Pittwater. Built form is the secondary component of the visual catchment.*

Overall, the PDCP establishes the character for development to integrate with the natural environment, with a protection of views and consideration to environmental constraints and heritage. The PDCP does not expressly prescribe a specific desired future character or built form character specific to the Wilga-Wilson Precinct.

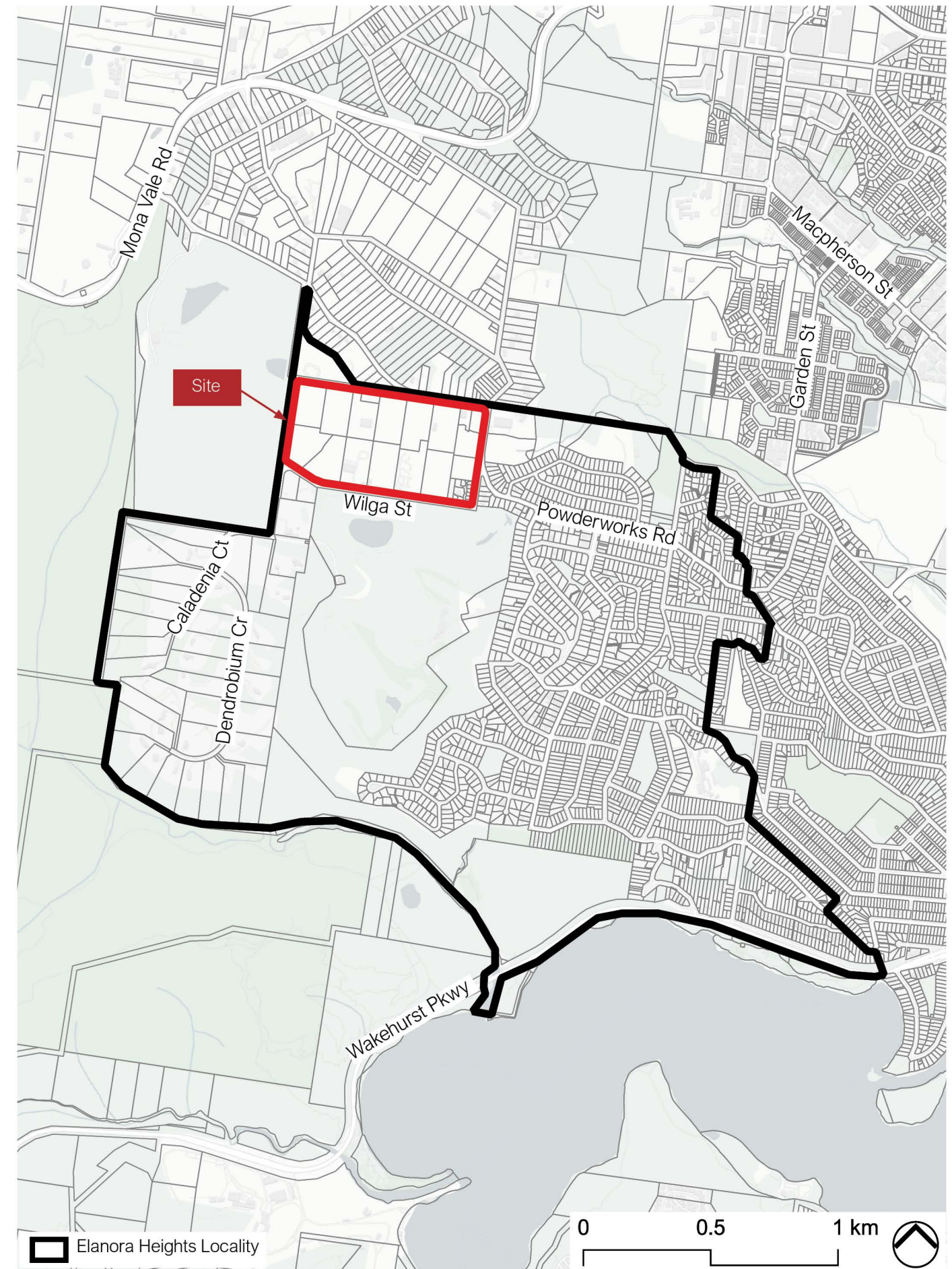


Figure 14: Map of Scenic protection areas for within Northern Beaches LGA

Statutory Framework

Statutory Framework Summary

State Planning Controls

There are no State statutory planning documents that apply to the Wilga-Wilson Precinct as it relates to desired future character.

Local Planning Controls

The PLEP 2014 and PDCP 2014 are relevant considerations which are summarised below.

Desired Future Character

The previous sections identify the following desired future character for the site:

PLEP 2014

- Two storey dwellings capped by a maximum 8.5m building height.

PDCP 2014

- The site is within the Elanora Heights locality. The PDCP 2014 outlines the desired future character for the locality as follows:
 - Maintain a low-density residential area, with 2 storey dwellings integrated into a landscape setting. Dual occupancy development is restricted to the plateau.
 - Caladenia Close and Dendrobium Crescent to retain low-density residential zoning due to ecological constraints, topography, and lack of infrastructure.
 - Medium density housing to be located near commercial centres, public transport, and community facilities.
 - Development to align with existing roads, water, sewerage, and public transport accessibility.
 - Building heights to remain below tree canopy with designs that minimise bulk and scale.
 - Native vegetation enhanced and to blend with developments. Support wildlife corridors.
 - Sloped sites to have stepped designs and follow landform and reduce disturbance.
 - Non-urban zoned land to maintain low site coverage and generous building spacing.
 - Roads, pedestrian paths, and cycle routes to be upgraded to manage traffic and local fauna.

The re-zoning process seeks to change the statutory framework, responding to the strategic framework, however the expectations of the community need to be managed through the process. In order to minimise the impact of change, where possible and consistent with strategic framework characteristics should be maintained. Existing characteristics are more well understood than desired future character due to the tangible nature of existing opposed to desired.

Given the desired future character in the existing statutory framework is under review as part of the Northern Beaches LEP, the LEP provisions are given a lower weight than the strategic planning, including the LEP Review desired future character in this circumstance.

3. Landscape Character

Landscape character impact assessment tasks

Landscape character and locality extents

The strategic and statutory framework establishes the Elanora Heights locality as defined under the PDCP 2014 as the most relevant defined character area to undertake further analysis upon as:

- It is within an adopted and current Development Control Plan identifying future intent for land subject to the planning proposal.
- It is appropriately sized to describe characteristics commensurate to the scale of development proposed and the measurable potential impact of the proposal.
- The Bushland landscape character area identified in the Northern Beaches LEP review covers a large geography of much of the Local Government Area resulting in generalisation of character and areas that are beyond the measurable potential impact of the proposal.
- ABS Suburb and Locality boundaries are based on existing conditions rather than desired future conditions.

Understand and analyse existing landscape character and its sensitivity

In accordance with the Landscape Character Guideline (TfNSW, June 2023), an analysis has been undertaken to assess the existing character of the Elanora Heights locality.

The analysis covers the following characteristics and their combined effect, tailored to the project's location and scale:

- The geological quality of an area—whether it is rocky, alluvial, has deep or thin soils etc

- The topographical qualities of an area—whether it is hilly, rolling, flat, mountainous etc
- The natural drainage of an area—the rivers, creeks, lakes and how these affect character
- The ecological characteristics and land cover of an area—whether it is forested, wetland, scrub, grass etc and the quality and type of cover and dominant flora species
- The agricultural qualities of an area and how these contribute to character—for example dairy/cane farming, forestry, wheat, and the types of field boundaries and farm structures
- The Aboriginal and non-Aboriginal heritage and cultural qualities of the area whether they are formally designated in planning documents, including the presence of individual items and broader conservation areas or instead aren't listed but reflect local traditions around community, cultural practice, stories, prior occupancy and significant events
- The planning designations of an area relating to landscape character (including desired future character), including listing on registers of significant places, whether international, federal, state or local
- If available, the conclusions of the 'Movement and Place' assessment of the road corridor carried out prior to the commencement of the project.
- How the settlements (farms, villages towns cities) fit into their natural setting and topography
- The built form of the towns and cities, the composition of buildings, open space, civic and business areas and transport networks
- The character and quality of parks and other open space throughout the area
- The contribution of green infrastructure and

vegetation including the prevalence and nature of trees, shrubs and groundcover, and the significance of individual trees or groups of trees including their contribution to canopy cover

- The main cultural and recreational elements of an area—the parks, popular walks, meeting places, community features and cultural icons
- The demographics of an area and how that extends to influence aspects of character
- The style of architecture, the materials, forms, historical mixes and design qualities
- The infrastructure environment—the scale and pattern of rail, footpaths, roads, active transport, bridges, electricity pylons, dams etc. and the style and form of boundaries, fences, walls, lighting and other associated infrastructure elements
- Major economic or industrial features such as factories, quarries, business parks etc
- The spatial qualities of an area—how enclosed or open it is, as defined by ridge lines, vegetation and built form
- Characteristics which may be harder to objectively define but still would be important in understanding how a place is valued such as sensory aspects of a place (for example its scenic quality, the prevalence of particular sounds or smells); the spiritual aspects of a place
- If relevant, how the area changes daily and seasonally—whether there is substantial night time activity, whether there are peaks which coincide with holiday periods or the dominant climatic conditions.

An assessment of the above criteria is provided at page 35-37.

Landscape character areas

Within the Elanora Heights locality, landscape character areas have been defined to make the assessment process easier to understand by using existing built form and land use characteristics to define parts of the of the locality. This is described and mapped on the page overleaf.

Determining the magnitude of impact

The magnitude of impact of the proposal has been assessed for each character zone in the study area. This is provided at page 38-39.

Elanora Heights Locality - Landscape Character Areas

Landscape Character Areas

The Elanora Heights locality has the following distinct landscape character areas:

Small Lot Residential

This sub-precinct is located at the eastern half of the locality. The sub-precinct is characterised by residential lots between 500m² to 2,000m² in area, serviced by urban roads and pocket parks, adjacent to the Elanora Golf Course.

Steep Slopes

This sub-precinct borders the southern boundary adjacent to Deep Creek and South Creek. It is characterised by dense vegetation atop steep land that falls to the creek.

Golf Course

This sub-precinct is located in the centre of the locality and characterised by cleared land for recreation purposes (golf). The outer boundaries of the sub-precinct are bordered by dense vegetation.

Large Lot Residential

This sub-precinct is located in the western portion of the locality, the precinct is characterised by residential lots approximately 2ha in area, serviced by rural roads. The Garigal National Park is located towards the western extent of the sub-precinct.

Mullet Creek Valley

This sub-precinct is located at the northern extent of the locality. The area is generally characterised by 2ha lots with approximately 100m wide frontages to Wilga Street, Wilson Street, and Powderworks Road. This lot pattern is interrupted by the St Sava Orthodox Church, a seniors housing development at the south-eastern corner, and nursery fronting Powderworks Road. Mullet Creek bisects the northern half of the sub-precinct.

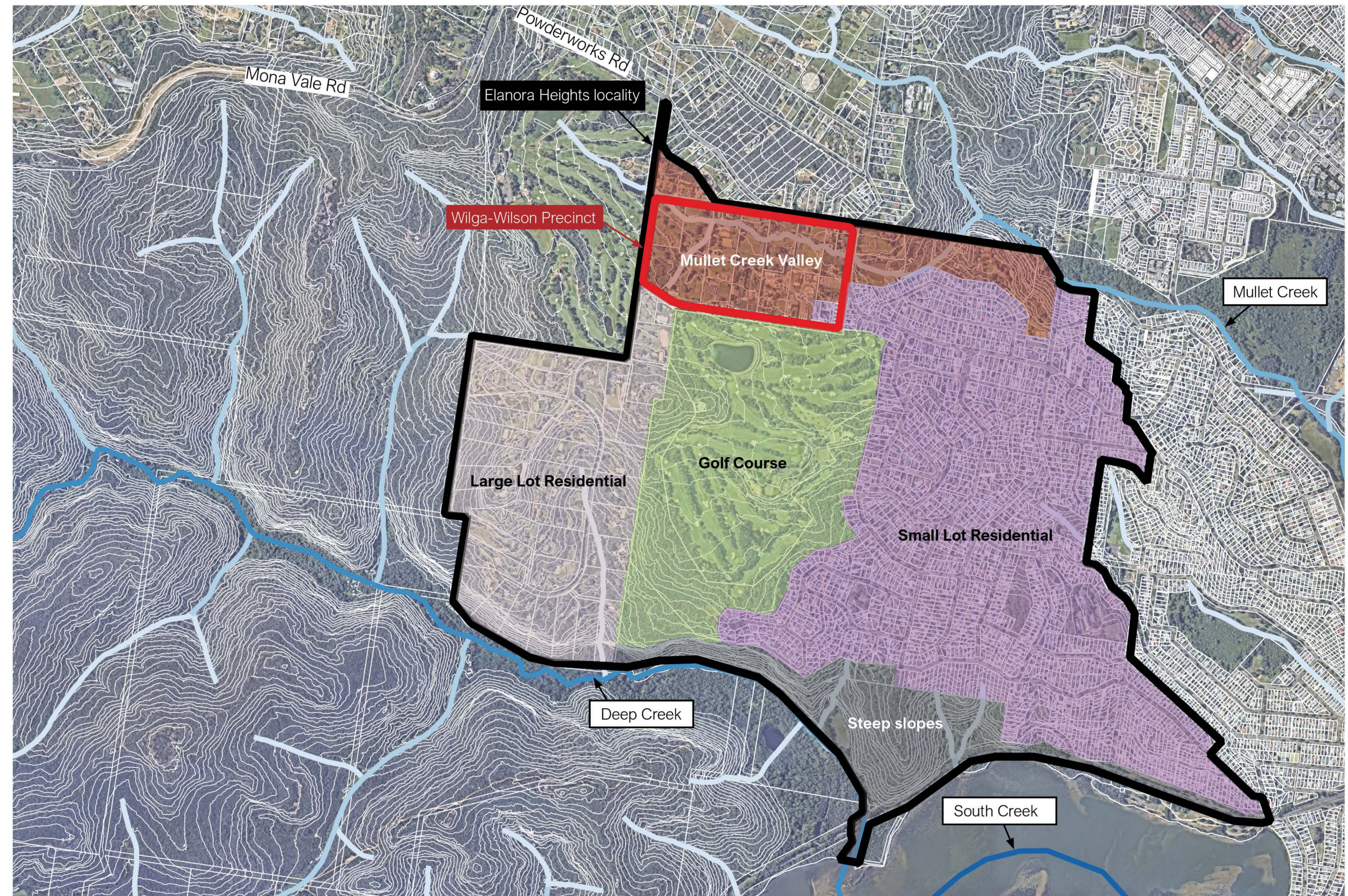
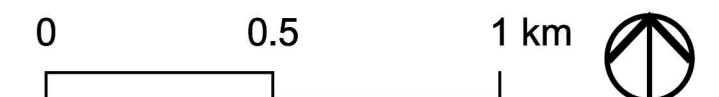


Figure 15: Elanora Heights Locality Character Areas



Elanora Heights Locality - Topography

Topography

The topography of the locality is characterised by undulating slopes which fall from northeast to southwest. There is a local high point within the Elanora Country Club.

The topography is generally flatter through the centre and toward the northern and eastern boundaries. The southern edge is defined by a steep change in topography with steeper slopes that falls to Deep Creek.

The topography of the Wilga-Wilson precinct falls from southwest to northeast towards Mullet Creek.

