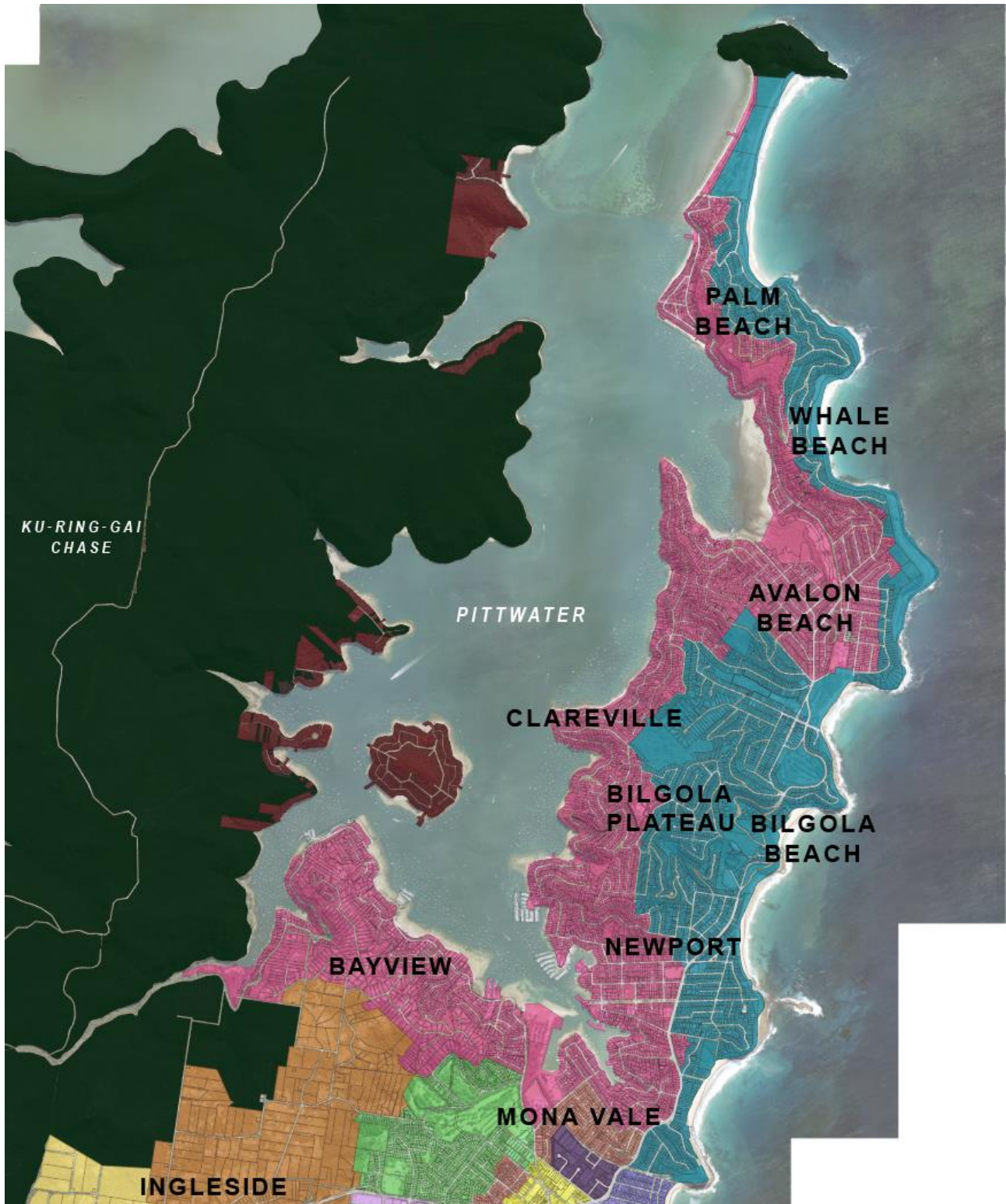


5. Eastern Pittwater Foreshores



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|--|---|
| Eastern Pittwater Foreshore | Coastal Peninsula |
| Western Pittwater Foreshore | Rural Manor House |
| Rural Production | Coastal Inland Suburbs |
| Northern Bushland Suburbs | Mona Vale and Warriewood Coast |
| Industrial | Business Park |
| Strategic Centre | National Park |

The Eastern Pittwater Foreshores character area covers the Pittwater facing side of the peninsula from Palm Beach to Bayview and extends west to include Church Point. The eastern boundary of this character area is defined by the ridgeline it shares with the Coastal Peninsula character area, which is oriented out towards the open ocean to the east.

