

ATTACHMENT BOOKLET 3

ORDINARY COUNCIL MEETING

TUESDAY 30 MAY 2017

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Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
DA3754/1990	Section 96 to modify approved Extension of trading hours – involving the extension of the hours of operation from 8.00am to 10.00pm Monday to Saturday and 9.00am to 7.00pm on Sundays with a twelve month trial period of extended hours up to 11.00pm Monday to Saturday - Part 2	7-9 Marine Parade, MANLY NSW 2095	Approval	Refused MIAP	18/02/2016
DA132/2015	Alterations and additions to an existing building including changes to the existing ground floor commercial level, addition of new shop top housing at rear with ground floor commercial, two (2) storeys above comprising of four (4) residential units, tree removal, stairs and landscaping	402 Sydney Road BALGOWLAH NSW 2093	Approval	Approved MIAP	18/02/2016
DA184/2015	Alterations and additions to an existing dwelling house including first floor addition with external metal stairs and establishment of use as an attached secondary dwelling	103 Pittwater Road MANLY NSW 2095	Approval	Approved MIAP	18/02/2016
DA221/2015	Alterations and additions to an existing Shop Top housing development including demolition of existing garage and in ground swimming pool, construction of new storey rear addition and loft addition, internal alterations, new carparking for 5 (five) cars and One (1) loading bay area and Strata Subdivision	169 Pittwater Road MANLY NSW 2095	Approval	Approved MIAP	18/02/2016
DA232/2015	Alterations and additions to an existing dwelling house including new rear secondary dwelling and rear garage, new rear ground floor addition and new front carport	67 Birkley Road MANLY NSW 2095	Approval	Approved MIAP	18/02/2016
DA236/2015	Demolition of an existing structures,	323 Sydney Road	Refusal	Refused	18/02/2016

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	construction of a four (4) storey Residential Flat Building containing fifteen (15) units including five (5) affordable rental units, eleven (11) car parking spaces) with basement carpark, decks and landscaping	BALGOWLAH NSW 2093	MIAP	
DA250/2015	Demolition of existing structures with tree removal, construction of a new two (2) storey dwelling, double garage, driveway, swimming pool and landscaping	19 Gordon Street CLONTARF NSW 2093	Approved MIAP	18/02/2016
DA289/2015	Installation of a wall in an existing shop to create two (2) separate tenancies, change of use to an Indoor Recreational Facility, fitout, signage hours of operation being Monday to Friday from 5.00am to 8.00pm and Saturday from 7.00am to 10.00am – Shop 2 - F45 Traini	22 Central Avenue MANLY NSW 2095	Approved MIAP	18/02/2016
DA8/2016	Alterations and additions to an existing Residential Flat Building including demolition of existing timber deck, sliding and garage doors, rear addition with deck, attic storage addition with dormer window, internal modifications, new garage door, new windows, doors and roof extension - 61B Boyle Street, Balgowlah	61A-61B Boyle Street BALGOWLAH NSW 209	Approved MIAP	17/03/2016
DA167/2015	Demolition of existing structures, construction of three (3) storey hotel with thirty-six (36) rooms, basement car parking with twenty-two (22) spaces and landscaping – Manly Lodge	22 Victoria Parade MANLY NSW 2095	Approved MIAP	17/03/2016
DA181/2012	Section 96 to modify approved Demolition of the existing buildings, construction of two (2) separate buildings, consisting of a three (3) level and a five (5) level building for a mixed use development comprising of three (3) commercial spaces, thirty-six (36) residential apartments and two (2) level basement car	69 Pittwater Road MANLY NSW 2095	Approved MIAP	17/03/2016