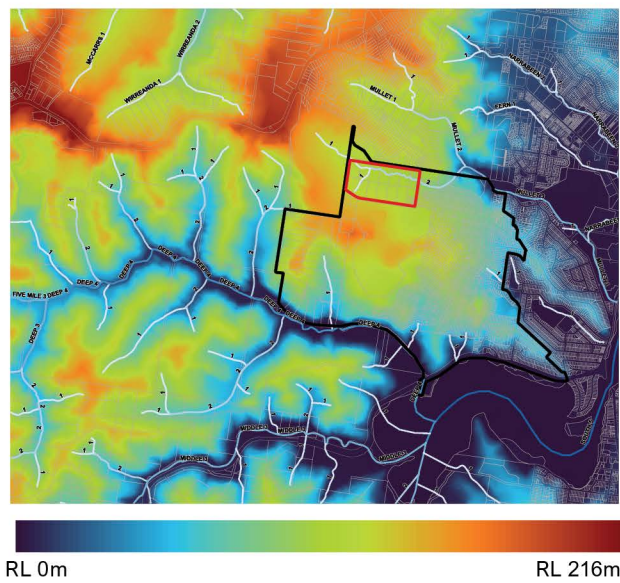


Figure 16: Topographic map of the locality

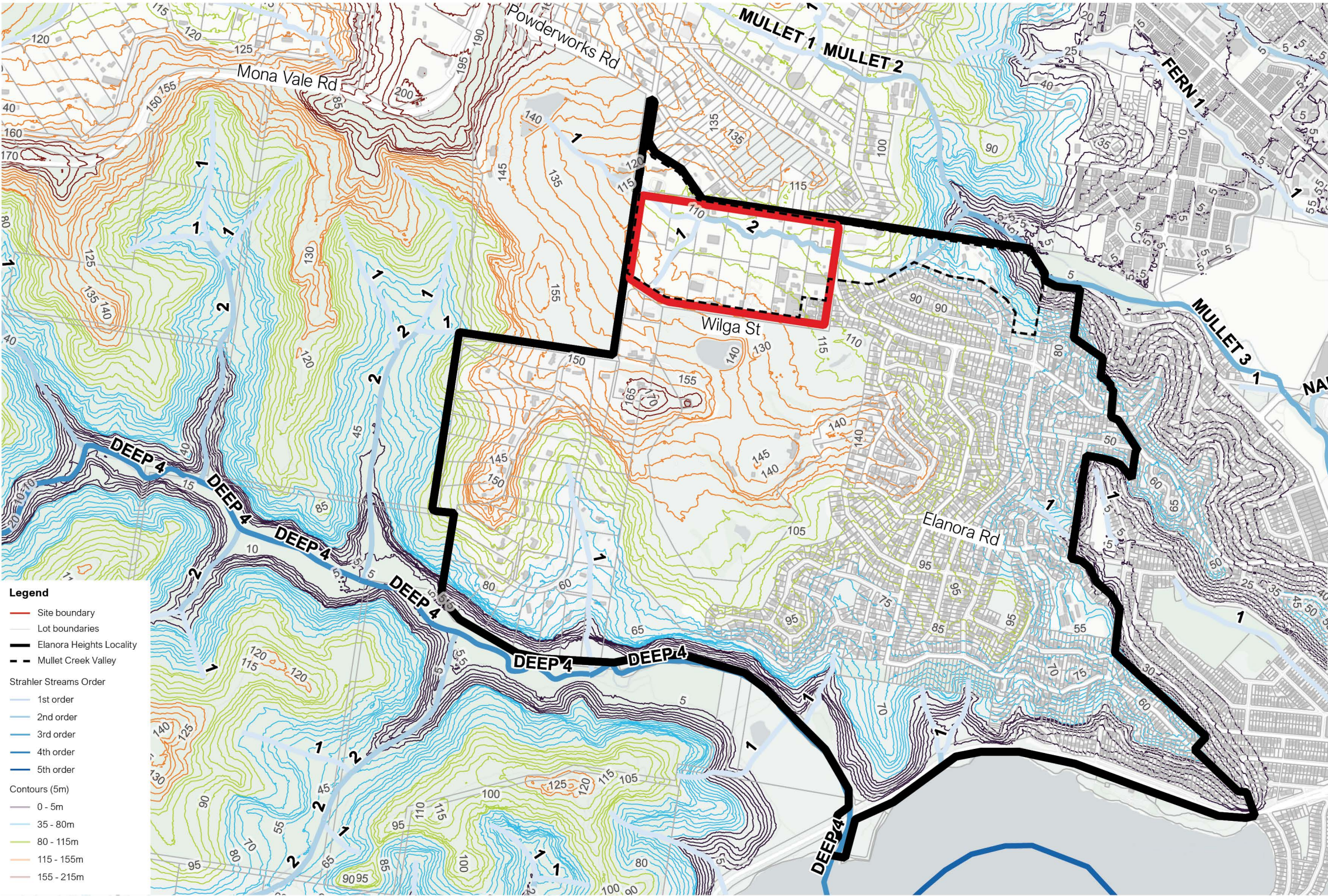


Figure 17: Elanora Heights Locality - Topography

Elanora Heights Locality - Soil and Agriculture

Soil Landscapes

The majority of soil landscape types in the locality are one of 5 soil types defined by Land and Soil Capability Mapping for NSW (NSW Department of Climate Change, Energy, the Environment and Water 2013, NSW Soil and Land Information System). The geological and soil characteristics and urban and rural capability primary soil landscape types of the five main soil landscapes are shown below:

Oxford Falls Hawkesbury Sandstone Low to moderate of medium to coarse-grained quartz sandstone with minor shale and laminite lenses. Land generally not capable of regular cultivation, but capable of being grazed. Soils include moderately deep to deep Earthy Sands and Yellow Earths on slopes.

Gymea Undulating to rolling rises and low hills on Hawkesbury Sandstone. Low to moderate capability for urban development. Land not capable of being grazed or cultivated. Soils are a mix of shallow to moderately deep Yellow Earths and Earthy Sands on crests and benches, Siliceous Sands on bench edges and drainage lines, and localised podzolic soils on shale lenses.

Watagan Underlain by Narrabeen Group sediments, primarily quartz-lithic sandstone, siltstone, and claystone, forming steep hills with slopes often exceeding 25%. High to severe limitations for urban development. High to severe limitations for cultivation and grazing.

Lambert Hawkesbury Sandstone, which consists of medium to coarse-grained quartz sandstone with minor shale and laminite lenses. Low to moderate capability for urban development. Land not capable of being cultivated or grazed.

Clayey sand texture that may become sandier with depth.

Hawkesbury Sandy soils derived from the Hawkesbury Sandstone. These soils are generally shallow and well-drained, with a loose, sandy texture. Generally not capable of urban development. Not capable of being cultivated or being grazed.

Sandy and Clay soils, with a pH ranging from moderate (pH3.5) to extreme acidity (pH5.5).

Land and Soil Capability

The majority of the locality is classified as soils with 'Extremely severe limitations'.

Oxford Falls soil landscapes are classified as 'severe limitations'.

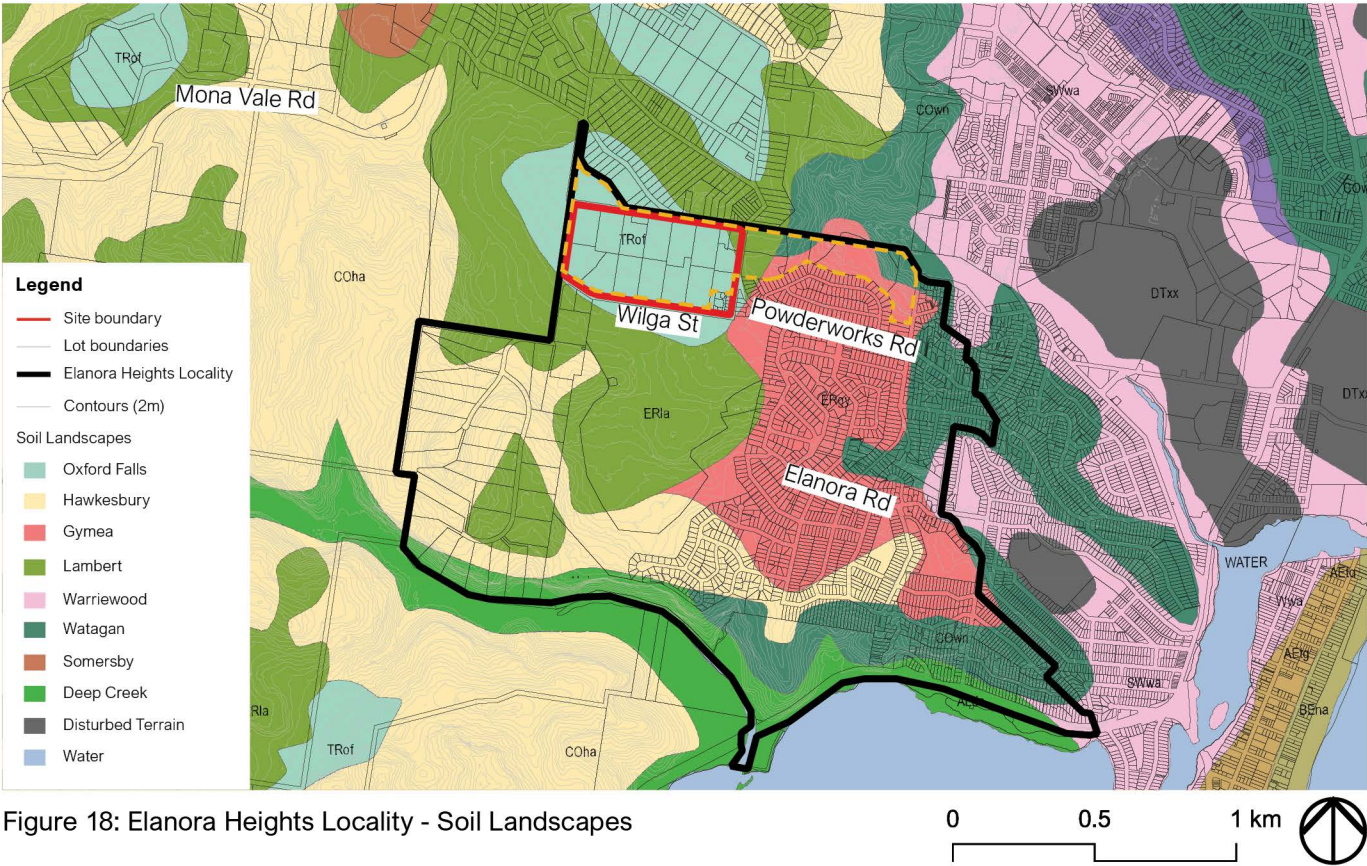


Figure 18: Elanora Heights Locality - Soil Landscapes

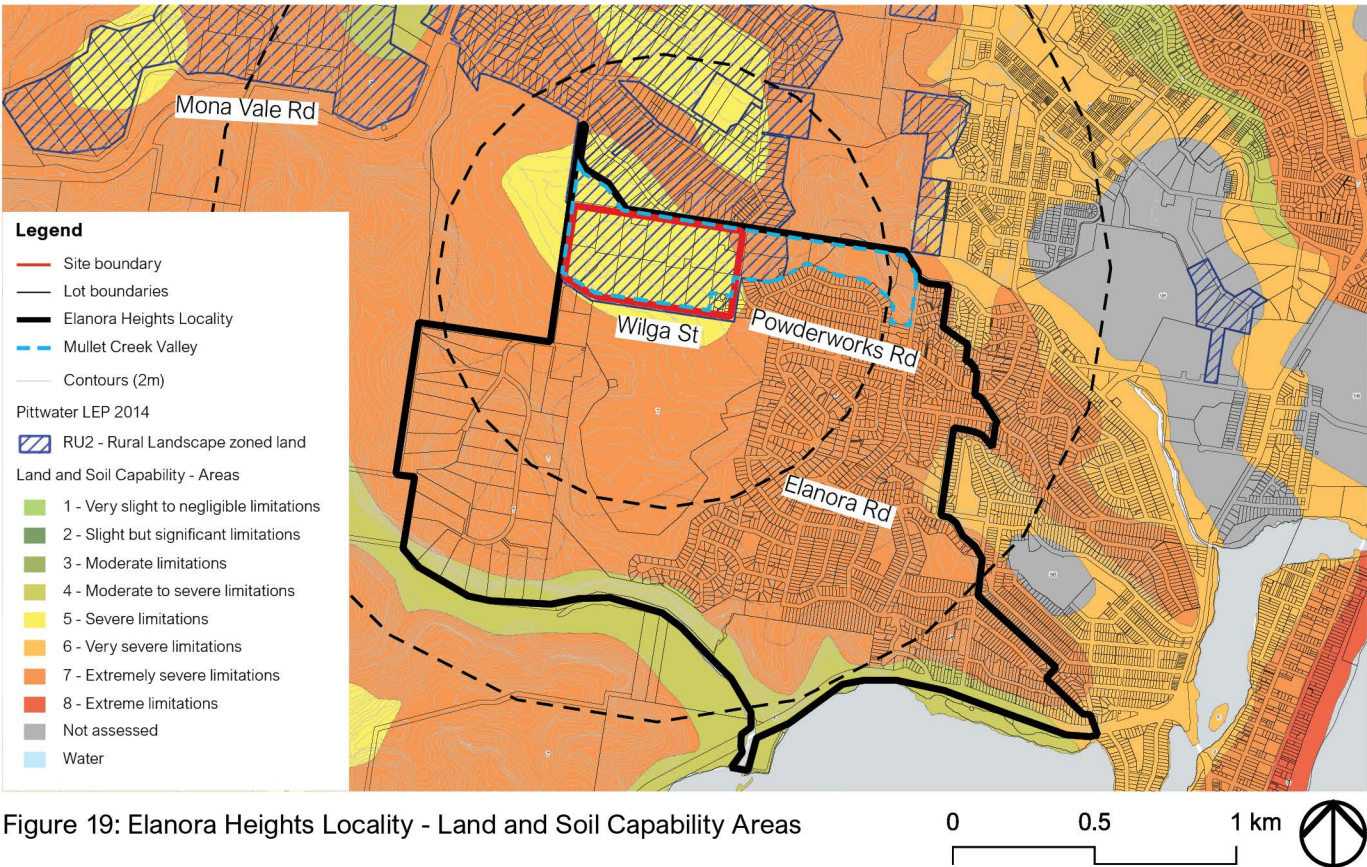


Figure 19: Elanora Heights Locality - Land and Soil Capability Areas

Elanora Heights Locality - Ecological

Elanora Heights Locality

Land cover

Mapped native plant community types (PCT) NSW State Vegetation Type Map, State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water 2020) cover approximately 35% of the Elanora Heights locality.

Ecological characteristics

Of the 35% coverage, the dominant plant types are open eucalyptus forests (Sydney Coastal Dry Sclerophyll Forest) and dwarf shrubs (Northern Sydney Heath-Mallee), with pockets of rainforest (Sydney Coastal Lilly Pilly-Palm Gallery Rainforest) in the Elanora Country Club.

PCT's near Deep Creek are grassy subformations (North Hinterland Wet Sclerophyll Forests) and forested wetlands (Coastal Alluvial Bangalay Forest, Sydney Creekflat Wetland).

Wilga-Wilson Precinct

A Preliminary Biodiversity Assessment Report has been undertaken by Anderson Environment and Planning which outlines the location of PCT's on the site. PCT's generally follow Mullet Creek, with concentrations at the south- and north-western corners of the site.

INSET



Figure 20: PCT's in Wilga-Wilson Precinct (AEP, December 2024)

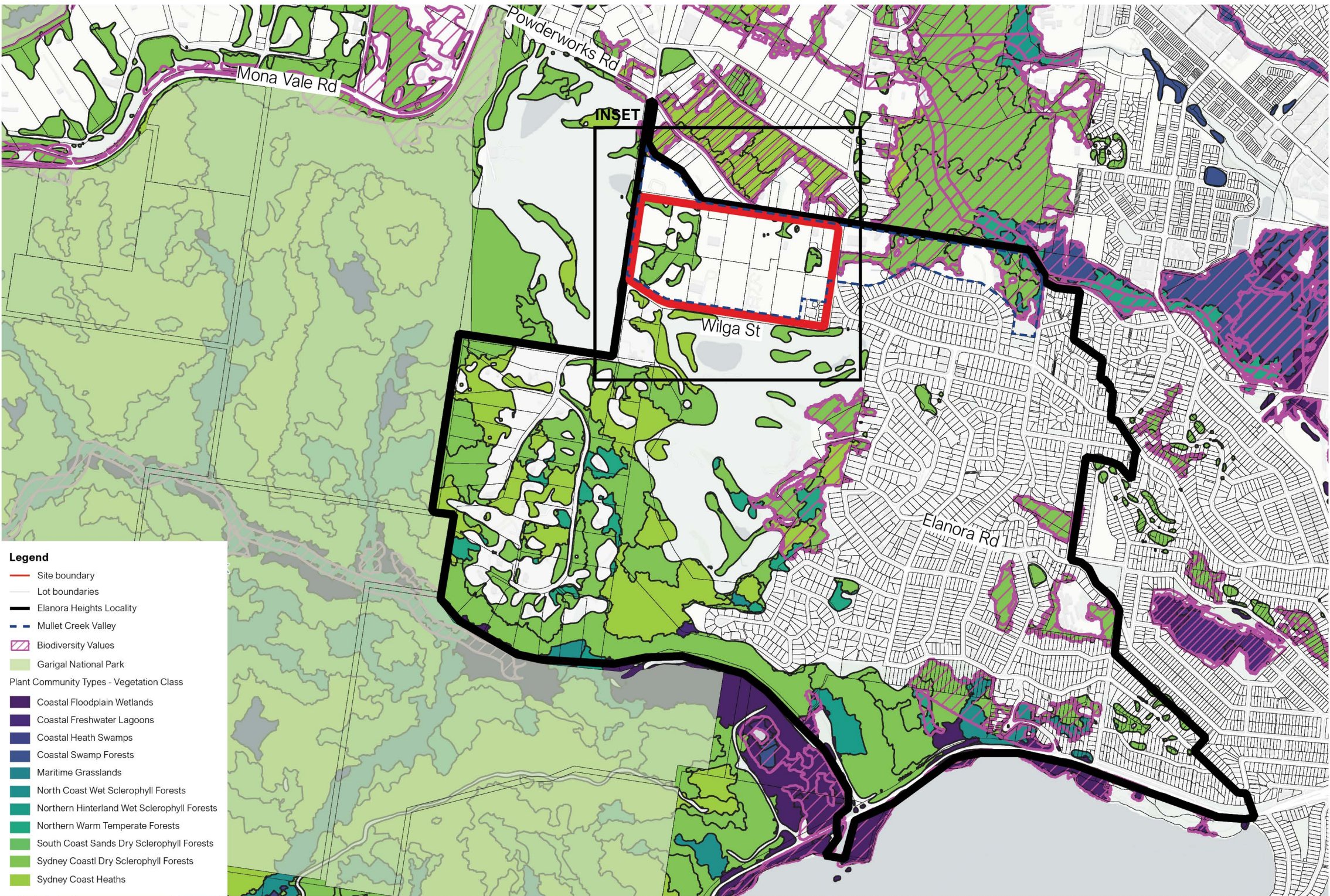


Figure 21: Elanora Heights Locality - Ecological

Elanora Heights Locality - Open Space and Natural Drainage

Character and Quality of Parks

The site is flanked by the Monash Country Club to the west and Elanora Country Club to the south.

