

STATEMENT OF INTENT FOR PLANNING PROPOSAL AT 9, 11, 12 & 13 FERN CREEK ROAD, WARRIEWOOD (PP0002/16)

Northern Beaches Council would like to advise that a Planning Proposal for 9, 11, 12 & 13 Fern Creek Road, Warriewood will be on public exhibition from 23 September 2017 to 3 November 2017, following Council's resolution of 30 May 2017 and subsequently, a Gateway Determination issued on 7 July 2017 to progress the rezoning of these sites.



The Planning Proposal is amending the Pittwater Local Environmental Plan 2014 to –

- 1) Rezone the northern portions of 9, 11 & 12 Fern Creek Rd from R3 (Medium Density) to RE1 (Public Recreation). (See Figures 1 and 2)
- 2) Rezone 13 Fern Creek Rd from R3 (Medium Density) to RE1 (Public Recreation). (See Figures 1 and 2)
- 3) Amend the Height of Building Map applying to northern portions of 11 & 12 Fern Creek Rd, from 10.5m to 8.5. (See Figures 3 and 4)
- 4) Amend the Height of Building Map applying to 13 Fern Creek Rd, from 10.5m to 8.5m. (See Figures 3 and 4)
- 5) Amend the Height of Building Map applying to southern portion of 9 Fern Creek Rd, from 8.5m to 10.5m for (See Figures 3 and 4)

- 6) Amend the provisions in Part 6, Clause 6.1(3) regarding the permitted number of dwellings as it relates to the subject properties:
- Delete '9 Fern Creek Road. – No dwellings'
 - Amend '901C & 901G - Not more than 28 dwellings or less than 23 dwellings' as it relates to 11 & 12 Fern Creek Road and replace with '901C & 901G & 9 Fern Creek Rd - Not more than 33 dwellings or less than 26 dwellings'
 - Remove 13 Fern Creek Road from Sector 901A (as this property will no longer have any dwelling contribution to Sector 901A as a result of this Planning Proposal)
 - Amend '901A - Not more than 192 dwellings or less than 156 dwellings' as it relates to 13 Fern Creek Road and replace with '901A - Not more than 190 dwellings or less than 154 dwellings'

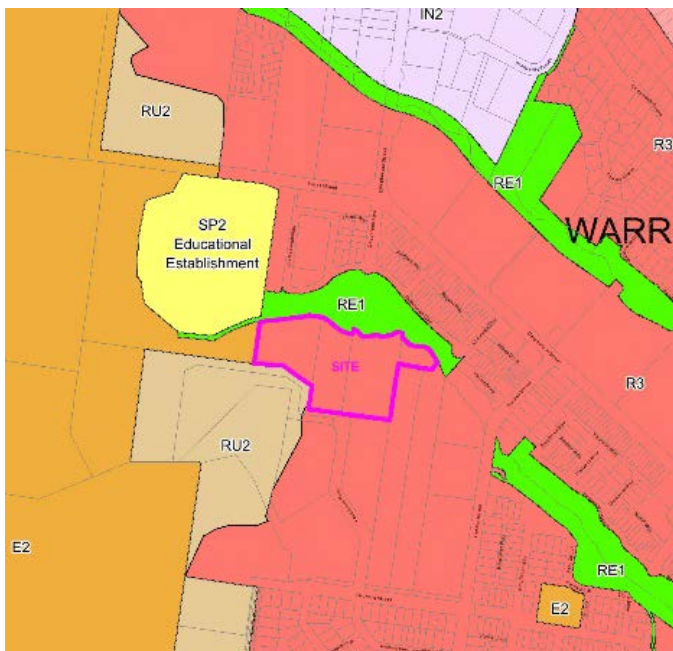


Figure 1: Existing land use zoning map

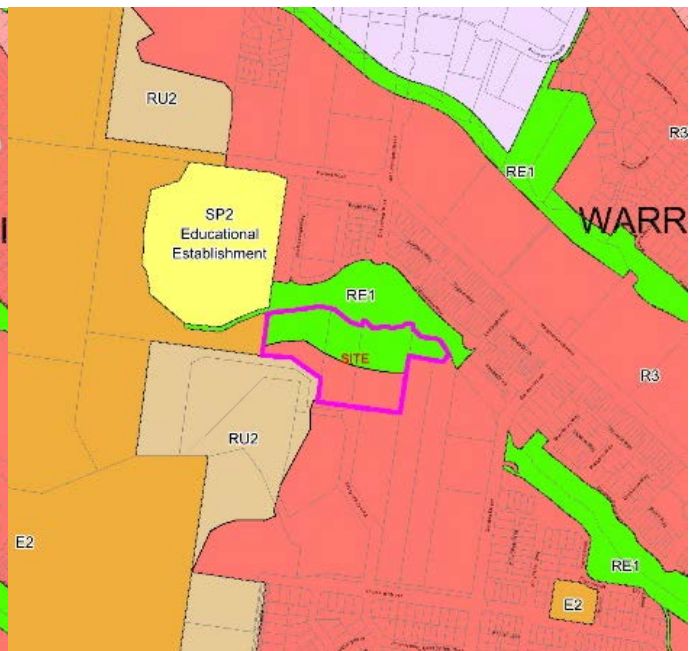


Figure 2: Proposed land use zoning map

| | |
|-----|----------------------------|
| R3 | Medium Density Residential |
| RE1 | Public Recreation |