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	park with forty four (44) spaces – involving extension to basement level, additional of balconies, modifications to windows and internal reconfiguration – Part 2				
DA273/2006	Section 96 to modify approved Alterations and additions to an existing two (2) storey dwelling including addition of a basement double garage – involving new windows, new cladding, new fence, new gate, side extensions, changes to garage, roof, internal alterations and front balcony – Part 7	1 Beatty Street BALGOWLAH HEIGHTS NSW 2093	Approval	Approved MIAP	17/03/2016
DA276/2015	AMENDED PLANS - Alterations and additions to existing building including change of use to a restaurant, alterations to the front façade, internal alterations and hours of operation from 10am to 2am (Monday to Saturday), 10am to midnight (on Sunday), the second floor area with retractable roof and ground floor dining area from 10am to midnight (Monday to Sunday)	36-38 South Steyne MANLY NSW 2095	Approval	Approved MIAP	17/03/2016
DA294/2015	Alterations and additions to an existing dwelling house including raising the existing house, construction of a new double garage and covered outdoor area underneath, new driveway and new internal and external stairs	10 Carlton Street MANLY NSW 2095	Approval	Refused MIAP	17/03/2016
DA17/2016	Alterations and additions to an existing Residential Flat Building including second floor addition with balcony and internal alterations – Unit 3	7 Fairlight Street MANLY NSW 2095	Approval	Approved MIAP	21/04/2016
DA230/2015	AMENDED PLANS - Alterations and additions to existing Telstra building including Construction of a new Five (5) level shop top housing development containing retail, commercial uses to part of the building, Twenty five (25) residential units, three (3)	21 Belgrave Street MANLY NSW 2095	Approval	Approved MIAP	21/04/2016

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	level basement car parking accommodating five (5) level car stacker for Forty six (46) spaces, Stratum Subdivision, two designated on-street spaces at Whistler Street and landscaping works					
DA231/2015	Alterations and additions to an existing dwelling house including first floor addition, new rear lower ground floor and ground floor addition, enlargement of existing front garage, new rear ground floor deck, new roof and landscaping	139 Seaforth Crescent SEAFORTH NSW 2092	Approval	Approved MIAP	21/04/2016	
DA249/2015	Alterations and additions to an existing dwelling house including a new first floor addition and internal modification to existing ground floor	36 Collingwood Street MANLY NSW 2095	Approval	Refused MIAP	21/04/2016	
DA269/2015	Construction of a new three (3) storey dwelling house, with double garage, internal lift, swimming pool and landscaping	77 Bower Street MANLY NSW 2095	Approval	Approved MIAP	21/04/2016	
DA277/2015	Amended Plans - Alterations and additions to an existing dwelling house including first floor addition, demolition of carport and out building, new double carport, two storey out building and landscaping	13 Ogilvy Road CLONTARF NSW 2093	Approval	Approved MIAP	21/04/2016	
DA291/2015	Alterations and additions to an existing dwelling including the construction of a new rear detached 2 storey secondary dwelling including ground floor garage	48 Birkley Road MANLY NSW 2095	Approval	Approved MIAP	21/04/2016	
DA298/2015	AMENDED PLANS - Alterations and additions to an existing dwelling including demolition of existing deck, driveway and garage, construction of a new elevated driveway and garage, front first floor extension with new terrace and vergola, new deck, external stairs and landscaping	11 Ogilvy Road CLONTARF NSW 2093	Approval	Approved MIAP	21/04/2016	
DA314/2015	Alterations and additions to an existing	71 Lauderdale	Approval	Approved	21/04/2016	

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		Avenue FAIRLIGHT NSW 2094		MIAP	
DA384/2009	dwelling house including a new rear in-ground swimming pool, new rear deck, new garage, roof and landscaping Section 96 to modify approved Alterations and additions to an existing four (4) storey Residential Flat Building including two (2) additional storeys comprising of four (4) units – involving deletion of condition of consent ANS06 regarding terraces to Units 9 and 10, changes to internal layouts, modifications windows, doors, external façade and roof of the additional floors - Part 4	31 Victoria Parade MANLY NSW 2095	Approval	Approved MIAP	21/04/2016
DA684/1999	Section 96 to modify approved Change of hours of operation and eating- Shop 1 In situ Manly – involving extension to hours of operation from 8am to midnight , Monday to Sunday – seven (7) days – Insitu - Part 6	9-15 Central Avenue MANLY NSW 2095	Approval	Approved MIAP	21/04/2016