Elsewhere in the locality are pocket parks that provide open space such as playgrounds, tennis courts, and small parks to residential lots in the Small Lot Residential landscape character area.

Natural Drainage

Stormwater from the north of the locality drains naturally to a first and second order strahler stream flowing east. These streams converge into a third order stream north east of the locality.

Steep slopes follow the southern boundary of the locality. Stormwater drains from these slopes to Deep Creek in the south of the locality.

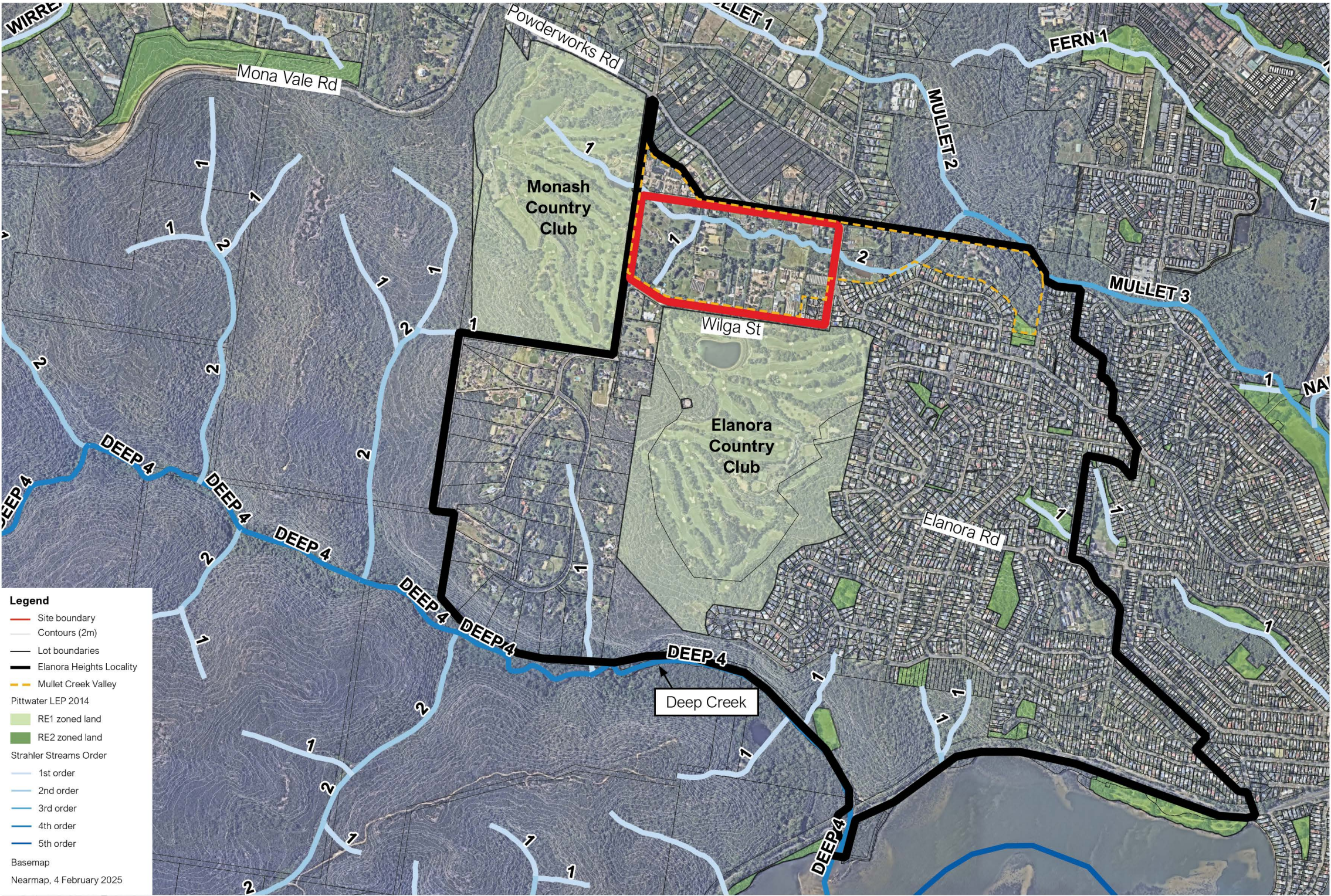


Figure 22: Elanora Heights Locality - Open Space and Natural Drainage



Elanora Heights Locality - Lot Size

Lot size

The Elanora Heights Locality exhibits a varied mix of lot sizes that reflect both historic subdivision patterns and topographical influences:

- **Small lots (<1,000m²):**

These are concentrated in the eastern and southern sections of the locality (shown in red), particularly around the more established suburban grid near Elanora Road. This area is typified by 2-storey post-war residential development and higher housing density towards Powderworks Road.

- **Medium lots (1,000–5,000m²):**

Medium lots occupy a significant portion of, and is generally contained within the the Small Lot Residential sub-precinct. These lots support detached dwellings with moderate setbacks and some dual occupancies.

- **Large lots (5,000m² >):**

Large residential lots ranging from 5,000m² - 20,000m² form the remaining lot type in the locality.



Figure 23: Elanora Heights Locality - Lot Size

Elanora Heights Locality - Building Composition

Composition of Buildings

Buildings in the locality comprise primarily two storey dwellings with pockets of open space and the Elanora Country Club.

Larger lots within the Small Lot Residential sub-precinct are generally strata buildings, with a cluster located in the Elanora Heights shopping precinct, that are three stories in character.

Larger buildings comprising dwellings and greenhouses are located in the Wilga-Wilson Precinct.

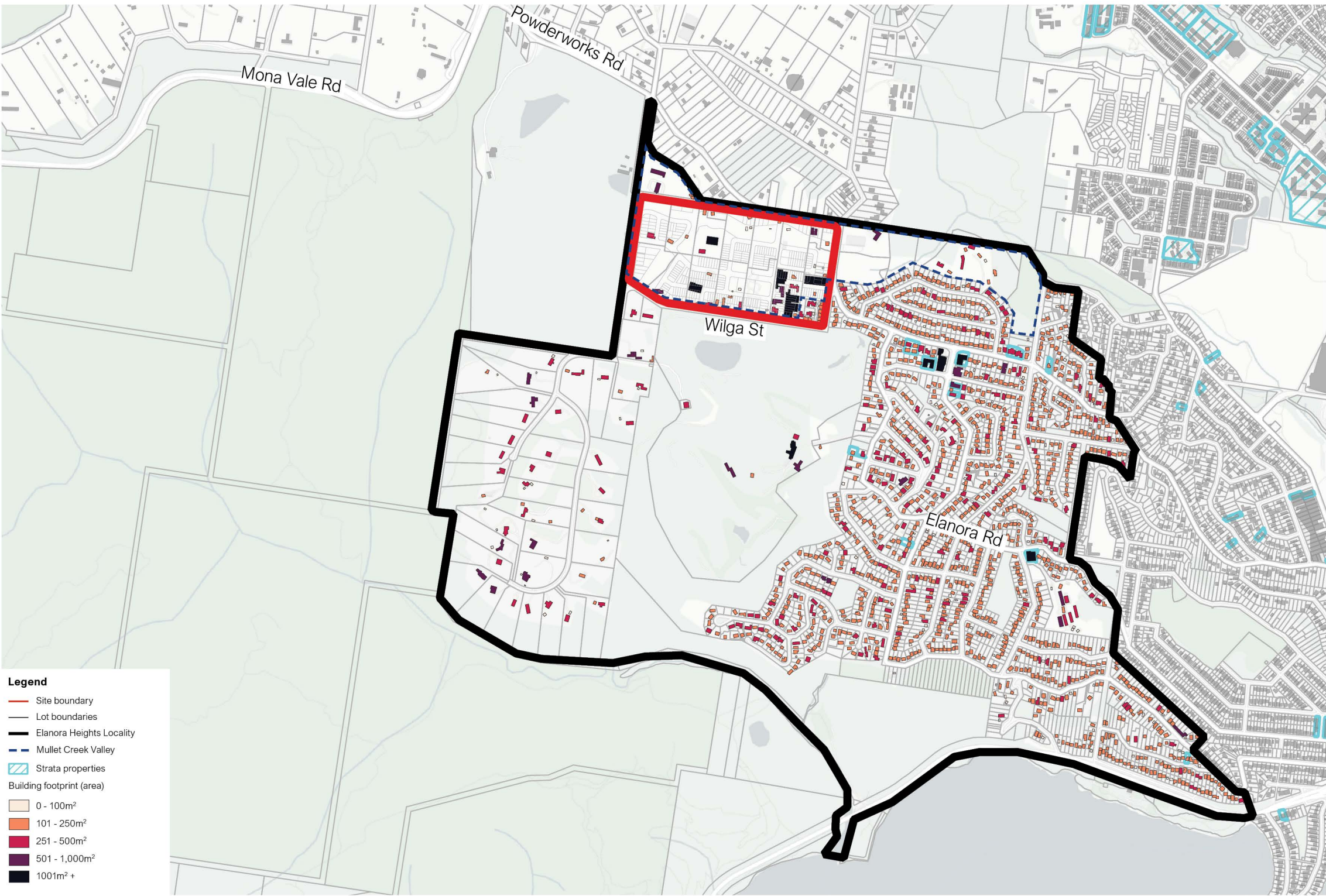


Figure 24: Elanora Heights Locality - Building Composition

Elanora Heights Locality - Aboriginal and non-Aboriginal Heritage

Aboriginal Heritage

A total of 11 artefacts appear on the AHIMS Register within 1km of the Wilga-Wilson Precinct. No artefacts appear with the Wilga-Wilson Precinct.

An Aboriginal Cultural Heritage Due Diligence Assessment has been undertaken by GLN Planning which finds that the areas along Mullet Creek are moderate to highly sensitive areas with potential for Grinding grooves or art.

Non-Aboriginal Heritage

The only local heritage items within the locality are the 'German Rock Carvings and Associated Landscape' located along the southern boundary (No. A2270495). The 'Never Beaten Lime & Cement Works Ruin' (No. A2) adjoins Deep Creek to the south, outside the locality boundary.

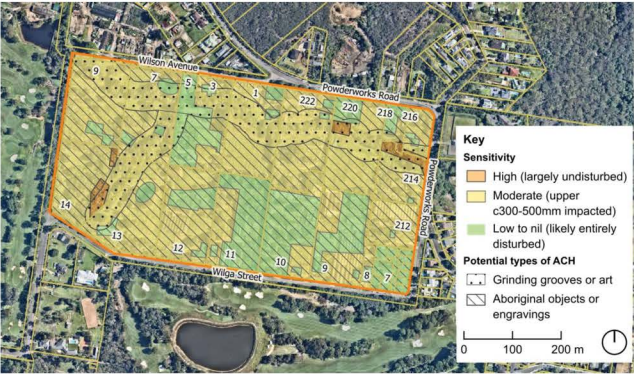


Figure 25: ACH in Wilga-Wilson Precinct (AEP, December 2024)

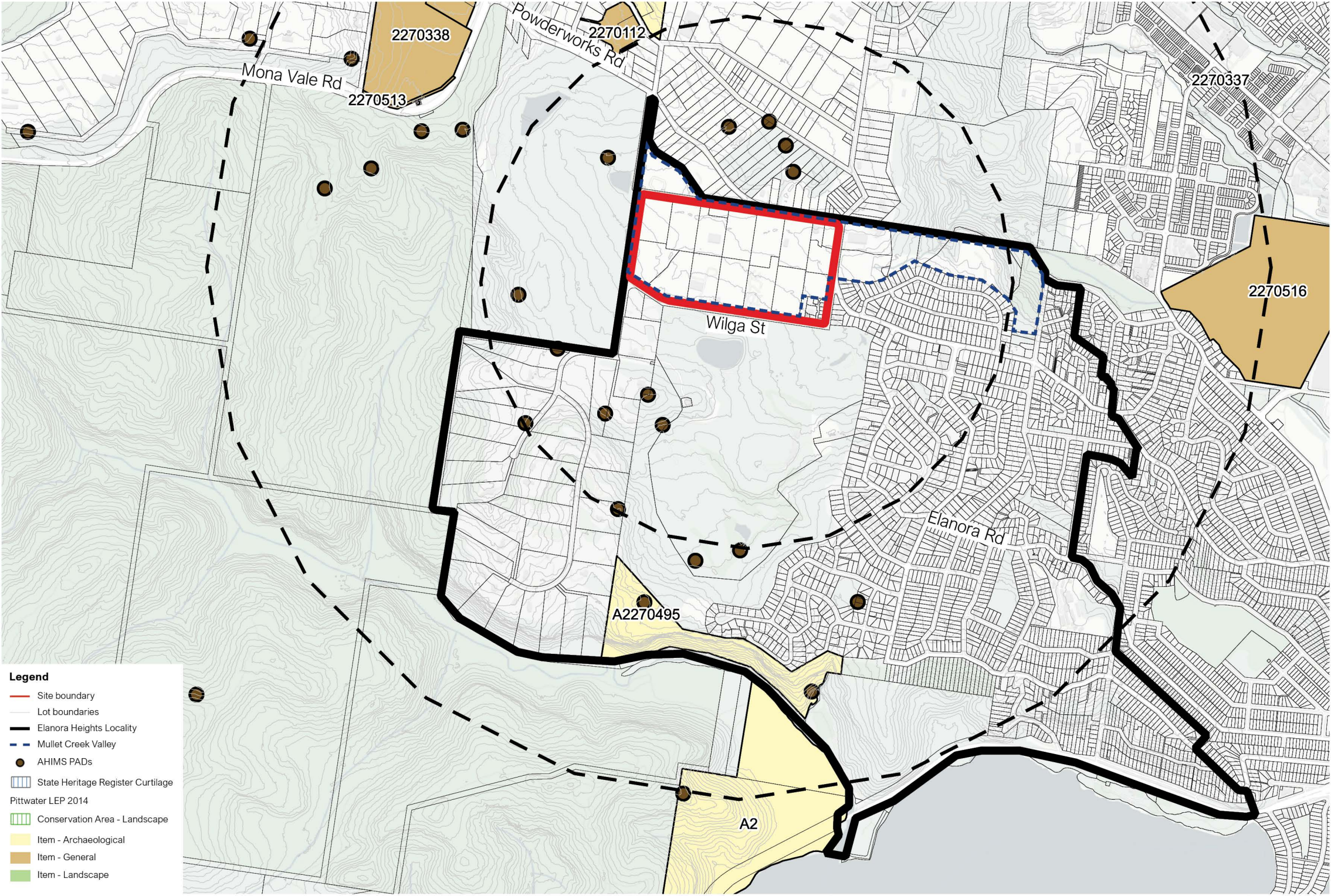


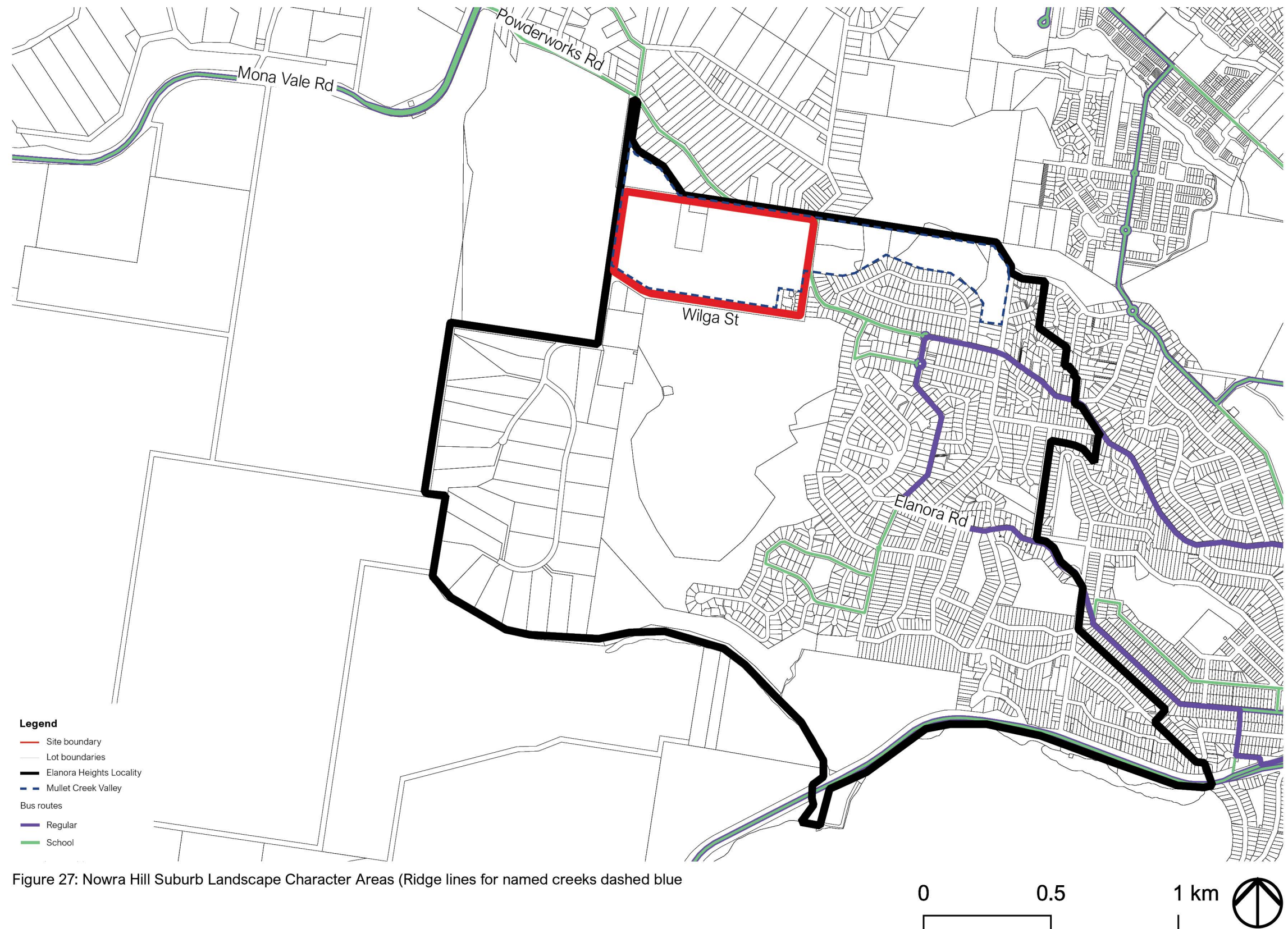
Figure 26: Elanora Heights Locality - Aboriginal and Non-Aboriginal heritage

Elanora Heights Locality - Public Transport

Public Transport Availability

Several school bus routes pass through Powderworks Road to Mona Vale Road.

