

TABLE OF AMENDMENTS to Warriewood Valley Strategic Review Addendum Report 2014

Associated with Planning Proposal for 9, 11, 12 & 13 Fern Creek Rd, Warriewood (PP0002/16)

The following table is to be read in conjunction with the exhibited Addendum Report.

Please note that all amendments made to the Addendum Report are shown in **red** text within the exhibited Addendum Report.

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details
#1	No number	Amendment Table	Insert Amendment No 5	Inserted the date of exhibition commencement and the amendment description of <i>'Warriewood Valley Strategic Review Addendum Report amended as a result of Planning Proposal (PP0002/16) enabling the creation of the southern portion of the Planned Central Local Park. A secondary objective was to enable the development of the remaining land in an orderly and economic fashion resulting in the density provision changes over 9, 11, 12 and 13 Fern Creek Road.'</i>
#2	i and ii	Table of Contents	Updated Table of Contents	Amended and inserted new content / page numbers as per red text on pages i & ii
#3	4	End of section 1.3	Amend last paragraph of Section 1.3 to introduce new Table C.	Amended last paragraph of Section 1.3 so it now reads: <i>'The recommended approach for each individual sector is summarised in Table B. These recommendations, effected in 2015 with the adoption of the Addendum Report, results in a net increase of 17 dwellings within the Release Area. Additional 3 dwellings result following the Planning Proposal (PP0002/16), described in Table C.'</i> Refer to change #11 for details on Table C
#4	5	Start of Section 1.4	Amend paragraph within Section 1.4 and split into 2 paragraphs to outline two points.	The first sentence of the original paragraph of Section 1.4 is amended and separated as the first paragraph in this Section which reads: <i>'The recommendations, effected in 2015 with the adoption of the Addendum Report, results in a net increase of 17 dwellings within the Release Area. Additional 3 dwellings result following the Planning Proposal (PP0002/16), described in Table C.'</i>
#5	8	Table B, under <i>Recommendations</i> for Sector '9 Fern Creek Road'	Add footnote for 9 Fern Creek Rd to give background to the result of PP0002/16 and state refer to Table C	Inserted footnote next to '...recommended' that reads: <i>"Table C now applies as a result of Planning Proposal (PP0002/16), effecting the change in land use designation(s)"</i>

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details	
#6	8	Table B, for Sector 901A, under <i>Property Address</i> column regarding 9 Fern Creek Rd	Delete '9' from Property Address	Delete '9' from Property Address (Note: 9 Fern Creek Rd in Sector 901A is an original error)	
#7	8	Table B, for Sector 901A, under <i>Recommendations</i> column, regarding 13 Fern Creek Rd	Add footnote for 13 Fern Creek Road	Inserted footnote next to '...within the sector' that reads: <i>"Result of Planning Proposal (PP0002/16) rezoned 13 Fern Creek Rd to RE1 Public Recreation with no dwelling yield"</i>	
#8	8	Table B, for Sectors 901C and 901G, under <i>Recommendations</i> column	Add footnote for 11 & 12 Fern Creek Road	Inserted footnote next to '...developed together' that reads: <i>"Table C now applies as a result of PP0002/16"</i>	
#9	8	Table B, for Sectors 901C and 901G, under <i>Additional Dwellings</i> column	Add footnote for 11 & 12 Fern Creek Road and state refer to Table C	Inserted footnote next to '0' that reads: <i>'As a result of Planning Proposal (PP0002/16), there is a change in additional dwellings. See Table C.'</i>	
#10	9	Table B, below Sector 10A.2 and towards end of table	To rectify the omission of Sector 10C as it was left out in Table B unintentionally when the Addendum Report was adopted on 17 November 2014.	Inserted new row of cells for Sector 10C as detailed below	
				Sector:	10C
				Property Address:	194 Garden Street
				2010 Planning Framework Land Use Designation:	(Seaside Residential Aged Care Facility) Mixed Residential
				Recommendations:	Residential – Low Density land use designation recommended
				Additional Dwellings:	17
				Also Inserted a footnote next to '10C' under Sector column that reads: <i>"Sector 10C was unintentionally omitted from Table B, however was detailed elsewhere in the Addendum Report adopted on 17 November 2014"</i>	