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Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
DA2015/0692	Demolition works and Construction of a Boarding House	31 Forest Way Frenchs Forest	Refusal	Refused NBDAP-C	9/03/2016
Mod2015/0229	Modification of Development Consent DA2011/0941 granted for use of premises as an entertainment facility and housing	85 Allambie Road Allambie Heights	Approval	Approved NBDAP-C	9/03/2016
DA2015/1006	Use of premises as an art studio and gallery	Por 1085 Oxford Falls Road	Approval	Approved NBDAP-C	13/04/2016
DA2015/0815	Alterations and additions to a recreational facility (outdoor) and registered club	146 Forest Way Belrose	Approval	Approved NBDAP-C	13/04/2016
DA2015/1267	Alterations and Additions to a Residential Flat Building	1a Queenscliff Road Queenscliff	Approval	Approved NBDAP-C	11/05/2016
DA2015/1164	Demolition Works And Construction Of A Residential Flat Building And Strata Subdivision	65 Pacific Parade Dee Why	Approval	Approved NBDAP-C	11/05/2016
MOD2016/0018		57 Delmar Parade And 2 Carew Street Dee Why	Approval	Approved NBDAP-C	11/05/2016

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Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
DA7/2016	Alterations and additions to an existing Residential Flat Building including the addition of three (3) new vergolas on roof top terrace - Unit 501	95 West Esplanade MANLY NSW 2095	Approval	Approved MIAP	19/05/2016
DA56/2016	Alterations and additions to an existing dwelling house including replacement of existing window with doors to access new terrace over the new triple garage, replacement of the existing front fence and new external stairs	31 Jamieson Avenue FAIRLIGHT NSW 2094	Approval	Approved MIAP	19/05/2016
DA69/2016	Alterations and additions to an existing food and drink premises including alterations to the front façade, conversion of existing non-trafficable awning to a first floor outdoor dining area (24 patrons), alterations to the roof including new kitchen exhaust, air conditioning units, new access hatch and new screening	36-38 South Steyne MANLY NSW 2095	Approval	Approved MIAP	19/05/2016
DA139/2015	Section 96 to modify approved Demolition of existing buildings, construction of four (4) level building containing a three (3) level basement with forty one (41) car parking spaces, retail/commercial arcade with ten (10) tenancies, with twenty two (22) residential units and landscaping - involving deletion of condition of consent ANS02 in relation to the deletion of the fourth floor level, reconfiguration of a unit on the third floor and addition of 3 units on the fourth floor - Part 2	559 Sydney Road SEAFORTH NSW 2092	Approval	Refused MIAP	19/05/2016
DA261/2015	Construction of a new two (2) storey dwelling house with double garage, in-ground swimming pool and landscaping	2 Spring Cove Avenue MANLY NSW 2095	Approval	Approved MIAP	19/05/2016
DA286/2015	Alterations and additions to an existing dwelling house including construction of a rear in-ground swimming pool, deck and landscaping	33 Curban Street BALGOWLAH HEIGHTS NSW	Approval	Approved MIAP	19/05/2016
DA300/2015	Installation of a new barbeque fit-out and associated exhaust system	42 North Steyne MANLY NSW 2095	Approval	Approved MIAP	19/05/2016

