

Draft North District Plan

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Suburb: 2085

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[REDACTED], Belrose. NSW 2085

Greater Sydney Planning Commission,

14 December 2017

Submission re Draft North District Structure Plan 2036

Dear Sir,

Thank you for the opportunity to comment on the abovementioned Draft Plan.

I have lived in Belrose since 1970, and since 1984 in the non –urban area adjoining Garigal National Park. We are situated in the Warringah /now Northern Beaches Council deferred area.

1) I note that the non urban area in Belrose North, west of Forest Way is shown on Figure 23, page 95, as being urban area.

Within that area north of Wyatt Avenue, Belrose there are a number of green field sites which are more suitable for use for urban expansion than the area east of Forest Way, which your plan (Figure 1) labels as Metropolitan Rural Area. However, there are areas of pristine bushland west of Forest Way too, which need protection.

2) I also note that the portion of Garigal National Park which is west of Forest Way and which was formerly Davidson Park, (Dedicated for Public Recreation on 14th September 1923), is shown on Figure 1 on page 7, as Major Urban Parkland and Reserve. Why the change of status?

I assume that the change in status may be because you foresee that that portion of Garigal National Park is to play a greater role in relation to it's surrounding urban and future urban areas, by becoming more accessible to the public. I don't object to this concept providing that the Park Management body has sufficient funds to protect the forest area, creeks and riparian zones, fund compliance and manage public use.

3) I note that the District Plans are part of a process in a long time frame, for Figure 1 indicates – 2036. It would appear from Figure 29 that it would be many years before Local Environmental Plans with their Zones, FSR and height become law.

How long probably no one knows, given the LEP 2000 deferred lands have been in limbo for 6 years.

I trust that the process will provide future opportunities for public comment.

Sincerely,

Donal Carr
Resident / Retired Architect.