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details
#11	10	After Table B	Introduce new Table C - <i>Revised dwelling yields affecting Sectors part of 901A, 901C, 901G & 9 Fern Creek Rd as a result of Planning Proposal (PP0002/16)</i>	Following on from change #3, new Table C is inserted which includes details of outcomes & additional dwelling yields as a result of PP0002/16 (See exhibited Addendum Report for full details of the table set-out)
#12	35 & 36	After section 4.3.3 Sector 901D and 901E, and 901C and 901	Introduce new section 4.3.3.1 - Sectors 901C, 901G and 9 Fern Creek Road	After section 4.3.3, inserted new section 4.3.3.1 - <i>Sectors 901C, 901G and 9 Fern Creek Road</i> to describe: <i>‘On 19 March 2016 Council endorsed the concept masterplan for the southern component of Central Local Park as an indicative plan only, in terms of the land use arrangement of the concept open space / park areas on Sectors 901C, 901G and 9 Fern Creek Road.’</i> Inserted the <i>Figure 1: Concept Masterplan for the Central Local Park (Council endorsed on 19 March 2016)</i> Then continue with the following text: <i>‘The Planning Proposal (PP0002/16) facilitates the agreed vision of March 2016 as expressed in Figure 1, by providing a more linear open space, configuration on the southern side of Fern Creek, and residential development opportunity on the balance of the properties.’</i>
#13	46	Section 5.2.4 Sectors 901D and 901E, 901C and 901G	Add footnote to introduce Section 5.2.8	Inserted footnote next to ‘...with one yield’ to alert reader to refer to new section 5.2.8 that reads: <i>‘Updated following Council decision, see Section 5.2.8 - Clarification of dwelling yield allocation within Sectors 901C, 901G and 9 Fern Creek Road’</i>
#14	47	2 nd section 5.2.6	Correct 2 nd 5.2.6 to 5.2.7	Numbering sequence needs to be corrected as it was incorrect initially. Re-numbered from 5.2.6 to 5.2.7 The section titled <i>‘Clarification of dwelling yield allocation within Section 901A’</i> is now section 5.2.7
#15	47	2 nd section 5.2.6 (now referred as section 5.2.7 as per change #14)	Confirming 9 Fern Creek Rd removed from Sector 901A in re-numbered section 5.2.7	Inserted a sentence towards the end of first paragraph in section 5.2.7 <i>Clarification of dwelling yield allocation within Sector 901A</i> that reads: <i>‘9 Fern Creek Road was rezoned as an individual sector, distinct from Sector 901A’</i>