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318/2015	Demolition of existing Residential Flat Building and construction of a new three (3) storey dwelling house with double garage, swimming pool and landscaping	10 Bruce Avenue MANLY NSW 2095	Approval	Approved MIAP	19/05/2016
DA78/2016	Alterations and additions to an existing dwelling house including first floor addition with front and rear balconies and a new carport at the front of the property	67 Collingwood Street MANLY NSW 2095	Approval	Approved MIAP	16/06/2016
DA79/2016	Alterations and additions to an existing semi-detached dwelling including partial demolition, a new first floor addition, ground floor rear extension, internal alterations, patio, demolition of existing shed, new shed, and landscaping	3 Steinton Street MANLY NSW 2095	Approval	Refused MIAP	16/06/2016
DA292/2015	Demolition of existing structures, construction of a new three (3) storey dwelling house including double garage, internal lift, decks and landscaping works	179B Seaforth Crescent SEAFORTH NSW 2092	Approval	Approved MIAP	16/06/2016
DA313/2015	Alterations and additions to an existing dwelling house including ground floor internal modifications, first floor addition, new rear in-ground swimming pool, new rear decks and front double garage extension	27 Tabalum Road BALGOWLAH HEIGHTS NSW 2093	Approval	Approved MIAP	16/06/2016
DA315/2015	Alterations and additions to the existing dwelling including second floor addition, additions to ground and first floor level, modification of windows, new internal lift, roof and landscaping works	36 Beatty Street BALGOWLAH HEIGHTS NSW 2093	Approval	Approved MIAP	16/06/2016
DA59/2016	Construction of a triple garage with a new two (2) storey secondary dwelling over the garage including first floor deck, second floor balcony, rooftop terrace, awning over the existing balcony, front fence and landscaping	11 George Street MANLY NSW 2095	Approval	Refused MIAP	21/07/2016
DA61/2016	Demolitions of an existing duplex, construction of a new four (4) storey Residential Flat Building with internal lift, three (3) car garage at basement level, landscaping and Strata Subdivision	50 Collingwood Street MANLY NSW 2095	Approval	Approved MIAP	21/07/2016

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DA82/2016	Alterations and additions to an existing Residential Flat Building including conversion of the visitor parking space and roof storage area to habitable rooms, extension and enclosure of balconies, ground floor side extension, new windows, new external stairs, enclosure of courtyard, conversion of first floor planter box to balcony, removal of palm trees and Strata Subdivision	17 Lauderdale Avenue FAIRLIGHT NSW 2094	Approval	Approved MIAP	21/07/2016
DA87/2016	Change of use to a serviced apartment of a unit in an existing Residential Flat Building - Unit 3	112-113 North Steyne MANLY NSW 2095	Approval	Approved MIAP	21/07/2016
DA91/2016	Alterations and additions to an existing dwelling house including first floor (third storey) addition with privacy screens, footbridge and decks and new garage door	14 Moore Street CLONTARF NSW 2093	Approval	Approved MIAP	21/07/2016
DA102/2016	Alterations and additions to an existing dwelling house including ground and first floor internal modifications, rear deck extensions, second floor internal modifications, rear extension with new rear terrace, new third floor, changes to windows and doors, new external lift and new double car stacker	77 Seaforth Crescent SEAFORTH NSW 2092	Approval	Approved MIAP	21/07/2016
DA132/2016	Alterations and additions to an existing dwelling house including conversion of attic into first floor addition with dormer windows and internal ground floor alterations	36 Collingwood Street MANLY NSW 2095	Approval	Approved MIAP	21/07/2016
DA21/2016	Construction of a two (2) storey dwelling house with a detached double garage, swimming pool, deck, driveway, tree removal and landscaping	20A Ernest Street BALGOWLAH HEIGHTS NSW 2093	Approval	Approved MIAP	18/08/2016
DA51/2016	Alterations and additions to existing semi-detached dwellings including new first floor addition with rear balcony and ground floor internal alterations for 18 Smith Street and new first floor addition and internal alterations to the ground floor for 20 Smith Street	18 Smith Street MANLY NSW 2095	Approval	Approved MIAP	18/08/2016