The nearest regular bus route loops from Powderworks Road to Elanora Road to the east.



Elanora Heights Locality - Infrastructure

Reticulated Services

The site is capable of being serviced with some augmentation to existing infrastructure adjacent to the site.

Potable Water

There is existing potable water infrastructure located around the site along Wilga Street, Powderworks Road and Wilson Avenue. The site is likely to be serviced by reservoir WS0214 with the required pressures available to adequately service the precinct. There are likely to be upgrades to reticulation in order to service the apartment development, this includes upgrading a 320m length of lead in from DN150 to DN200.

Waste Water

New wastewater infrastructure at the eastern boundary of the precinct is required to connect the precinct to the Warriewood Waste Water Treatment Plant. The precinct is currently serviced by pump station SP0388 (approximately 1.7km east). Investigations have been undertaken that identify a new 780m long new trunk is required from the east of the site to a gravity water main (subject to Sydney Water approval).

Electricity

No high voltage feeds are required to meet the anticipated electrical demand generated by the proposed development. Electrical infrastructure is provided through an overhead network. An existing pole substation (PT.17113) will need to be upgraded from 200kVA to 400kVA.

Communications

The precinct is within telecommunication providers coverage maps and is capable of being serviced by NBN and mobile services.

Gas

Gas is typically not a critical service to enable development and if required, is considered that this will not pose a constraint to the development. Notwithstanding this, the site is capable of being serviced with gas infrastructure as there is an existing 300kPa 32mm gas network along Powderworks Road and Ingleside Road, and 1050kPa gas network along Mona Vale Road.

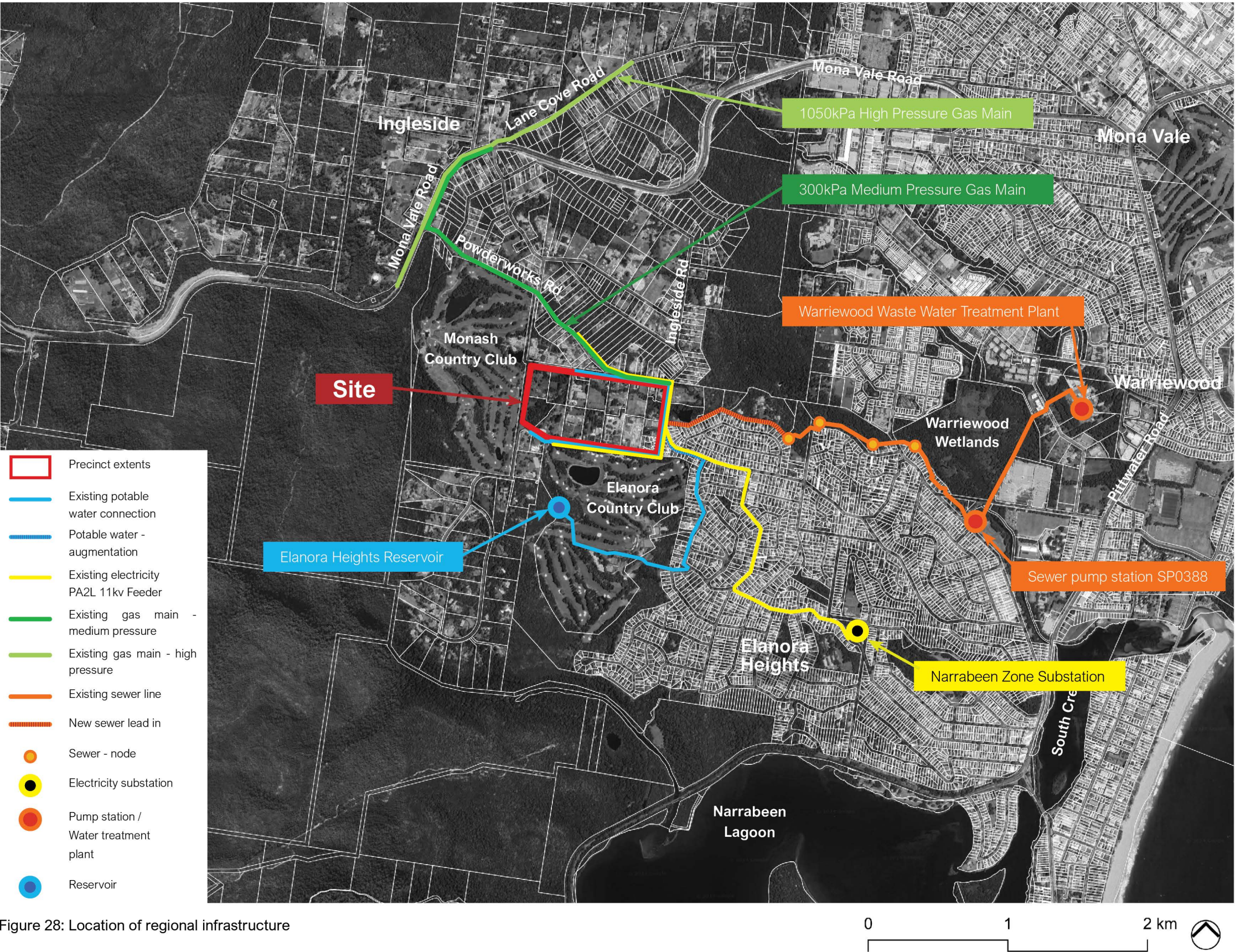


Figure 28: Location of regional infrastructure

Elanora Heights Locality - Examples of Building Forms

Description

Housing forms in the Elanora Heights locality consist of:

- Typically 1 to 2 storey dwellings with some instances of 3 storey apartment development in the Small Lot Residential sub precinct.
- Larger houses within the Large Lot Residential landscape character area.
- Various style roof pitches and forms, colours and materials.
- Various building materials, particularly brick, render and cladding exteriors.
- Houses with little to no visual buffers from Powderworks Road resulting in dwellings that are highly visible for road users.
- Some vegetation within the front setback of dwellings.
- Many houses with vegetation within their frontages.

A selection of building forms are shown in Figure 29.



1 - Powderworks Road - single storey dwellings with 1-2m setbacks between, typical of the Small Lot Residential subprecinct



2 - Powderworks Road - 2-storey multi dwelling development, typical of the Small Lot Residential subprecinct



3 - Wilga Street - single storey dwellings on large lots with hipped roof form



4 - Wilga Street - 2-storey dwelling on large lot



5 - Kalang Road (Elanora Heights shops) - 3-storey shop top housing development - Elanora Heights local centre



6 - Kalang Road (Elanora Heights shops) - 2-storey shop top housing development - Elanora Heights local centre

Figure 29: Images of housing types in Mullet Creek Valley

Elanora Heights Locality - Landscape Form

Tree Canopy Cover

Lots in the locality have an average tree canopy of 37%. Subprecincts in the locality have the following average canopy cover:

- Small lot residential - 34%
- Mullet Creek Valley - 49%
- Large Lot Residential - 33%

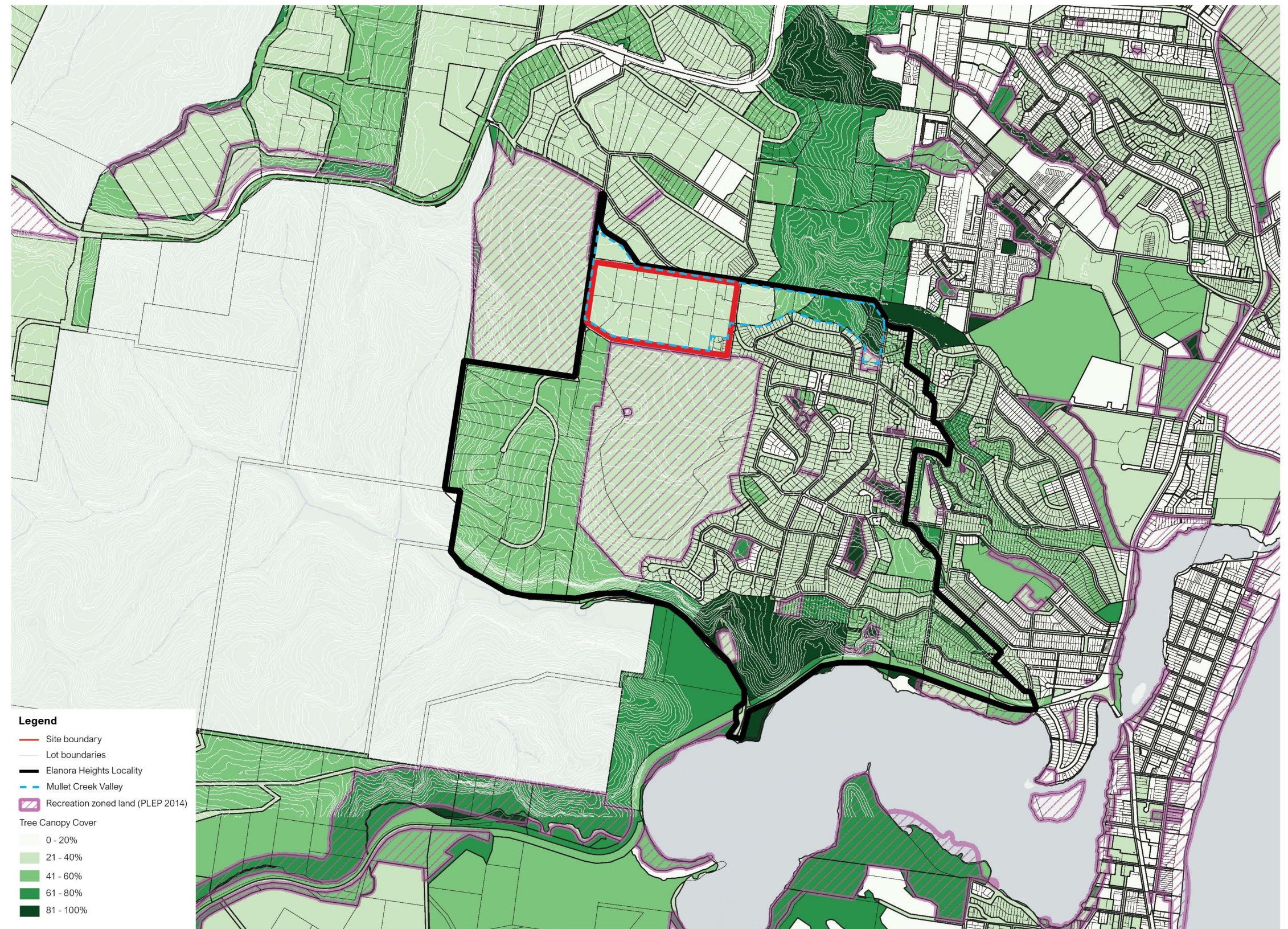


Figure 30: Tree Canopy Cover (shown as % of ABS mesh blocks) relative to Recreation zoned land in the Elanora Heights locality

4. Development Proposal

Key elements of the proposal

The proposed redevelopment of the site is for a residential development outcome as outlined in the Masterplan comprising the following elements:

- 133 detached dwellings along the perimeter of the site.
- 210 front-loaded terrace houses and Manor houses.
- 193 apartments across 4 lots.
- Landscaping and green spaces – including a pocket park and linear open space along Mullet Creek.
- Associated internal road network and stormwater management infrastructure.
- New roundabout at intersection of Powderworks Road and Wilga Street.
- Retained and proposed re-vegetation of riparian corridor zones.

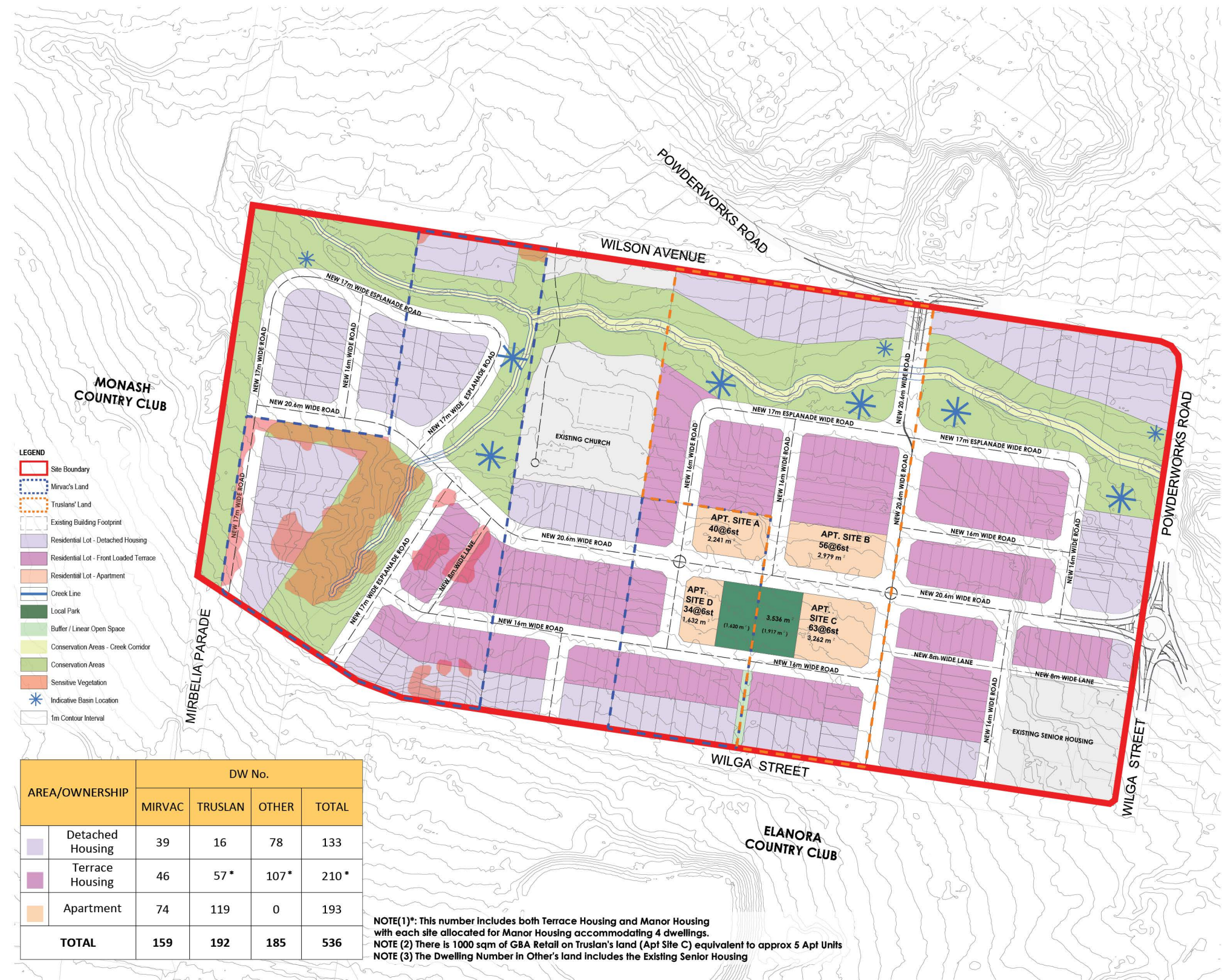


Figure 31: General arrangement of proposed development

Development Proposal



Figure 32: Birds eye view of the Wilga-Wilson Precinct looking north-east



Figure 33: Birds eye view of the Wilga-Wilson Precinct looking southeast

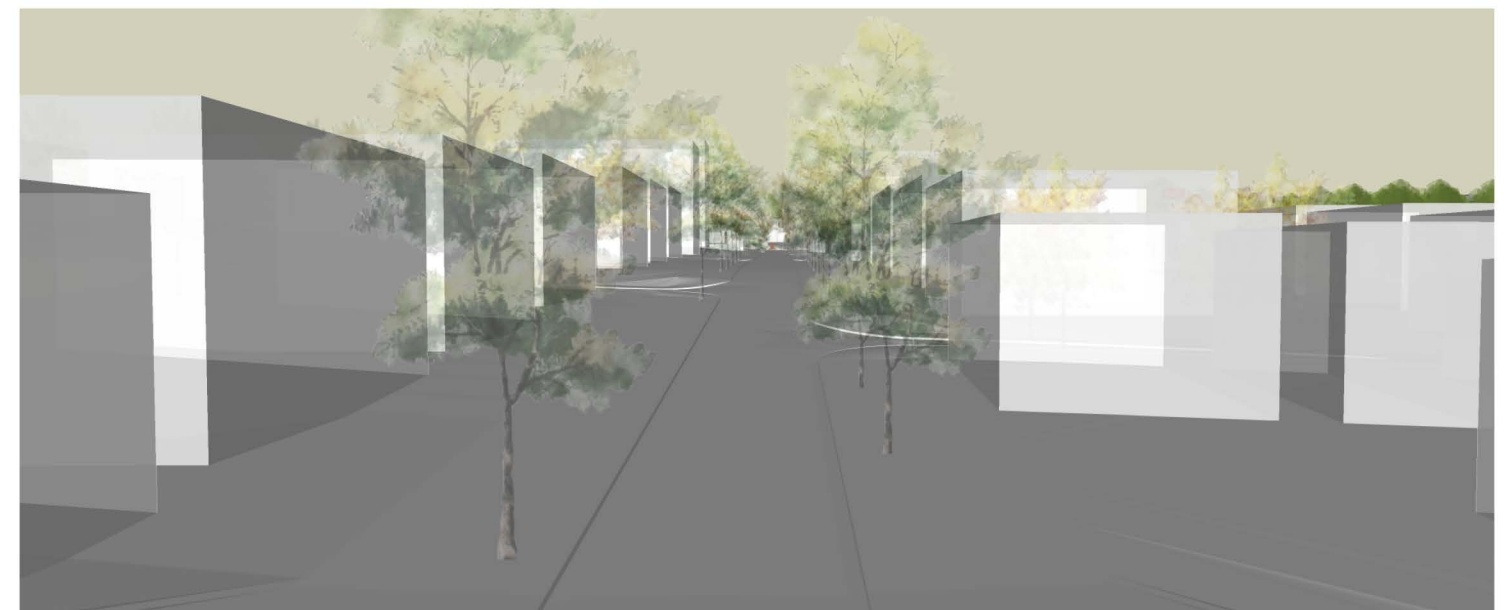


Figure 34: View of the potential scale of built form along proposed central spine road looking west from Powderworks Road