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details
#16	48	Table 6, rows of cells for 9 and 13 Fern Creek Rd	Hatch rows of cells for 9 and 13 Fern Creek Road from Table 6 to indicate they are no longer applicable and add new footnote	Hatched entire rows of 9 & 13 Fern Creek Rd of Table 6 Amended title of <i>Table 6: Pro-rata dwelling yield for individual parcels in Sector 901A</i> by adding '(UPDATED)' and inserted footnote next to title of Table 6 that reads: <i>'Table 6 shown hatched on 9 & 13 Fern Creek Road due to Planning Proposal as details in Section 5.2.8 - Clarification of dwelling yield allocation within Sectors 901C, 901G and 9 Fern Creek Road'</i>
#17	49	After Table 6	Insert new Section '5.2.8 Clarification of dwelling yield allocation within Sectors 901C, 901G and 9 Fern Creek Road' after Table 6 After new Section 5.2.8 text, introduce new Table 7 – "Pro-rata" dwelling yield for individual parcels in Sectors 901C, 901G and 9 Fern Creek Road	Introduce new section 5.2.8 to appear after Table 6 and insert the following paragraphs: <i>'The Warriewood Valley Strategic Review Addendum Report (2014) as at 17 November 2014 recommended that sectors 901C and 901G be developed together. On 30 May 2017, Council resolved to progress Planning Proposal (PP0002/16), resulting in the portion of land deemed suitable for residential opportunity to be developed together to facilitate an optimal urban design outcome.</i> <i>Conversely, the northern portions of Sectors 901C, 901G & 9 Fern Creek Road as well as 13 Fern Creek Road are more suited for passive recreation, the southern extension of the inner creekline corridor and the creation of the southern portion of the Planned Central Local Park. To provide clarity, the minimum and maximum dwelling yield for individual parcels in Sectors 901C, 901G and 9 Fern Creek Road is detailed in Table 7.'</i> After new section 5.2.8, inserted new Table 7 (See exhibited Addendum Report for full details of the table set-out)
#18	49	Original section 5.2.7	Re-number original section 5.2.7 to section 5.2.9	Re-numbered original 5.2.7 to new 5.2.9 because the added sections affect the numbering sequence.
#19	52	Section 5.5	Amend first paragraph in section 5.5 to confirm updated net dwelling yield	Amended first paragraph in section 5.5 which reads: <i>'The recommendations, effected in 2015 with the adoption of the Addendum Report, results in a net increase of 17 dwellings within the Release Area. A summary of the additional dwellings recommended is outlined in Appendix 3. Additional 3 dwellings result following the Planning Proposal (PP0002/16), as described in Appendix 3A.'</i>
#20	55	Map 4 – Residential Density Map	Make changes to 9, 11, 12 & 13 Fern Creek Rd on Map 4 to reflect outcomes of Planning Proposal (PP0002/16)	Revised map 4 for 9, 11, 12 & 13 Fern Creek Rd, to show new zoning boundaries and apply respective density colours to these affected lots. (See exhibited Addendum Report for full details of the revised map) Inserted '(UPDATED)' next to title of Map 4

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details
#21	56	Map 5 – Land Use Designation Map	Make changes to 9, 11, 12 & 13 Fern Creek Rd on Map 4 to reflect outcomes of Planning Proposal (PP0002/16)	Revised map 5 for 9, 11, 12 & 13 Fern Creek Rd, to show new zoning boundaries and apply respective Land Use Designation colours to these affected lots. (See exhibited Addendum Report for full details of the revised map) Inserted '(UPDATED)' next to title of Map 5
#22	59	6.0 Conclusion	Amend 2 nd paragraph of 6.0 Conclusion to confirm net increase in number of dwellings has changed as a result of PP0002/16	Amended 2 nd paragraph in 6.0 Conclusion that reads: <i>'The recommended forward path for each sector has considered the applicable environmental affectations and the patterns of existing development and will result in appropriate levels of development within the Release Area. The recommendations, effected in 2015 with the adoption of the Addendum Report results in a net increase of 17 dwellings in the Release Area. Additional 3 dwellings result following the Planning Proposal (PP0002/16). This relatively minor additional development yield is able to be accommodated within the Release Area.'</i>
#23	69	Appendix 2, for Sector 901G, under 'Comments' column regarding 11 Fern Creek Road	Add new paragraph to detail changes to 11 Fern Creek Road as a result of this Planning Proposal	Inserted a new paragraph to the end of 'Comments' table cell for '901G' that reads: <i>'This sector is subject to a Planning Proposal (PP0002/16), effecting a different development outcome. See Section 5.2.8 of this report or PP0002/16 on 'Application Search' on Council's website for more details.'</i>
#24	70	Appendix 2, for Sector 901C, under 'Comments' column regarding 12 Fern Creek Road	Add new paragraph to detail changes to 12 Fern Creek Road as a result of this Planning Proposal	Inserted a new paragraph to the end of 'Comments' table cell for '901C' that reads: <i>'This sector is subject to a Planning Proposal (PP0002/16), effecting a different development outcome. See Section 5.2.8 of this report or PP0002/16 on 'Application Search' on Council's website for more details.'</i>
#25	74	Title of 'Appendix 3: Recommendations for Residential Sectors'	To provide clarity for Appendix 3, add 'as at 17 November 2014' to the end of the title	Inserted 'as at 17 November 2014' to the end of the title
#26	75	Appendix 3, for 9 Fern Creek Road, under 'Sector' column	Add footnote for 9 Fern Creek Road	Inserted footnote next to '9 Fern Creek Road' that reads: <i>'Updated 2017, see Appendix 3A for more details'</i>
#27	75	Appendix 3, for Sector 901G, under 'Sector' column regarding 11 Fern Creek Road	Add footnote for 11 Fern Creek Road	Inserted footnote next to '901G' that reads: <i>'Updated 2017, see Appendix 3A for more details'</i>