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DA73/2016	Demolition of the existing reservoir roof and associated structures, construction of a three (3) storey multi dwelling housing containing four (4) attached dwellings with eight (8) underground car parking spaces, one (1) x two (2) storey detached dwelling with two (2) car parking spaces, two (2) visitor parking spaces, new driveway, landscaping, partial removal of the existing fence along Ashley Parade and replacement with new fence	Fairlight Street FAIRLIGHT NSW 2094	Approval	Approved MIAP	18/08/2016
DA99/2016	Demolition of existing dwelling, construction of three (3) x two (2) storey townhouses with associated garages and Strata Subdivision	22 Lower Beach St BALGOWLAH NSW 2093	Approval	Approved MIAP	18/08/2016
DA118/2016	Alterations and additions to an existing dwelling house including third level addition, new ground floor rear balcony with roof, new windows, new doors, new external stairs, new front flat roof, in-ground spa, swimming pool and landscaping.	7 Barrabooka Street CLONTARF NSW 2093	Approval	Approved MIAP	18/08/2016
DA154/2016	Change of use from a loading dock and garbage storage to a café with seating in the existing courtyard, fitout, new garbage bin enclosures, changes to windows, new sliding door and tree removal	82 The Corso MANLY NSW 2095	Approval	Approved MIAP	18/08/2016
DA77/2016	Alterations and additions to an existing commercial building for the use as a pub including restaurant/ bar/ café, consolidation of shops, addition of a new first floor, new mezzanine level, rooftop terrace, outdoor eating areas, extension to the hours of operation from Monday to Saturday 7.00am to 12.00am (indoor), Sunday 7.00am to 10.00pm, (indoor), Monday to Saturday 7.00am to 10.30pm (outdoor) and Sunday 7.00am to 10.00pm (outdoor) – Donny's Bar	29 Sydney Road MANLY NSW 2095	Approval	Refused MIAP	15/09/2016
DA100/2016	Alterations and additions to an existing dwelling including extensions at front, new decks, swimming pool and turntable	82 Cutler Road CLONTARF NSW 2093	Approval	Approved MIAP	15/09/2016

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DA126/2016	Demolition of existing dwelling, construction of new dwelling house including detached entertainment area, studio, swimming pool, a deck, an inclinator, driveway, hardstand car parking, a garage, a mechanised car lift, retaining walls and landscaping	107 Seaforth Crescent SEAFORTH NSW 2092	Approval	Deferred Consent MIAP	15/09/2016
DA192/2016	Alterations and additions to the existing semi-detached dwelling including first floor extension, internal alterations to ground floor, new windows and doors	3A Cohen Street FAIRLIGHT NSW 2094	Approval	Approved MIAP	15/09/2016
DA208/2016	Alterations and additions to the existing Residential Flat Building including conversion of the storage area into habitable rooms, internal alterations, new windows, new doors, external stairs and partial re-construction of retaining wall – Unit 2	3A Cohen Street FAIRLIGHT NSW 2094	Approval	Approved MIAP	15/09/2016
DA117/2016	AMENDED PLANS - Demolition of an existing dwelling house, construction of a new two (2) storey dwelling, new driveway, double carport, swimming pool and landscaping	2B Fromelles Avenue SEAFORTH NSW 2092	Approval	Approved MIAP	20/10/2016
DA169/2016	Alterations and additions to the existing dwelling house including first floor addition with balconies, ground floor addition with new front terrace, internal lift, demolition of existing hardstand spaces, new basement double garage with store room, new driveway and landscaping.	4 Seaforth Crescent SEAFORTH NSW 2092	Approval	Approved MIAP	20/10/2016
DA175/2016	Alterations and additions to the existing Residential Flat Building including the demolition of the existing rear ground floor decks, construction of a new five (5) car carport at the rear, enclosure of ground floor front decks with the addition of new decks, the addition of new balconies with pergolas at the front on the first floor, new windows, new lift and internal alterations	16-17 East Esplanade MANLY NSW 2095	Approval	Approved MIAP	20/10/2016
DA178/2016	Alterations and additions to the existing dwelling including partial demolition, first floor addition with balcony, ground floor addition and changes to garage door	19 Carlton Street MANLY NSW 2095	Approval	Approved MIAP	20/10/2016