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The area is characterised by low density residential development that is responsive to the dynamic, steep to sloping landforms from the ridgelines running north to south along the peninsula, down to the Pittwater waterway. The strong visual connection to the Pittwater waterway affords the dwellings significant views to the western foreshore and to be visually prominent from the waterway. Slopes and ridge tops of the area are visually prominent. Extensive tree canopy with dense mature tree plantings provides sheltered and partly shaded positions, distinguishing it from the adjoining Coastal Peninsula area which is more exposed to the open ocean with relatively less canopy coverage.

Desired Future Character

- Protect the low density residential character of the area with future development sympathetic to the natural environment, integrated with the landform and landscape.
- Ensure that building heights are within the tree canopy and maintain views from below the tree canopy to Pittwater waterway.
- Maintain the scale of existing community-focused retail, community, and recreational facilities and ensure that functional land uses reflect the community's needs and aspirations.
- Maintain Church Point as an important link to the offshore communities on Scotland Island and the western foreshores of Pittwater and maintain the operational capacity of working waterfront including slipways.
- Maintain existing vegetation levels and canopy trees with generous setbacks and retention of large lot sizes to support established and new plantings on private land.
- Ensure that development is designed to be safe from hazards, including minimising site disturbance on sloping lots, anticipating risk of coastal inundation and bush fire risks.

Character Elements

Natural environment	
Topography and views	<ul style="list-style-type: none"> • Steeply sloping to undulating land from the waterway to the ridgeline along the Peninsula. • Predominantly escarpment with some plateau, headland, and valley areas. • Views across Pittwater waterway are a defining feature of this character area.
Biodiversity and tree canopy	<ul style="list-style-type: none"> • High vegetation cover both within lots and the streetscape with a significant presence of established trees contributing greatly to the overall character of the area. • Extensive environmental values including numerous threatened species and threatened ecological communities including littoral rainforest, Pittwater Spotted Gum Forest, Coastal Saltmarsh Estuarine swamp oak floodplain forest and swamp Sclerophyll Forest on coastal floodplains.
Natural features and hazards	<ul style="list-style-type: none"> • Estuarine inundation risk exists along most of the harbour foreshore area, while pockets of bush fire prone land exist in more densely vegetated pockets across the character area with flood risks along creeks and streams.