Development Proposal - Landscape Master Plan



Figure 35: Landscape Masterplan (Place Design Group)

Development Proposal - Landscape Master Plan

Key elements of the landscape Masterplan

The proposed redevelopment of the site is for a residential development outcome comprising the following elements:

- Pedestrian focused streets with street tree planting (Figure 36 and 37)
- 6.6ha of conservation areas
- 3500m² of local park



Figure 36: Landscape Masterplan - Street Landscape Character (Place Design Group)



Figure 37: Landscape Masterplan - Central Park Plan (Place Design Group)

Development Proposal - Landscape Master Plan

Central Open Space

The Central Park is 3,535m² in area with a 40% tree canopy cover programmed for multi-functional zones for play, relaxation, and community gatherings.

The Central Open Space forms the cornerstone of the open space network in the Wilga Wilson Precinct, envisioned as a vibrant community hub for recreation and social connection. Designed to serve diverse needs, it integrates passive lawns, play zones, and picnic areas to encourage dynamic use throughout the day. Strategically positioned on the site's elevated terrain, the park preserves and amplifies views northward toward the riparian corridor via a central north-south pedestrian pathway. Play areas are oriented to maximize morning sunlight, while passive lawns and seating cater to afternoon sun exposure. Picnic spaces adjacent to surrounding apartments foster neighborhood interaction and stewardship of the park.



Development Proposal

Composition of Buildings

The composition of buildings within the Wilga-Wilson Precinct are consistent with buildings in the locality.

The proposed apartment buildings are generally the same or have a slightly smaller building footprint than other buildings in the locality.

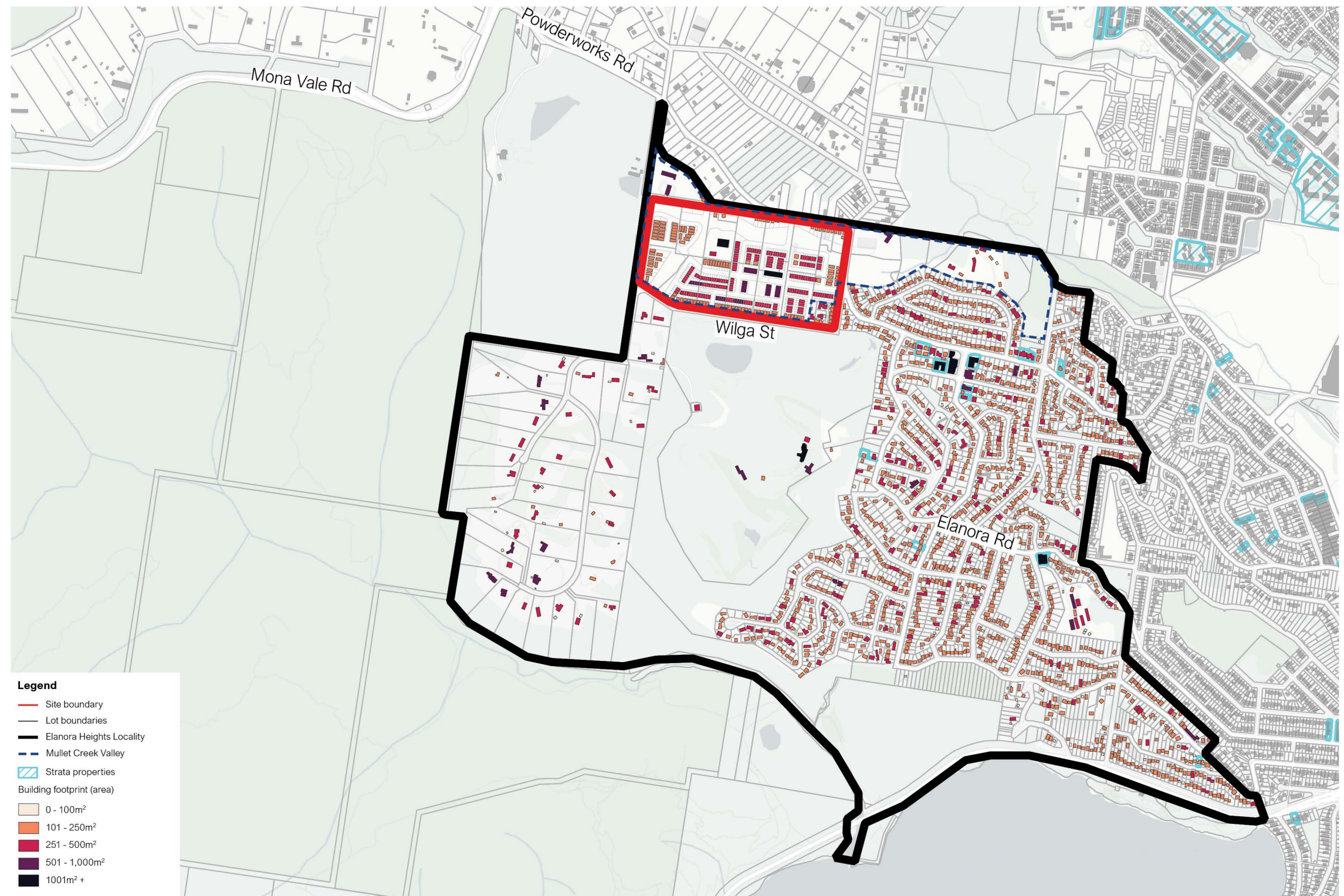


Figure 39: Elanora Heights Locality - Building Composition



Development Proposal

Character and Quality of Parks

The site is flanked by the Monash Country Club to the west and Elanora Country Club to the south.

Elsewhere in the locality are pocket parks which provide open space to established residential lots in the Small Lot Residential subprecinct.

The development proposal provides for linear parks surrounding Mullet Creek and a central open space park adjacent to apartment buildings to create a central square for the Wilga-Wilson Precinct.

The size of the proposed open space park generally aligns with the size, character and quality of parks proposed elsewhere in the Elanora Heights locality.

Natural Drainage

Stormwater along the northern boundary of the locality drains naturally to a first and second order strahler stream. These streams converge into a third order stream to the east.

Steep slopes follow the southern boundary. Stormwater drains along these slopes to Deep Creek. Lots are generally larger along and adjacent to these corridors.

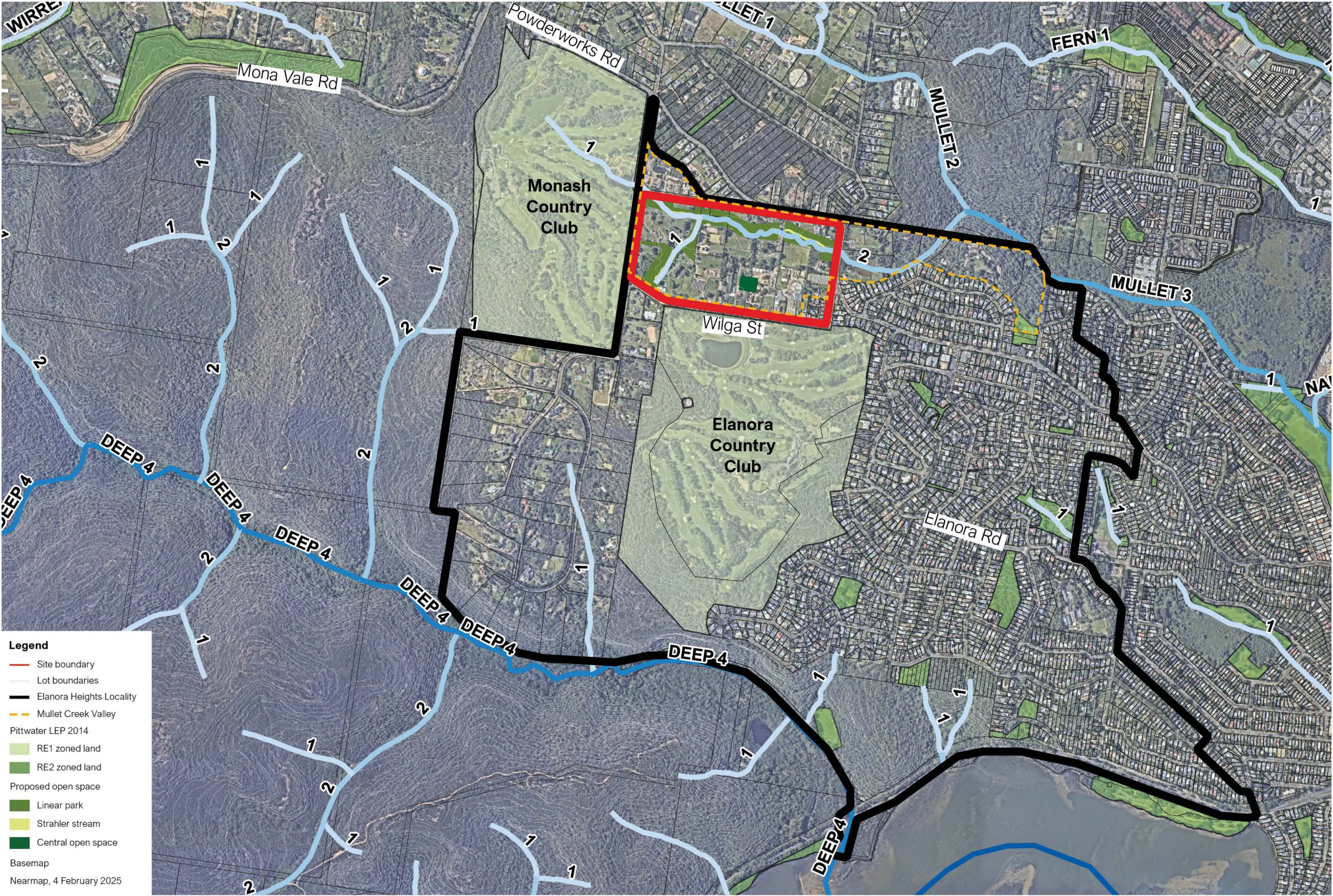


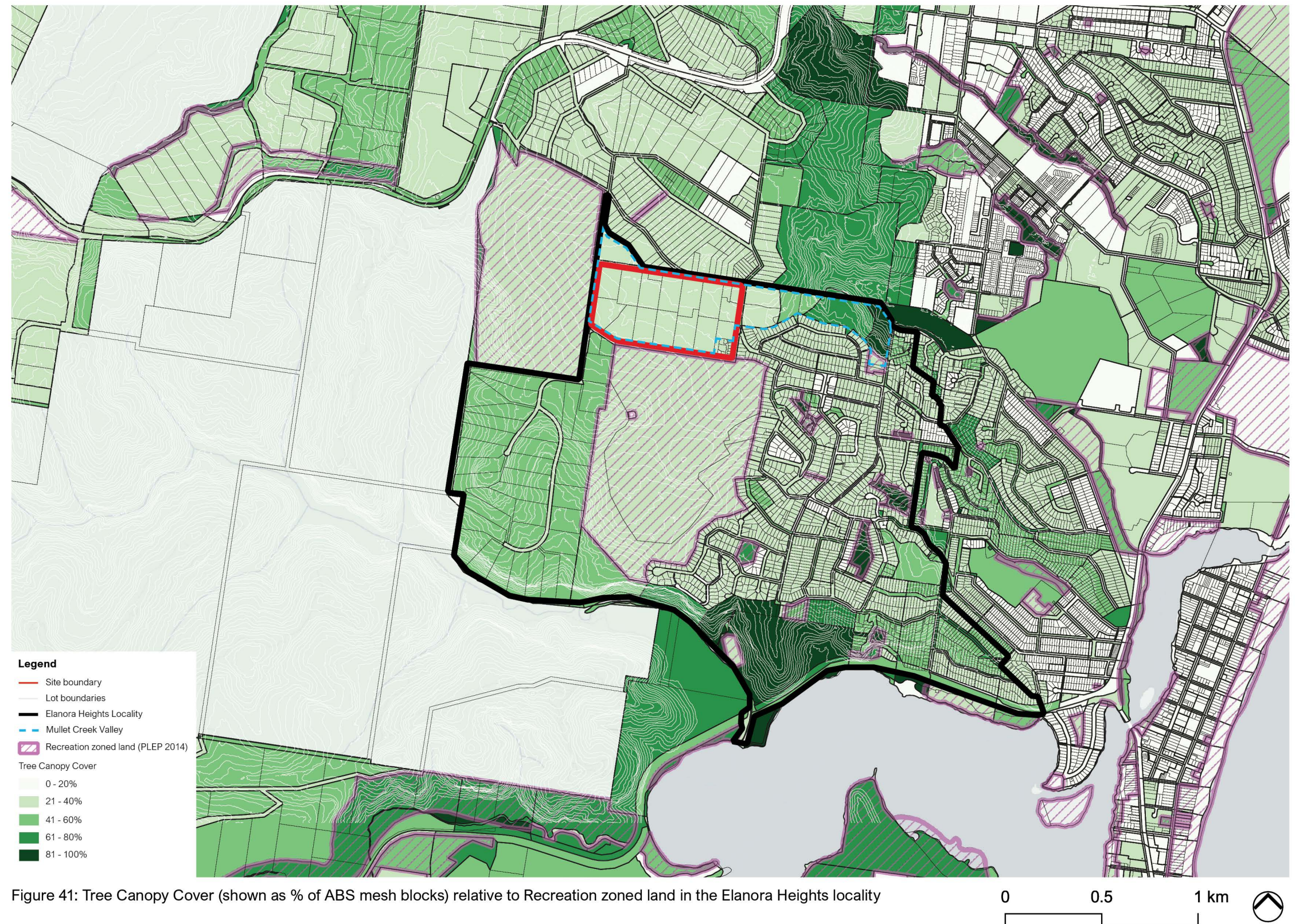
Figure 40: Elanora Heights Locality - Open Space and Natural Drainage

Development Proposal

Tree Canopy Cover

The Wilga-Wilson Precinct will have approximately 30% tree coverage once all street trees reach maturity.

This is generally consistent with existing tree canopy cover for the mesh block, and cover on adjoining sub-precincts.



Elanora Heights Locality - Landscape Character Summary Assessment

The following table is a landscape character assessment for Mullet Creek Valley landscape character area where the entire planning proposal area is located. The assessment has been undertaken in accordance with the landscape character impact assessment tasks outlined in the *Guideline for Landscape Character and Visual Impact* (TfNSW June 2023). The consistency of the proposal in maintaining the characteristics is also provided. The table concludes that the proposed development is **consistent or compatible with characteristic identified for the Mullet Creek Valley landscape character area** of Elanora Heights locality.