Change #	Page Number	Where is the amendment located in the Addendum Report?	What Amendments are to be made?	Amendment details
#28	76	Appendix 3, for Sector 901C, under 'Sector' column	Add footnote for 12 Fern Creek Road	Inserted footnote next to "901C" that reads: <i>'Updated 2017, see Appendix 3A for more details'</i>
#29	78	After Appendix 3 Table	Introduce new Appendix 3A table	Inserted new Appendix 3A table which includes details of outcomes & additional dwelling yields as a result of PP0002/16 (See exhibited Addendum Report for full details of the Appendix table set-out)
#30	81	<i>References</i> List	Add Planning Proposal – PP0002/16 as a new item to the reference list	Inserted towards the end of the reference list: <i>'Planning Proposal (PP0002/16) – 9, 11, 12 & 13 Fern Creek Road, Warriewood - To create the southern portion of the planned Central Local Park, Warriewood Valley'</i>

LIST OF NEW TABLES & MAPS ADDED TO ADDENDUM REPORT 2014 AMENDMENT as a result of PP0002/16

As per change #11 - new Table C after Table B

Table C: Revised dwelling yields affecting Sectors 901A (part), 901C, 901G and 9 Fern Creek Rd as a result of Planning Proposal (PP0002/16)

Property Description (Lot, DP)		Sector	Developable Area (m2)**	Density Range identified prior to 2015+	Min Dwelling Yield		Max Dwelling Yield		Net Increase or Decrease of dwellings	As a result of Planning Proposal (PP0002/16)
					Pre*	Post*	Pre*	Post*		
Southern portion of	9 Fern Creek Rd (Lot 5, DP 736961)	9 Fern Creek Rd	5,374	25/ha min 32/ha max	0	13	0	17	Increase of 17 dwellings (max) Increase of 13 dwellings (min)	Not more than 33 dwellings or less than 26 dwellings
	11 Fern Creek Rd (Lot 11, DP 1092788)	901G	3,174	10/ha min and max	23	3	28	3	Decrease of 12 dwellings (max)	
	12 Fern Creek Rd (Lot 12, DP 1092788)	901C	4,075	25/ha min 32/ha max		10		13	Decrease of 10 dwellings (min)	
13 Fern Creek Rd (Lot 13, DP 1092788)		(formerly) Part of 901A	0	25/ha min 32/ha max	2	0	2	0	Decrease of 2 dwellings (max and min)	0 (now designated for 'Public Recreation')
Total			12,623		25	26	30	33	Overall increase of 3 dwellings	26 (Minimum) to 33 (Maximum)

* "Pre" – pre-Planning Proposal (PP0002/16); "Post" – post-Planning Proposal (PP0002/16)