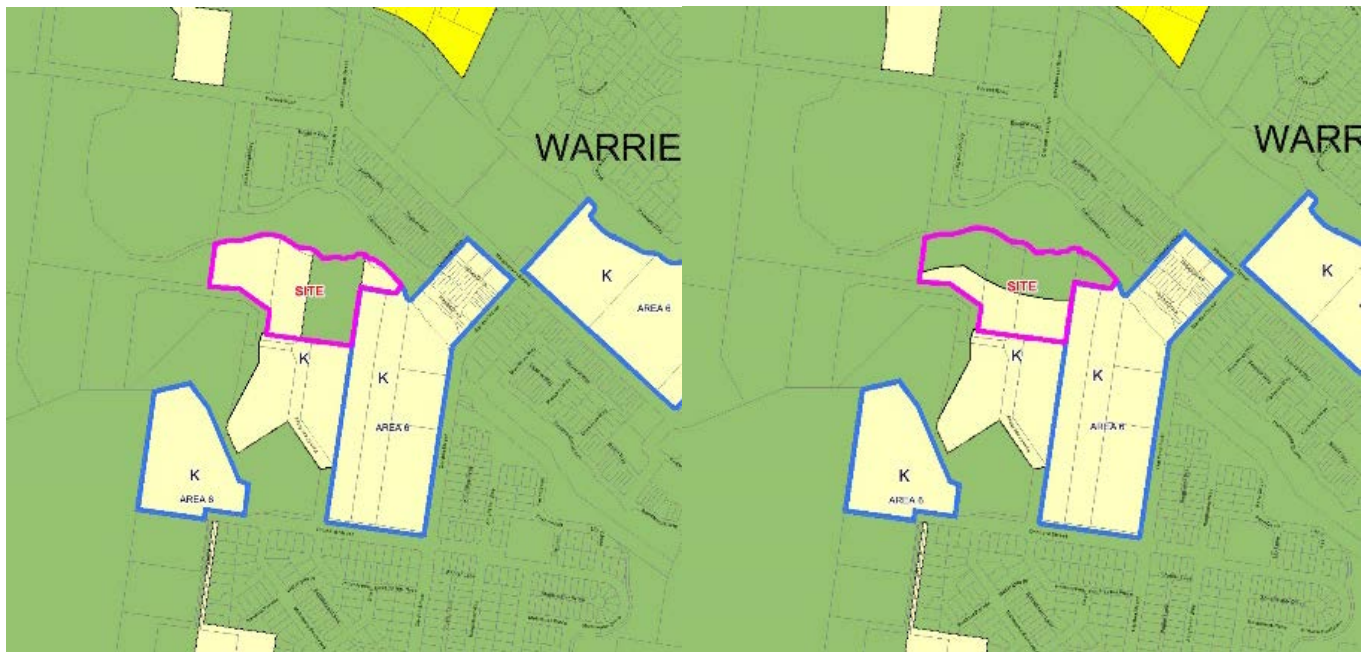


Figure 3: Existing height of building map

Figure 4: Proposed height of building map

| | |
|---|------|
| I | 8.5 |
| K | 10.5 |

Also on exhibition:

As part of this Planning Proposal, the rezoning of the subject properties and the amendments to the number of dwellings as they apply to each sector, will also result changes to be made to the Warriewood Valley Strategic Review Addendum Report and minor changes to the Pittwater 21 Development Control Plan, Control C6.11 - *Additional Specifications for development of Sector 901A to 901H*

(See 'Table of Amendments' for the Addendum Report and for the DCP and the exhibited 'track changes' documents)

What documents are on exhibition:

1. Planning Proposal submitted by the applicant (prepared by GLN Planning)
2. Cover letter submitted by the applicant (prepared by GLN Planning)
3. Planning Proposal Assessment Report (prepared by Independent Planning Consultant)
4. Pittwater Local Environmental Plan 2014 existing zoning map
5. Pittwater Local Environmental Plan 2014 proposed zoning map
6. Pittwater Local Environmental Plan 2014 existing height of building map
7. Pittwater Local Environmental Plan 2014 proposed height of building map
8. Draft amended Warriewood Valley Strategic Review Addendum Report (with 'tracked changes' and attached Table of Amendments)

9. Draft amended Pittwater 21 Development Control Plan, *Control C6.11 – Additional Specifications for development of Sector 901A to 901H* (with 'tracked changes' and attached Table of Amendments);
10. Phase 1 and 2 Contamination Investigation for Proposed Residential Subdivision Development and Open Space Report (Prepared by GeoEnviro Consultancy Pty Ltd)
11. Applicant's Response to Flood Affection (Prepared by GLN Planning)
12. Survey Plan (Prepared by Steve Davey & Associates)
13. Council's Executive Manager, Parks and Recreation Correspondence Email - confirming no further testing needed for 13 Fern Creek Rd, Warriewood
14. Applicant and Council's Property Commercial & Tourist Assets team Email Correspondence - confirming consolidating the subject lots to form 2 resulting lots to facilitate land ownership transfer in a future subdivision Development Application.

The following background materials are also available for reference:

- Gateway Determination issued by Department of Planning and Environment – 7 July 2017
- Extract of Section 117 Directions under Environmental Planning & Assessment Act 1979
- Council Report relating to progressing PP0002/16 – 30 May 2017
- Council Minutes and resolution relating to progressing PP0002/16 – 30 May 2017
- Probity Report – May 2017 (Prepared by Procure Group)
- Planning Proposal Assessment Report – May 2017 (prepared by Independent Planning Consultant)
- Council Report & Resolution relating to the Planned Local Central Park - 19 Mar 2016
- Signed Memorandum Of Understanding (MOU) - Sept 2015 & Land Swap Deed of Agreement - Mar 2016

For enquiries, please contact Strategic and Place Planning on 1300 434 434