Assessment tasks	Mullet Creek Valley landscape character area - Existing and Desired Future characteristics	Compatibility of proposed characteristics of the Planning Proposal as developed in accordance with proposed masterplan
The geological quality of an area—whether it is rocky, alluvial, has deep or thin soils etc	Oxford Falls classification (Land and Soil Capability Mapping for NSW (NSW Department of Climate Change, Energy, the Environment and Water 2013)), Sandstone of medium to coarse-grained quartz sandstone with minor shale and laminite lenses. Fulvial soils include moderately deep to deep Earthy Sands and Yellow Earths on slopes. Low to moderate capability for urban development, the land generally not capable of regular cultivation, but capable of being grazed.	Compatible - The proposal does not alter the underlying geology. Intensification of residential uses is suitable for the soil and land use classification.
The topographical qualities of an area—whether it is hilly, rolling, flat, mountainous etc	The topography has gentle to moderate slopes to incised gullies/watercourses.	Compatible - The proposal can be developed to generally maintain the overall slope of the land including the creeks. Riparian areas will be protected and re-vegetated and the site will adjoin existing roads Wilga Street, Wilson Street and Powderworks Road.
The natural drainage of an area—the rivers, creeks, lakes and how these affect character	Mullet Creek Valley is undulating with incised gullies/watercourses. These natural drainage lines are densely vegetated, however are not generally seen from the public domain. These contribute to the microclimate of the landscape area and provide connectivity between open spaces beyond the landscape area.	Compatible - The design of the proposal avoids impact on riparian zones and maintains vegetation along these corridors.
The ecological characteristics and land cover of an area—whether it is forested, wetland, scrub, grass etc and the quality and type of cover and dominant flora species	The locality and site contains open grassland framed by densely vegetated edges, managed (residential land) and heavily vegetated riparian corridors.	Compatible - The design of the proposal avoids impact on riparian zones and maintains vegetation along the riparian corridors. Street trees will replace on removed planting to maintain the landscape character.
The agricultural qualities of an area and how these contribute to character—for example dairy/cane farming, forestry, wheat, and the types of field boundaries and farm structures	There are some horticultural activities occurring within the Mullet Creek Valley landscape character area. The Oxford Falls soil landscapes are classified as 'severe limitations'. The majority of the locality is classified as soils with 'Extremely severe limitations'. The predominant use in Mullet Creek Valley is residential accommodation and lifestyle lots and the landscape character area adjoins urban residential areas.	Compatible - The land is not desirable for commercially viable agriculture, the site adjoins urban residential and contains an existing mix of large lot residential and horticultural and cultural uses. The proposal is for a compatible use which is consistent with the predominately non-agricultural use in the locality. The proposal, resulting in a loss of some horticultural uses to formalise residential uses is consistent with the existing residential activities occurring in and around the Mullet Creek Valley landscape area.
The Aboriginal and non-Aboriginal heritage and cultural qualities of the area whether they are formally designated in planning documents, including the presence of individual items and broader conservation areas or instead aren't listed but reflect local traditions around community, cultural practice, stories, prior occupancy and significant events	An Aboriginal Cultural Heritage Due Diligence Assessment has been undertaken by GLN Planning which finds that the areas along Mullet Creek are moderate to highly sensitive areas with potential for Grinding grooves or art. There are no Non-Aboriginal Heritage heritage items in the landscape character.	Compatible - The proposal avoids areas of high sensitive aboriginal heritage significance by retaining riparian corridors.

Elanora Heights Locality - Landscape Character Summary Assessment

Assessment tasks	Mullet Creek Valley landscape character area - Existing and Desired Future characteristics	Compatibility of proposed characteristics of the Planning Proposal as developed in accordance with proposed masterplan
The planning designations of an area relating to landscape character (including desired future character), including listing on registers of significant places, whether international, federal, state or local	The desired future character established by the planning designations is: - Urbanisation (land release area) is anticipated by Northern Beaches LSPS, North District Plan and Greater Sydney Regional Plan. - The Ingleside Growth Area is identified as a solution to meet housing deficits identified under the Northern Beaches LHS. - The draft Ingleside Place Strategy identified the site as a medium-density residential precinct south of Powderworks Road, featuring townhouses and low-rise apartments on compact 225 m² lots, with walkable neighbourhoods and diverse housing types integrated into a setting of flatter topography, lower bushfire risk, and good access—making it the most suitable area of the land release precinct for intensified development that aligns with sustainability, resilience, and the area's natural character. - The desired future character established in the Northern Beaches LSPS is for development to maintain the LGA's natural Blue Grid, areas of high environmental value, tree coverage and greenery, and to locate a target of 3,400 dwellings across the LGA within 400m of open space. - The protection of the natural land form, tree canopy and scenic vistas are key considerations for future development. Development should be scaled to retain the area's bushland identity by minimising visual bulk in sensitive locations, and maintaining the dominance of natural landscape over built form in the Bushland Character Area of the LEP review. The Pittwater LEP and Pittwater DCP are dated 2014 and are subject to review as part of the Northern Beaches LEP which is currently being prepared. The re-zoning process seeks to change the statutory framework, responding to the strategic framework, however the expectations of the community need to be managed through the process. In order to minimise the impact of change, where possible and consistent with strategic framework characteristics should be maintained. Existing characteristics are more well understood than desired future character due to the tangible nature of existing opposed to desired.	The proposal is consistent with: - The strategic land use policies of the Greater Sydney Region Plan and North District Plan; - The strategic land use policies of the Northern Beaches Local Strategic Planning Statement; - The draft Ingleside Place Strategy which identifies lower lots and low rise apartments. - The bushland area characteristics identified in the Northern Beaches urban design study. - A sensitive expansion of development in Elanora Heights, with views from key outlook areas including the Baha'i House of Worship buffered by significant vegetation The proposal is compatible with the review of the land use zones and controls currently being undertaken by Northern Beaches Council. The proposal adopts a two storey character on the higher elevation periphery and provides taller buildings that have been positioned to be less visible in order to provide a range of housing types. The proposal is compatible with the desired future characteristics prescribed by the LSPS given the development will maintain the natural blue and green characteristics and features of the site, provide a diverse mix and quantum of housing aligned with the site's context and with new areas of open space, and expand the local road network to existing areas to the east.
If available, the conclusions of the 'Movement and Place' assessment of the road corridor carried out prior to the commencement of the project.	While there has not been a movement and place assessment prepared, Powderworks Road is a Regional Road key connecting road between Mona Vale Road and Pittwater Road. Wilson and Wilga streets are minor local roads mostly without kerb and gutter. There are not footpaths provided in the Mullet Creek Valley landscape character area.	Compatible - While there has not been a movement and place assessment prepared, a traffic assessment has been undertaken which finds that additional traffic resulting from the proposal is acceptable. The proposal does not change the role and function of Powderworks Road.
How the settlements (farms, villages towns cities) fit into their natural setting and topography	The dwellings are generally located adjacent to the streets which they are accessed, with the exception of the Serbian Orthodox Church St Sava and dwelling to the west. The settlements contains large buildings in a landscape setting, vegetation and fencing screening to roads.	Compatible - The proposal mitigates impact of change to intensify residential development on existing urban residential settlement by providing a similar development form adjacent to existing low density areas, while locating more dense, larger buildings towards the centre of the site, lower in elevation, surrounded by street trees and open space area.
The built form of the towns and cities, the composition of buildings, open space, civic and business areas and transport networks	There are scatted large buildings and greenhouses in a landscape setting. The documented desired future character indicates the bushland landscape to be the dominant element of the locality. Powderworks Road is a major thoroughfare for the locality.	Compatible - The proposal seeks to provide an urban road structure to support new development in a bushland setting by providing appropriate street trees, a 3500m ² local park and retention and enhancement of riparian corridor.

Elanora Heights Locality - Landscape Character Summary Assessment

Assessment tasks	Mullet Creek Valley landscape character area - Existing and Desired Future characteristics	Compatibility of proposed characteristics of the Planning Proposal as developed in accordance with proposed masterplan
The character and quality of parks and other open space throughout the area	There are no public recreational opportunities in Mullet Creek Valley landscape character area.	Compatible - The proposal provides for park with playground, to support new residential development consistent with adjacent urban areas.
The main cultural and recreational elements of an area—the parks, popular walks, meeting places, community features and cultural icons	The only cultural location is Mullet Creek Valley Serbian Orthodox Church St Sava landscape character area, however the following are in the vicinity or within adjacent landscape character areas: Baha'i House of Worship, Garigal National Park, Elanora Heights local shopping centre, Monash Country Club Golf Course and Elanora Country Club Golf Course	Compatible - The proposal will not result in adverse impact on the Serbian Orthodox Church St Sava or surrounding cultural and recreational locations.
The main cultural and recreational elements of an area—the parks, popular walks, meeting places, community features and cultural icons	The only cultural location is Mullet Creek Valley Serbian Orthodox Church St Sava landscape character area, however the following are in the vicinity or within adjacent landscape character areas: Baha'i House of Worship, Garigal National Park, Elanora Heights local shopping centre, Monash Country Club Golf Course and Elanora Country Club Golf Course	Compatible - The proposal will not result in adverse impact on the Serbian Orthodox Church St Sava or surrounding cultural and recreational locations.
The style of architecture, the materials, forms, historical mixes and design qualities	The architectural building style of the surrounding development is predominantly identified as a range of 20th century single storey dwellings, although some double storey dwellings are constructed. There is also a mixture of masonry, timber, cladding materials for both the dwellings and sheds.	Consistent - The proposal will be complimentary and consistent with the existing built environment, whereby the proposal accommodates urban residential forms.
The infrastructure environment—the scale and pattern of rail, footpaths, roads, active transport, bridges, electricity pylons, dams etc. and the style and form of boundaries, fences, walls, lighting and other associated infrastructure elements	There is urban infrastructure in the site.	Consistent - The proposal will extend this existing infrastructure to the development, make improvements to the collector road to ensure safety of all users, and upgrade the existing sewer network. Therefore, the proposal has a similar scale of infrastructure to that which is in the locality.
Major economic or industrial features such as factories, quarries, business parks etc	There is no existing major economic or industrial features in the landscape character area, other than Elanora Heights local centre, the closest major economic centres are Warriewood and Mona Vale.	Consistent - The proposed development will contribute to the local housing market and accommodate residents similar to the primary use in the locality.
The spatial qualities of an area—how enclosed or open it is, as defined by ridge lines, vegetation and built form	The key spatial qualities of the landscape character area are the valley of Mullet Creek and adjoining slopes, the topography continues higher in elevation to Mona Vale Road and also to the south. The character area is defined by built form and use within the DCP identified locality and use rather than natural features.	Compatible - The proposal will be compatible with the existing spatial qualities of the area given it will maintain and improve the riparian corridor surrounding Mullet Creek, maintain the presentation of 2 storey built forms from public roads, and retain the natural landscape as the dominant spatial feature of the site.

Landscape Character Impact

Landscape Character Impact Rating Matrix

The Visual Impact Rating Matrix is defined under the TFNSW Landscape Character Guideline. The matrix uses the magnitude and sensitivity to determine the landscape character impact.

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Landscape Character Areas of Elenora Heights locality	Sensitivity	Magnitude of change	Landscape Character Impact of the proposal
Small lot residential	Moderate - There are approximately 4,580 persons residing in this locality meaning there are is potential for many people to be impacted, however the majority of this landscape character area faces away from the Wilga-Wilson Precinct and less than a quarter of the area has potential viability based on desktop visibility mapping.	Low - Some people live on land in this landscape area that is identified as potentially seeing development as a result of the planning proposal maximum height, based on desktop viewshed. However site investigations have found that there is limited visibility due to existing development and vegetation obstructing views for the majority of dwellings identified in the desktop viewshed mapping. The majority of dwellings have orientation sloping down to the north-east providing primary views to the east and north, rather than west where the site is located. Street tree planting proposed as part of the landscape masterplan will mitigate visibility of new, particularly taller buildings developed as a result of the planning proposal.	Moderate-low - There is potential for some change to outlook for residents located immediately east of the planning proposal area fronting Powderworks road however this is very limited as the primary views for these dwellings located between 231,- 225 Powderworks Road 210, Powderworks Road and 2-4 Wilga Street which have principle views east towards the coastal horizon. These dwellings also generally have potential viewing points lower in elevation than the site. Additionally, there is not a continuous footpath near the planing proposal area meaning there is limited frequency of pedestrians that may be affected. The remainder of the landscape area will be unchanged and unaffected.
Golf course	Low - There are a limited number of viewers, being users of the golf course. The club house is located outside of the visual catchment as demonstrated in the visual catchment assessment.	Low - The golf course is largely screened by dense vegetation within the northern edge of the golf course meaning visibility of buildings built to the maximum building heights would not be seen from near Wilga Street, further rows of trees along the edges of golf holes mean that higher elevation views from the fairways and greens are short and development built as a result of the planning proposal is unlikely to be seen.	Low - The combination of a low number of potential viewers and screening means that the landscape character impact is low. There is a low impact on the Golf Course landscape unit.
Steep slopes	Moderate - Despite having a low potential for receptors to be impacted, this part of Elanora Heights has sensitive heritage which is the sensitivity higher.	Negligible - This areas is approximately 1km in distance and significantly separated from the planning proposal area. The topography difference from the planning proposal area means the steep landscape area would not be affected.	Negligible - As there is low potential for viewers and the planning proposal developed to a maximum heights would not be seen from this landscape character area, there is negligible impact on the landscape character unit.

Landscape Character Impact

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Landscape Character Areas of Elenora Heights locality	Sensitivity	Magnitude of change	Landscape Character Impact
Large lot residential	Moderate – There are approximately 40 dwellings in this area, however there are only 4 dwellings with potential visibility of buildings built to the maximum building heights proposed on the site based on desktop mapping.	Low - The dwellings facing north and views north along Mirbelia Parade and north from Wilga Street are likely to experience a change of setting, from predominantly trees and shrubs to more suburban dwellings, however: - This setting already occurs to the east in the low density residential area. - The large lot residential character will be unchanged within the area.	Moderate-low - While there may be some change in setting to the north (Mullet Creek Valley) where the planning proposal area can be seen, the remainder of the area will be unchanged.
Mullet Creek valley	Low – The majority of the land is owned by proponents of the planning proposal. Additionally, the land has been identified as a land release area for more than 8 years meaning that landowners in the precinct are aware of change for the area. Development within the area that is unlikely to change as a result of the planning proposal is generally internal to lot facing (e.g. Seniors housing, Dog boarding facility, Othodox church).	High – The land will change as a result of the planning proposal from large lot residential and horticultural uses to suburban development with new streets. A new central park will form part of a focus of development in the precinct which will accommodate over 500 additional dwellings. New street trees and retention and enhancement of riparian corridor of Mullet Creek is proposed as part of the masterplan associated with the planning proposal will mitigate change in these areas.	Moderate – The matrix finds the landscape impact will be moderate on balance when considering the magnitude of change will be high and the sensitivity to change is low. To minimise adverse impacts, the vegetated edges of the planning proposal area are proposed to be replaced with street trees and the riparian corridor of Mullet Creek retained and enhanced.

5. Visual Analysis

Methodology

This visual assessment has been undertaken based on the occupation of the site with the proposed 536 dwellings (comprised of 343 detached dwellings and 193 apartments) as shown in Figure 31-34. In particular, the visual impact of apartment buildings proposed to a maximum height of building of 24 metres.

This assessment identifies potential visual impacts to public and private views in the surrounding locality by using the following methodology:

1. Identify the visibility of the proposed development using a reverse viewshed visibility analysis over a raster Digital Elevation Model (NSW Government - Spatial Services - 1 Metre) to define a starting boundary to be then used to define the extents for a site visit to ground-truth the analysis. The viewshed boundary does not take into consideration existing vegetation or structures.

The analysis is based on the following parameters:

- Four points (shown as a centroid on Figure 42 onward) of 4 x proposed lots containing apartment buildings as the high visibility point.
 - Observer height - 22m (maximum building height for apartments).
 - Target height - 1.6m (typical human viewing height).
 - Radius for analysis - 5km.
2. Collection of site photos from public domain and private (where reasonable) view points identified in Step 1.
 3. Identify key vantage points based on frequency of view and sensitivity to change.
 4. Photomontages of the proposal from key vantage points that are the most likely to be affected.

Potential Visibility of the Proposal

1. Reverse Viewshed Analysis

The reverse viewshed analysis shown in Figure 42 identifies the locations the proposed development is visible from based on the identified methodology. Vantage points have been separated into public and private locations.

The viewshed generally finds the following in relation to the visibility of the proposed development:

- Views to the Wilga-Wilson Precinct are generally visible from either on and around Mona Vale Road (between 1-2km from the site), or on and around the approach to the site (within 1km).
- There are views to the proposed development from the Elanora Country Club and Monash Country Club.
- There are view lines to the site from Powderworks Road looking southeast, south, and west.