** Developable area is the individual site area designated for "residential" only

+ **Prior to 2015** means when Warriewood Valley Strategic Review 2012 was adopted on 12 June 2013 or when Warriewood Valley Strategic Review Addendum Report 2014 was adopted on 17 November 2014

Table 7: “Pro-rata” dwelling yield for individual parcels in Sectors 901C, 901G and 9 Fern Creek Road

Address (Sector)		Developable Area (m ²)**	Density Range (dwellings / developable hectare)		Minimum Dwelling Yield		Maximum Dwelling Yield	
			Pre*	Post*	Pre*	Post*	Pre*	Post*
Southern Portion of	9 Fern Creek Road	5,374	25 to 32	25 to 32	0	13	0	17
	11 Fern Creek Rd (901G)	3,174	10	10	23	3	28	3
	12 Fern Creek Rd (901C)	4,075	25 to 32	25 to 32		10		13
13 Fern Creek Rd (formerly part of 901A)+		0	25 to 32	-	2	0	2	0
TOTAL		12,623			25	26	30	33

* “Pre” - pre-Planning Proposal - PP0002/16; “Post” – post-Planning Proposal- PP0002/16

** Developable area is the individual site area designated for “residential” only

+ 13 Fern Creek Rd removed from Sector 901A as a result of Planning Proposal (PP0002/16)

Appendix 3A: Revised recommendations affecting Sectors part of 901A, 901C, 901G & 9 Fern Creek Rd as a result of Planning Proposal (PP0002/16)

Property Description (Sector)	Addendum Report recommended land use designation (as at 17 Nov 2014)	Updated land use designation (result of PP0002/16)	Min and Max Dwelling Yield* (as at 17 Nov 2014)	Revised Min and Max Dwelling Yield** (result of PP0002/16)	Comments / Recommended Forward Paths (i.e. identified changes to PLEP 2014)		
					Northern Portion	Southern Portion	
9 Fern Creek Rd	Recreation	Northern portion for Recreation	0	13 to 17	Rezone to RE1 - Public Recreation Height of Building remains 8.5m	Remains as R3 – Medium Density Residential Amend Height of Building map to 10.5m	Southern portions of sectors 901C, 901G and 9 Fern Creek Rd are to be developed together as one sector. Amend Cl. 6.1(3) under PLEP 2014 for Sectors 901C, 901G & 9 Fern Creek Rd, specifically to: <ul style="list-style-type: none">▪ Delete <i>“9 Fern Creek Road – No dwellings”</i>▪ Make changes to reflect <i>“Southern portions to Sector 901 C, 901 G & 9 Fern Creek Rd - Not more than 28-33 dwellings or less than 23-26 dwellings”</i>
12 Fern Creek Rd (901C)	Residential Low Density	Southern portion for Medium Density Residential	23 to 28	10 to 13	Rezone to RE1 - Public Recreation Amend Height of Building map to 8.5m	Remains as R3 - Medium Density Residential Height of Building map remains 10.5m	
11 Fern Creek Rd (901G)	Residential Medium Density	Northern portion for Recreation Southern portion for Low Density Residential		3 to 3			
13 Fern Creek Rd (Part of 901A)	Mixed residential (as part of 901A)	Removed from Sector 901A Designated for Recreation	2 to 2	0	Rezone to RE1 - Public Recreation Amend Height of Building map to 8.5m Amend Cl. 6.1(3) under PLEP 2014 to remove 2 dwellings from 901A, to specifically state: <i>“Sector 901A - Not more than 192 dwellings or less than 156-154 dwellings”</i>		
Total Dwelling Yields			25 (min) to 30 (max)	26 (min) to 33 (max)			

* Pre-Planning Proposal (PP0002/16) – Warriewood Valley Strategic Review Addendum Report 2014 recommended dwelling yields as at 17 Nov 2014

** Post-Planning Proposal (PP0002/16) - Warriewood Valley Strategic Review Addendum Report resulting dwelling yields as an outcome of Planning Proposal (PP0002/16)