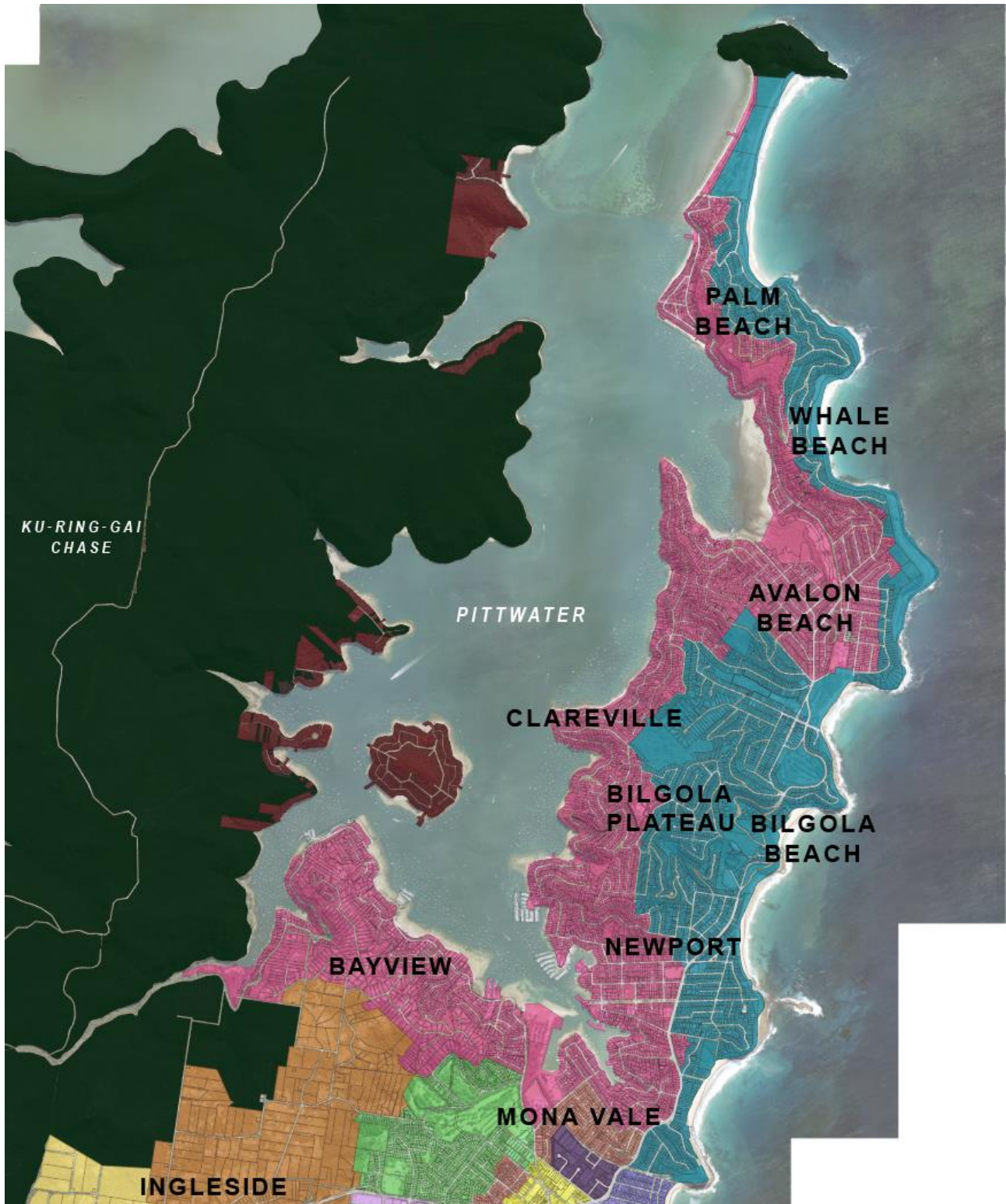
Built form	
Height and density	<ul style="list-style-type: none"> • Predominantly low rise (1-2 storeys) low density suburban residential, single dwellings with limited medium density (generally 3-4 storeys) urban residential developments.
Building styles	<ul style="list-style-type: none"> • Mixed architectural styles with majority post-war, contemporary, and site-specific styles with occasional heritage buildings.
Lot size and block pattern	<ul style="list-style-type: none"> • Predominantly larger lot sizes (>900m²)
Street network	<ul style="list-style-type: none"> • Predominantly organic road development pattern transitioning to modified grid with commonly occurring cul-de-sac and end roads.
Open Space	<ul style="list-style-type: none"> • Harbour facing reserves around Pittwater include Bayview and Careel Bay.

Activity and uses

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Land uses and community facilities	<ul style="list-style-type: none">• Mostly suburban residential with some local and neighbourhood centres.• Some open space reserves of various sizes for passive recreation purposes. There is a strong connection to maritime recreation uses on the Pittwater waterway.
Non-indigenous heritage and culture	<ul style="list-style-type: none">• State heritage listed 'Hy Brasil' house. Locally listed Sandy Beach Jetty, trigonometrical stations, a memorial obelisk, a sandstone retaining wall, trees and World War II Tank Traps.
Aboriginal heritage and culture	<ul style="list-style-type: none">• Although most of the area has low potential for Aboriginal sites due to land disturbance from residential development, there are recorded sites of shell middens, habitation shelters, art and engraving sites in this area with a high potential for unrecorded sites in bushland reserves, foreshore areas, sandstone outcrops, platforms and cliff lines. There have been some recorded sites on private residences. Sandy environments in the area have a high potential for human remains.
Economic activity	<ul style="list-style-type: none">• Maritime industry features strongly with recreational activity enabled by working waterfront activity including marinas and slipways.
Transport and connectivity	<ul style="list-style-type: none">• Accessible via the B-line and other limited local bus routes.• High car-dependency.• Church Point is an important connection to Scotland Island and the western foreshores. Transport access and services are limited by topography and low density.• Constrained by steep topography with disconnected, sparsely occurring footpaths and on-road and shared bicycle routes.

8. Coastal Peninsula



The Coastal Peninsula area forms the coastal-facing portion of the peninsula extending from Palm Beach Headland in the north, to North Mona Vale Headland in the south. The area is strongly influenced by its coastal aspect and steep to sloping topography. The primary aspect of this area is toward the Pacific Ocean to the east. The western boundary is formed by ridgelines which separates the area from the Pittwater

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waterway oriented properties. Vegetation species reflect the exposed coastal position with more hardy species, differentiating the area from the neighbouring, more sheltered Eastern Pittwater Foreshores area.