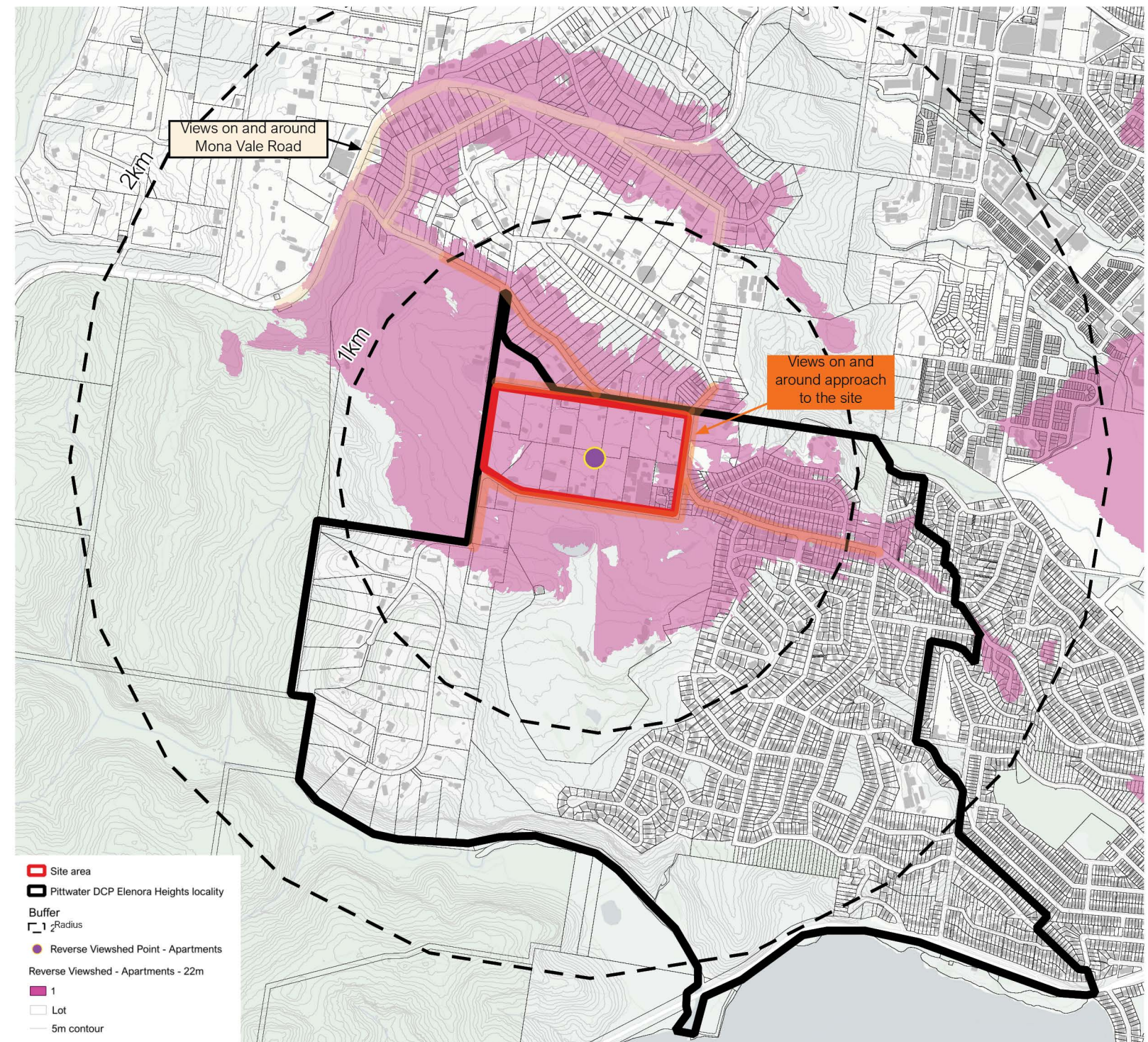


Figure 42: Potential vantage points based on Reverse Viewshed

Potential Public Vantage Points

2. Site Visit

The identification of key vantage points has been ground-truthed via a site visit (17 April 2025) based on the findings of Step 1. Public vantage points have been documented through on-site photographs.

The identification of key vantage points are based on the frequency of viewers and the visibility of the proposal from these locations.

A total of 13 public vantage points were identified to assess the visual impact of the proposed development as identified in Figure 43 and Figure 49.

3. Identify key vantage points

Views from and around Mona Vale Road

1km - 2km radius

A total of 5 vantage points were selected in this range.

No other vantage points within a 2km radius of the site were considered to have a significant impact on public domain views to the site.

The site is either not visible from these locations or makes up a small sliver of the overall view available from each location. Refer to Figure 44 to Figure 48 in the page overleaf.

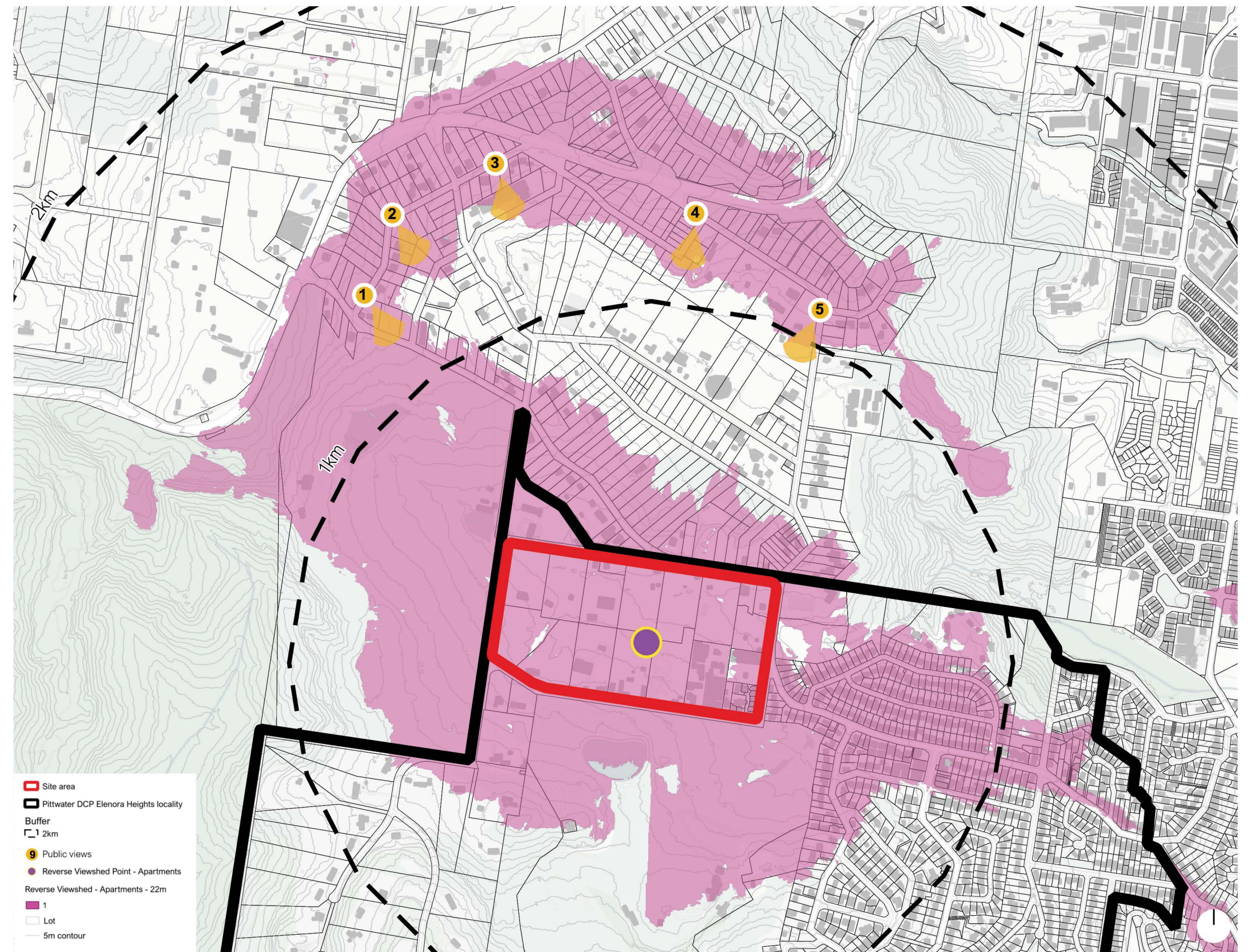


Figure 43: Map of key identified vantage points

Potential Public Vantage Points

Location 1

View looking southwest from the corner of Powderworks Road and Waratah Road.

The site is not visible from this location due to the prevalence of vegetation on public and private land.



Figure 44: View from corner of Waratah Road and Powderworks Road

Location 2

View looking south, southwest from Waratah Road.

The site is not visible from this location given the prevalence of vegetation on public and private land.



Figure 45: View from Waratah Road

Location 3

View looking from the corner of Manor Road and Waratah Road looking south, south west.

The site is not visible from this location due to the prevalence of vegetation on public and private land.



Figure 46: View from corner of Waratah Road and Manor Road

Location 4

View from Ingleside Road looking southeast.

The site may be visible from this location.

Despite this, views from this location are panoramic and development on the site is likely to form a small sliver of the overall view available from this location.



Figure 47: View from Ingleside Road

Location 5

View from corner of Ingleside Road and Laurel Road East.

The site may be visible from this location.

Despite this, views from this location are panoramic and development on the site is likely to form a small sliver of the overall view available from this location.



Figure 48: View from corner of Ingleside Road and Laurel Road East

Conclusion

The Wilga-Wilson Precinct is either not visible from the 5 selected locations due to topography, existing vegetation, or existing buildings, or do not unreasonably impact upon the entirety of the view available from each location.

Potential Public Vantage Points

Views on and around approach to the site

1km radius

The identification of key vantage points has been ground-truthed through a site visit (17 April 2025) based on the findings of Step 1.

The identification of key vantage points are based on the frequency of viewers and the visibility of the proposal.

Eight public vantage points were identified to assess the visual impact of the proposed development as identified in Figure 49.

No other vantage points within a 2km radius of the site were considered to have a significant impact on public domain views to the site.

Refer to Figure 50 - Figure 65 which provides photos of existing vantage points compared alongside to photomontages of the proposal in context.

Influencing the categorisation of the views and **susceptibility** to change are the following:

- View are generally short in distance (less than 500m) and primarily to trees and other vegetation. These are considered common views.
- Where there are distant views over the site to ridgelines which are more rare views, whether the ridgeline is maintained or interrupted by the proposal.
- No part of any of the views are identified as scenic protection on the Scenic Protection Area Map under the Pittwater LEP 2014.
- The extent that views maybe changed outside of the merit based planning approval framework, such as vegetation management, exempt or complying development.

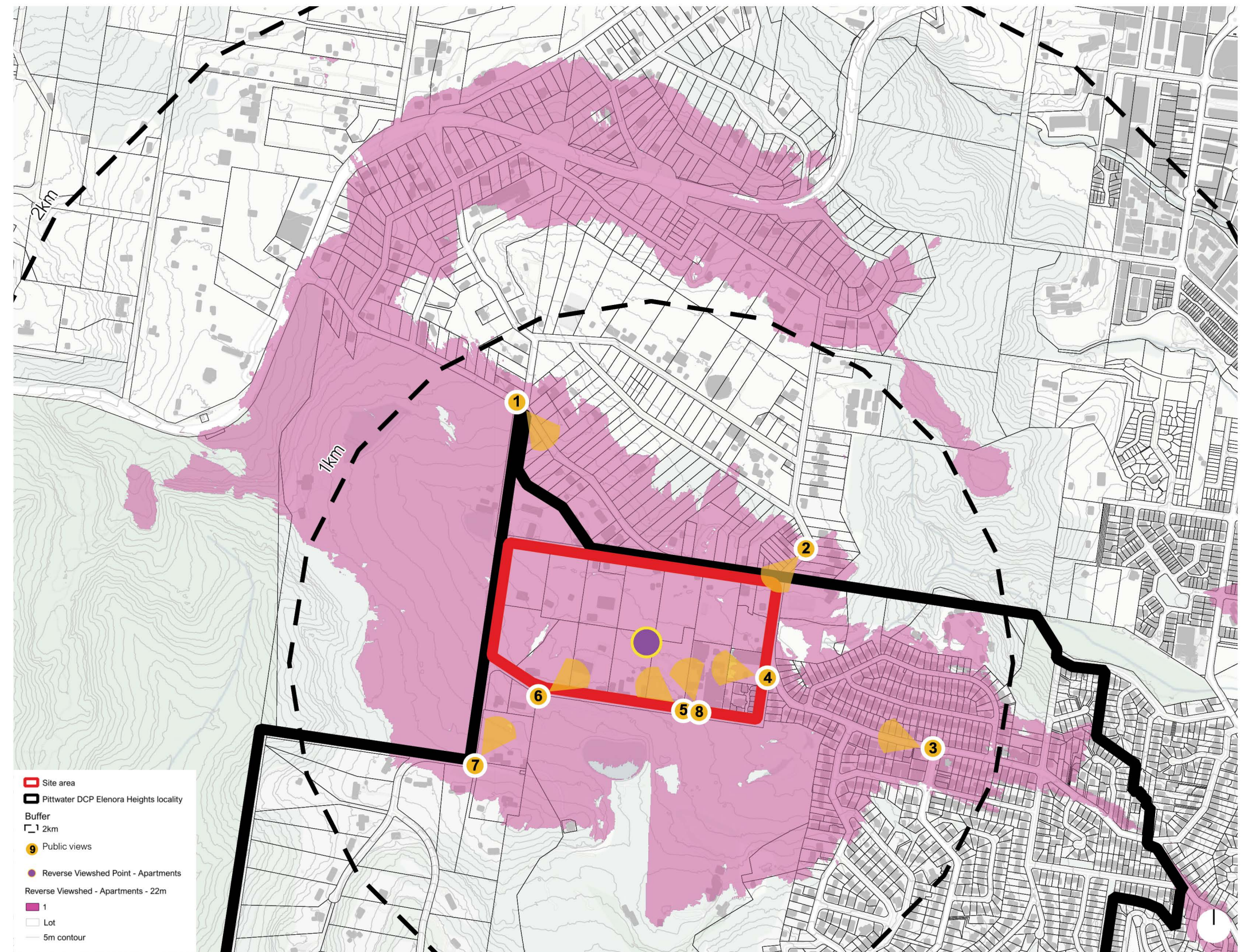


Figure 49: Map of key identified vantage points

Vantage Point 1 - Powderworks Road



Figure 50: Photo of existing view from vantage point 1



Figure 51: Photomontage of view from vantage point 1

	Vantage Point 1
Viewer	Passengers in vehicles travelling south east towards Elanora Road.
Duration of view	Short, due to trees and structures obstructing viewing distance, and vehicle travel speed (60Km/h).
Distance of view	Long, view to tree top ridge line on horizon in distance approximately 3km away, mid-ground 1.2km to trees within Elanora Country Club.
Susceptibility to change	Moderate the tree top ridge line in the distance which provides a setting for the Elanora Heights locality. Existing development appears in glimpses in the landscape.
Magnitude of change	Low. As the photomontage identifies in Figure 51, landscape edges and vegetation in the foreground mitigates visibility of the development and links to the distant tree top ridge line in the distance. Some apartment built form is likely to be visible in the mid-ground of the view which sits below the tree top ridge line which is retained, even with the development built the maximum height proposed.

Vantage Point 2 - Ingleside Road South



Figure 52: Photo of existing view from vantage point 2



Figure 53: Photomontage of view from vantage point 2

	Vantage Point 1
Viewer	Motorists and pedestrians travelling north east towards Ingleside Road and south west towards Powderworks Road.
Duration of view	Short, due to trees and buildings obstructing viewing distance along Ingleside Road, and vehicle travel speed (50Km/h), and viewing angle to the site.
Distance of view	Short, view to tree line in distance approximately 500m away.
Susceptibility to change	Moderate. The view has largely been unchanged for many years (based on review of historical Google Streetview imagery). There is the potential for exempt development or changes to vegetation management to be introduced into this view without the need for development approval.
Magnitude of change	Low. There is a minor change proposed to the built form and landscape centrally within this view. Development does not exceed the established tree line height in the distant horizon.

Vantage Point 3 - Powderworks Road/Kalang Road (Elanora Heights Shops)



Figure 54: Photo of existing view from vantage point 3



Figure 55: Photomontage of view from vantage point 3

	Vantage Point 1
Viewer	Motorists and pedestrians walking along Powderworks Road.
Duration of view	Short, due to dominance of vehicles and location of shops.
Distance of view	Approximately 500m along Powderworks Road, views terminate in the distance at canopy of trees in properties fronting Powderworks Road.
Susceptibility to change	Low. There are no plans for amendments to controls under the proposed NBLEP that would affect building heights of development density in the vantage point. It is likely that the view terminating on vegetation in front of dwellings along Powderworks Road will largely be unchanged in the foreseeable future
Magnitude of change	Nil. The proposed development is not visible from this view as it is entirely obstructed, Figure 55 shows the approximate extent of the proposal on the terrain on the site superimposed.

Vantage Point 4 - Corner of Powderworks Road and Wilga Street



Figure 56: Photo of existing view from vantage point 4



Figure 57: Photomontage of view from vantage point 4

	Vantage Point 1
Viewer	Passengers in vehicles travelling along Wilga Street. Pedestrians travelling by footpath looking west.
Duration of view	Short, due to the density of trees. existing buildings and topography and perpendicular to street. The view is experienced predominately by a limited number of pedestrians, due to the limited number of dwelling in this location and not being a pedestrian route to any particular destination.
Distance of view	Short, less than 100m to tree canopy, buildings in the distance from street.
Susceptibility to change	High. the view contains interface of trees with the sky, with building in the mid-ground, the view type is common in the locality, with potential for exempt or complying development to change the view.
Magnitude of change	Moderate. There is a minor change to the road network proposed from this vantage point that provides greater visibility to buildings on the site. However, the scale of buildings will be similar to the urban form in the existing view, with some glimpses to apartment buildings in the distance.

Vantage Point 5 - Wilga Street looking west



Figure 58: Photo of existing view from vantage point 5



Figure 59: Photomontage of view from vantage point 5

	Vantage Point 1
Viewer	Passengers in vehicles and pedestrians travelling west along Wilga Street.
Duration of view	Short, due to trees and structures obstructing viewing distance on the site.
Distance of view	Approximately 400m, view to tree canopy on the horizon in the distance.
Susceptibility to change	High. due to the short distance of view, largely unobstructed from existing vegetation and buildings with potential for change by way of exempt or complying development.
Magnitude of change	Moderate. The proposed development will change the built form and landscape on the right side of this view. However, the scale of building and trees is similar to the urban form located on the right side of this view and found on Wilga Street generally.

Vantage Point 6 - Wilga Street looking east



Figure 60: Photo of existing view from vantage point 6



Figure 61: Photomontage of view from vantage point 6

	Vantage Point 1
Viewer	Passengers in vehicles and pedestrians travelling east along Wilga Street.
Duration of view	Short, due to dense vegetation either side of Wilga Street obstructing views beyond.
Distance of view	Approximately 500m, view to tree canopy in distance.
Susceptibility to change	Moderate. The view is created by existing vegetation either side of the road with transmission lines above.
Magnitude of change	Moderate. The size and scale of the proposed development is to be located behind landscape front setback and new street trees which will frame the view as the tree mature. Views to the tree horizon at end of road will be unchanged.

Vantage Point 7 - Mirbelia Parade looking northeast



Figure 62: Photo of existing view from vantage point 7



Figure 63: Photomontage of view from vantage point 7

	Vantage Point 1
Viewer	Motorists and pedestrians travelling along Mirbelia Parade.
Duration of view	Short, due to dominance of existing vegetation and buildings along Mirbelia Parade.
Distance of view	Approximately 200m, views terminate to tree canopy on the subject site.
Susceptibility to change	Moderate The view has a low susceptibility to change due to the rarity in the locality, the view to the ridgeline north of Mona Vale Road can only be experienced from a few public domain locations, however there are no footpaths and limited residents approx 40 dwellings that access this street. .
Magnitude of change	Low. Development on the site is not visible due to retained vegetation in the riparian corridor at the end of Mirabelia Parade (Wilga-Wilson Precinct boundary). The important element of this view, the distance ridgeline will not be impacted.

Vantage Point 8 - Wilga Street looking North



Figure 64: Photo of existing view from vantage point 8



Figure 65: Photomontage of view from vantage point 8

	Vantage Point 1
Viewer	Motorists and pedestrians on Wilga Street.
Duration of view	Moderate, due to the availability of views to hills in the distance. Views into the Wilga Wilson Precinct available where existing properties have large front setbacks and managed vegetation.
Distance of view	Long, view to private dwellings in foreground and hilltop in the distance beyond Mona Vale Road.
Susceptibility to change	Moderate The view has a susceptibility to change due to openness of the vantage point and limited potential for exempt or complying development due to property boundary. However the view is perpendicular to the street with limited number of motorists or pedestrians.
Magnitude of change	High. A new road is proposed from this vantage point which provides greater visibility to buildings on the site. However, the scale of buildings will be similar to the urban form in the existing view, with some partial views to apartment buildings in the distance. The vantage point looking toward the hilltop in the distance is retained along the proposed new street.

Potential Private Vantage Points

Identification of Private Views

The identification of key private vantage points has been ground-truthed via a site visit (17 April 2025).

The identification of key vantage points are based on the frequency of viewers and the visibility of the proposal.

A total of 5 private vantage points were assessed to determine the visual impact of the proposed development. In particular, the Bahai' Temple along Mona Vale Road.

Refer to Figure 66 - Figure 72.

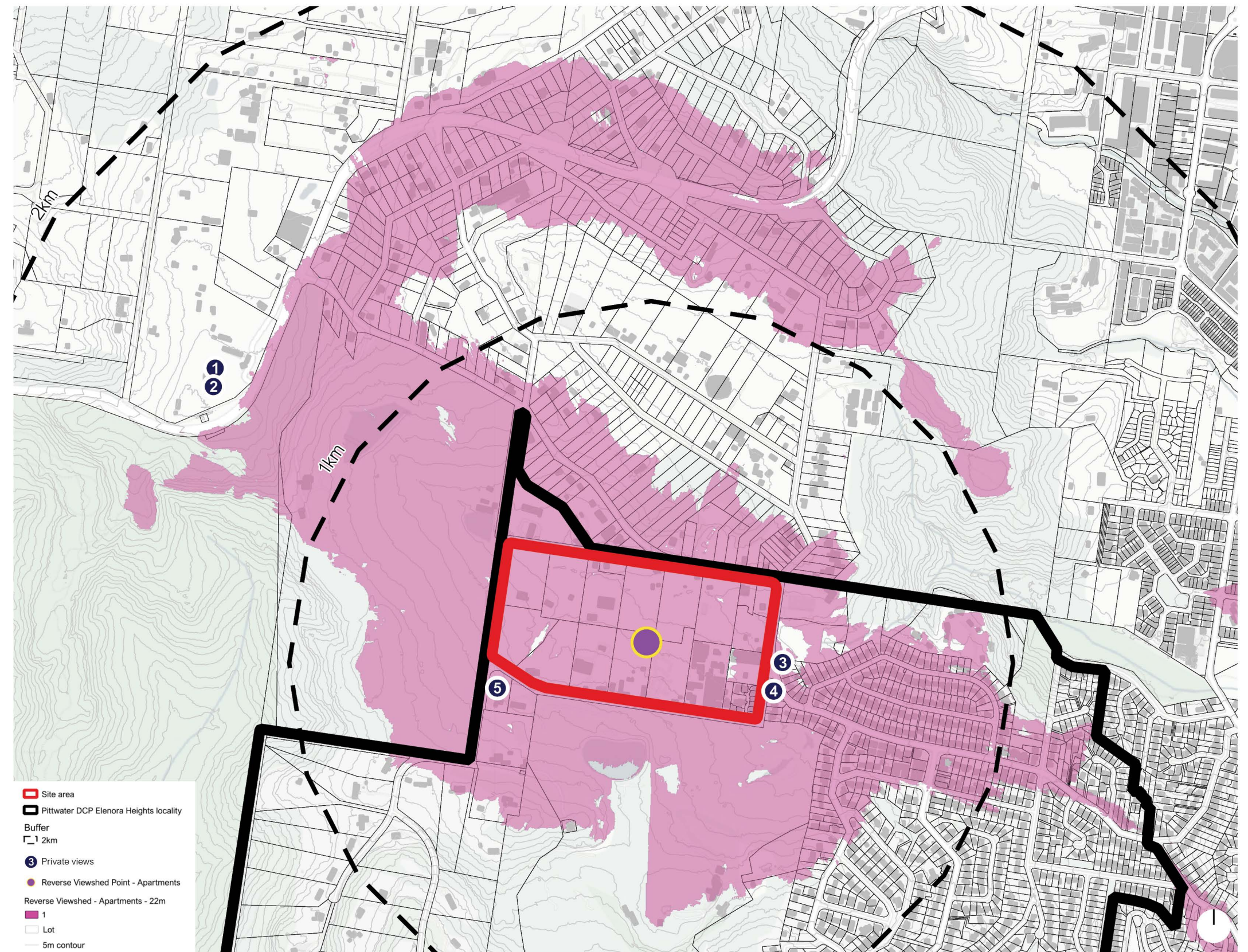


Figure 66: Map of key identified vantage points

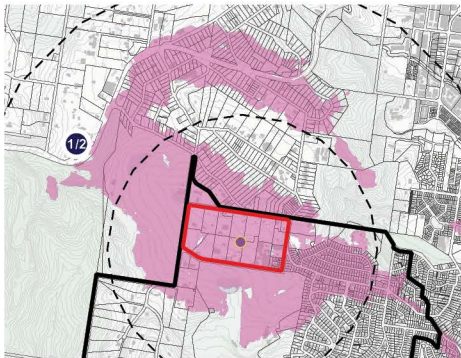
Vantage Point 1 & 2 - Bahai Temple



Figure 67: Photo of existing view from vantage point 1 (Ground Floor of Temple)



Figure 68: Photo of view from vantage point 2 (Viewing Platform, First Floor of Temple)



Proposal Response

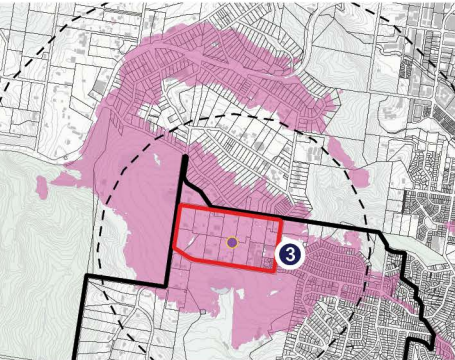
The Wilga-Wilson Precinct is not visible from either the ground floor or first floor levels of the Bahai Temple.

	Vantage Point 1 & 2
Viewer	Patrons attending services at the Temple.
Duration of view	Moderate, for patrons looking towards the site.
Distance of view	Short, approximately 200m. Views looking beyond Mona Vale Road to the east are heavily obscured by existing vegetation in the Garigal National Park.
Susceptibility to change	This view has a moderate susceptibility to change. Views from the Temple are a popular lookout point. However, no views beyond the tree line are visible from the interior or grounds of the Temple. No part of the view is identified as scenic protection on the Scenic Protection area map. The view has largely been unchanged for many years.
Magnitude of change	Nil. As the photos identify in Figure 67 and Figure 68, the site is not visible from either the ground floor or first floor level of the Temple.

Vantage Point 3 - 225, 227, & 229 Powderworks Road



Figure 69: Photo of existing development (location for viewer) at vantage point 3 - front of dwelling



	Vantage Point 3
Viewer	Residents and visitors to 225, 227, & 229 Powderworks Road
Duration of view towards Wilga Wilson Precinct	Moderate, through windows from inside dwellings.
Distance of view	Short, toward vegetation on the Wilga Wilson Precinct.
Susceptibility to change	There is a moderate susceptibility to change, as while windows of the dwelling face the precinct, these are narrow and are not the primary views experience from the dwelling . The primary views are east towards the ocean horizon which is a longer and more uncommon view. Additionally the view to vegetation could be changed with changes to the management of the vegetation within the Wilga Wilson Precinct or re-development permitted under existing controls.
Magnitude of change	Moderate as existing vegetation is to be removed, new road connection, new housing and street trees

Vantage Point 4 - 210 Powderworks Road



Figure 70: Photo of existing development at vantage point 4 - front of dwelling

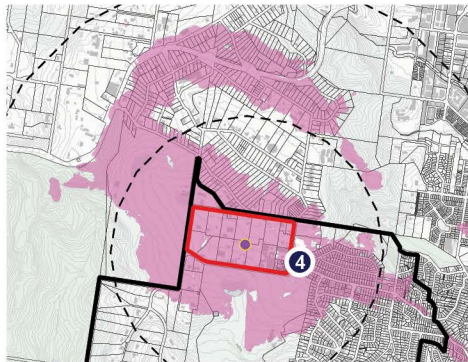


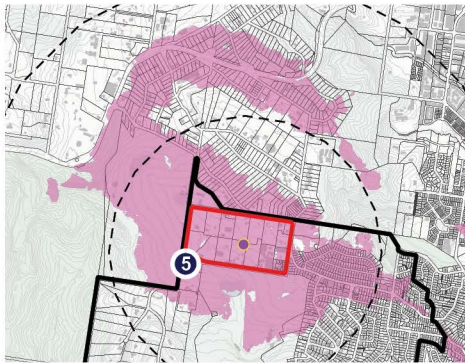
Figure 71: Photo of existing development at vantage point 4 - side elevation of dwelling

	Vantage Point 4
Viewer	Occupants of 210 Powderworks Road
Duration of view to Wilga Wilson Precinct	Moderate ,due to a limited number of narrow windows facing the Wilga Wilson precinct.
Distance of view to Wilga Wilson Precinct	Short, due to existing vegetation located on edge of Wilga Wilson precinct
Susceptibility to change	There is a moderate susceptibility to change, as while windows of the dwelling face the precinct, these are narrow and are not the primary views experience from the dwelling . The primary views are east towards the ocean horizon which is a longer and more uncommon view. Additionally the view to vegetation could be changed with changes to the management of the vegetation within the Wilga Wilson Precinct or re-development permitted under existing controls.
Magnitude of change	Moderate as existing vegetation is to be removed, new road connection, new housing and street trees

Vantage Point 5 - 6 Mirbelia Parade



Figure 72: Photo of location for vantage point 5 - front of dwelling located at the northern end of 6 Mirabelia Parade facing Wilga Street



	Vantage Point 5
Viewer	Occupants of 6 Mirabelia Parade
Duration of view to Wilga Wilson Precinct	Long, from living areas and upper level balcony .
Distance of view	Short to moderate, due to existing trees on Wilga Wilson Precinct. There is potential for distant views to Ingleside over the Wilga Wilson Precinct, however these have not been examined as part of this report.
Susceptibility to change	There is a moderate susceptibility to change, as while views from windows and balconies that face the precinct, it is within a planned urban development area. The views are trees on private land that are subject to management by the landowners within the regulatory framework.
Magnitude of change	Low. Views are primarily looking to the enhanced riparian corridor comprising vegetation management improvements.

6. Conclusion

Landscape character

The characteristics of the Wilga Wilson Precinct and the land surrounding it have been analysed within this report. The Wilga Wilson Precinct is located within the locality of Elanora Heights as defined in the Pittwater DCP 2014 which has been examined in detail. A planning policy review of the Elanora Heights locality found:

- The Wilga Wilson Precinct is located within the Ingleside land release area identified in the Greater Sydney Region Plan, North District Plan and Northern Beaches Local Strategic Planning Statement.
- The Ingleside Growth Area is identified to provide up to 1000 dwellings to meet housing deficits identified under the Northern Beaches Local Housing Strategy (2021).
- The draft Ingleside Place Strategy identified the site as a medium-density residential precinct south of Powderworks Road, featuring townhouses and low-rise apartments on compact 225 m² lots, with walkable neighbourhoods and diverse housing types integrated into a setting of flatter topography, lower bushfire risk, and good access—making it the most suitable area of the land release precinct for intensified development that aligns with sustainability, resilience, and the area's natural character.
- The protection of the natural land form, tree canopy and scenic vistas are key considerations for future development in the "Bushland" character area as identified in the Urban Design Study informing the preparation of the future Northern Beaches LEP and DCP. Development in the bushland character area should be scaled to retain the area's bushland identity by minimising visual bulk in sensitive locations, and maintaining the dominance of natural landscape over built form.

To further analyse the DCP identified Elanora Heights locality, it was separated into smaller landscape character areas based on existing land use and development form. The Wilga-Wilson Precinct is defined as being located within the Mullet Creek Valley landscape character area as part of this analysis, which is characterised as 2 ha lots with approximately 100m wide frontages to Wilga Street, Wilson Street, and Powderworks Road. This area also contains the St Sava Orthodox Church, a seniors housing development at the south-eastern corner, and nursery fronting Powderworks Road. Mullet Creek bisects the landscape character area.

A detailed analysis of the Mullet Creek Valley landscape character area was documented in this report using the landscape character impact assessment tasks outlined in the *Guideline for landscape character and visual impact assessment* (TfNSW, June 2023).

The proposal includes taller building heights towards the centre of the Wilga-Wilson Precinct reducing visibility and potential significant visual impact from surrounding streets at Powderworks Road, Wilga Street and Wilson Avenue. The Masterplan proposes lower building heights adjacent to these streets, which are compatible with the scale of adjacent buildings in the Elanora Heights Locality. Importantly, the bushland character of the locality will be retained through street tree planting which will maintain the dominance of the natural landscape over built form, and through retention and enhancements to riparian corridors.

The existing and desired future character of the land has been derived from a review of planning policies and observations.

Overall, the assessment finds that the proposed development in accordance with masterplan is compatible or consistent with the identified existing or desired future character.

Visual impact assessment

The visual appearance is the primary sense for residents and visitors to experience change as a result of development. The visual impact assessment of the proposal has been prepared and is based on:

- Identifying the visibility of the proposal using a desktop GIS visual catchment assessment and site inspections;
- Identifying key vantage points based on frequency of view and sensitivity to change; and
- Photomontages of the proposal from key public domain vantage points that were then assessed to determine magnitude of change. The susceptibility to change from these vantage points was also assessed.

The public domain viewing points are predominately experienced by motorists travelling up to a speed limit of 60km/hr which consequently limits viewing time. The susceptibility for change is high due to a long history of planned growth in Ingleside, which is documented in current strategic planning policies including the Greater Sydney Regional Plan, North District Plan and Northern Beaches LSPS.

There is also potential for vegetation management, as well as exempt or complying development which could alter existing views of the Wilga-Wilson Precinct in this locality. The magnitude of change in the views are considered low-moderate, with key elements of the existing views being maintained in each circumstance.

Views impacted by the proposal are primarily looking west towards the Mullet Creek treeline. In all circumstances where views to Mullet Creek trees are likely to be impacted, the views from private dwellings are already obstructed by trees in the foreground. Furthermore, viewing angles are impacted by boundary fences and location of window within dwellings. On this basis, it is considered that there are limited impacts on private domain views.

Overall, the assessment finds that impacts to key viewing points from the public domain are limited to streetscape locations very close to the Wilga-Wilson Precinct as a consequence of existing vegetation and development.

There are no important views, including to iconic structures or natural features that have been impacted as a result of the proposal.

The proposed development will not be seen from the entry plaza or the upper level windows of the Baha'i House of Worship.

The visual change resulting from the proposal if developed in accordance with the master plan are limited to a few locations close to the Wilga-Wilson Precinct. It is noted these existing views are subject to change by changes to landscape management and placement of exempt or complying development or development of other permitted land uses on the site.

Impacts on private views of the proposed development are considered reasonable as primary views from dwellings fronting Powderworks Road are to the east, away from the Wilga-Wilson Precinct. The impact is likely to be greatest for the dwelling at No. 6 Mirbelia Parade which fronts the precinct, which generally views vegetation. This impact is mitigated through the inclusion of new street trees and retention and embellishment of the Mullet Creek tributary riparian corridor.



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