Development is primarily comprised of low density detached residential dwellings set within natural landscaped settings. Some increase in density is found near the two coastal villages of Avalon and Newport which chiefly serve the local community. These centres have a strong connection to the beaches in terms of built form, culture and recreational activities. Due to the topography, significant views can be obtained toward the ocean. Conversely, the slopes and ridge tops of the locality are visually prominent.

Desired Future Character

- Retain the relaxed, coastal character of the centres of Avalon and Newport.
- Retain the predominantly low density character of suburban areas away from local centres.
- Integrate the built form with immediate surroundings with façade modulation and/or shaded areas (verandas, pergolas etc) with colours and materials that harmonise with the surrounding landscape.
- Minimise the environmental impact of secondary dwellings and ensure that they are located in areas with fewer hazards and other development constraints.
- Ensure that development responds to the local climate and setting, providing resilience to flood risks, shade and shelter to streets, generous public spaces, openings that capture ocean breezes, shade elements.

Character Elements

Natural environment	
Topography and views	<ul style="list-style-type: none"> • Dramatic landforms comprising of predominantly hilly lands with limited flat areas. • Elevated cliff lines and incised beach valleys are common throughout this area. • The topography provides striking regional and coastal views with development in this character area visually prominent.
Biodiversity and tree canopy	<ul style="list-style-type: none"> • Predominantly leafy streets with vegetation that reflects the exposed ocean location with heath and forest that contrast with denser canopy located in nearby sheltered waterway steep lands that face Pittwater. Mature standings of Norfolk Island Pines delineate areas of cultural concentration along beach fronts. • Vegetation includes coastal heathland and grassland, coastal headland clay heath and coastal sandstone forest. Threatened ecological communities include littoral rainforest, Themeda Grassland on seacliffs and headlands; and Eastern Suburbs Banksia Scrub.
Natural features and hazards	<ul style="list-style-type: none"> • Areas of coastal risk are found along steeper coastline areas including bluff/cliff instability and coastal erosion/wave inundation areas.
Built form	
Height and density	<ul style="list-style-type: none"> • Predominantly low rise low density suburban residential single dwelling developments. • Medium density (up to 2-4 storeys) near centres in less visually prominent positions.
Building styles	<ul style="list-style-type: none"> • Mixed architectural styles with the majority being post-war, contemporary, and site-specific styles with limited fragmented standings of heritage buildings throughout.
Lot size and block pattern	<ul style="list-style-type: none"> • Large to medium lot sizes.
Street network	<ul style="list-style-type: none"> • Predominantly comprised of modified grid transitioning to an organic development pattern.
Open Space	<ul style="list-style-type: none"> • Ocean facing surf beaches, adjoining parks, and walking trails along headlands.
Activity and uses	

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Land uses and community facilities	<ul style="list-style-type: none">• Mostly suburban residential with some local and neighbourhood centres.• Surf beaches, ocean rock pools and coastal walking paths are highly valued and frequented.
Non-indigenous heritage and culture	<ul style="list-style-type: none">• Palm Beach has been popular with wealthy holidaymakers since the 1920's with many building holiday cottages in the suburb.• Walter Burley Griffin Lodge is a State heritage item. Locally listed items include Norfolk Island Pine trees, Canary Island Date Palms, ocean rock pools (Palm Beach, Whale Beach, Avalon Beach, Newport), old streetlamps, stone retaining wall, and the Great War Memorial.
Aboriginal heritage and culture	<ul style="list-style-type: none">• Although most of the area has low potential for Aboriginal sites due to land disturbance from residential development, there are recorded sites of shell middens, habitation shelters, art and engraving sites in this area with a high potential for unrecorded sites in bushland reserves, coastline areas, sandstone outcrops, platforms and cliff lines. There have been some recorded sites on private residences. Sandy environments in the area have a high potential for human remains. Headlands were important places for Aboriginal people as viewing places, and places for meals and gathering.
Economic activity	<ul style="list-style-type: none">• The two coastal villages of Avalon and Newport chiefly serve the local community which has a strong connection to the beaches in terms of the built form, culture and recreational activities.
Transport and connectivity	<ul style="list-style-type: none">• Bus services run along Barrenjoey Rd towards Manly.• Coastal walks with lack of footpath connectivity.• High car-dependency.