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DA182/2016	Demolition of an existing dwelling, construction of a new five (5) storey dwelling with lift, double garage, driveway, swimming pool and landscaping	81 Seaforth Crescent SEAFORTH NSW 2092	Approval	Approved MIAP	20/10/2016
DA189/2016	Alterations and additions to an existing dwelling house including raising the existing house to create a new undercroft area to accommodate two parking spaces and storage area, new driveway, new internal and external stairs, privacy screens and landscaping	10 Carlton Street MANLY NSW 2095	Approval	Refused MIAP	20/10/2016
DA199/2016	Alterations and additions to the existing semi-detached dwelling including partial rear demolition, internal alterations and ground floor rear extension with roofed alfresco terrace	48B Smith Street MANLY NSW 2095	Approval	Approved MIAP	20/10/2016
DA203/2016	Alterations and additions to the existing dwelling including conversion of the existing garage into a habitable room (kitchen), new windows and skylight, new fire place, new carport with a front roller door and changes to the front fence	49 White Street BALGOWLAH NSW 2093	Approval	Approved MIAP	20/10/2016
DA205/2016	Alterations and additions to an existing semi-detached dwelling including first floor addition with rear balcony, ground floor internal alterations, demolition of the ground floor deck and new ground floor covered patio with privacy screen, new windows and new front fence	29 Pine Street MANLY NSW 2095	Approval	Approved MIAP	20/10/2016
DA36/2016	Alterations and additions to an existing semi-detached dwelling including first floor addition with rear balcony, excavation for basement floor addition, new front porch, new front fence and landscaping	62 Raglan Street MANLY NSW 2095	Approval	Approved MIAP	17/11/2016
DA201/2016	Alterations and additions to the existing dwelling house including partial demolition, first floor addition with deck, lower ground floor and ground floor extensions, new ground floor deck, internal alterations, changes to the garage, new windows, doors and external stairs	42 Castle Circuit SEAFORTH NSW 2092	Approval	Approved MIAP	17/11/2016

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DA248/2016	Alterations and additions to the existing dwelling including rear demolition, demolition of the carport, rear ground floor extension, first floor addition with verandah, new single garage with storage area, tree removal, new driveway and landscaping	9 Parkview Road FAIRLIGHT NSW 2094	Approval	Approved MIAP	17/11/2016
DA264/2016	Alterations and additions to the existing semi-detached dwelling including first floor addition, internal ground floor alterations, new windows, new deck, new roof with extension and landscaping	231 Pittwater Road MANLY NSW 2095	Approval	Approved MIAP	17/11/2016
DA265/2016	Alterations and additions to the existing semi-detached dwelling including first floor addition, partial rear reconstruction of the ground floor, new roof with extension and landscaping	233 Pittwater Road MANLY NSW 2095	Approval	Approved MIAP	17/11/2016
DA268/2016	Alterations and additions to existing semi-detached dwelling including first floor addition with rear covered balcony and privacy screen, internal alterations, changes to window and doors	217 Sydney Road FAIRLIGHT NSW 2094	Approval	Approved MIAP	17/11/2016
DA85/2014	Section 96 to modify approved Change of use with fitout from retail shop to cafe on ground floor, restaurant/bar on levels 1 and 2, alterations and additions to the existing building to include trafficable awning balcony at level 1, replace existing canopy at level 2 and outdoor seating along South Steyne – involving deletion of condition of consent ANS03 in relation to the number of patrons permitted on the second level balcony, condition of consent ANS04 in relation to the number of seats permitted on the second level balcony, modification of condition of consent ANS12 in relation to the noise associated with entertainment, condition of consent ANS19 in relation to the hours of operation and conditions of consent ANS30 in relation to the platform and the location air conditioning (AC) plant – Part 3	110-112 The Corso MANLY NSW 2095	Approval	Approved MIAP	15/12/2016

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DA129/2016	AMENDED PLANS - Alteration and addition to existing dual occupancy (attached) including a new third level addition with front and rear terraces, second level extension, a new enclosed stairwell and lift, changes to windows and doors, internal alterations, demolition of existing carport, construction of a double garage with four car stacker and removal of trees	1 Fairlight Crescent FAIRLIGHT NSW 2095	Approval	Approved MIAP	15/12/2016
DA236/2016	Alterations and additions to an existing semi-detached dwelling house including first floor addition and ground floor internal reconfiguration with rear deck	13 Bellevue Street FAIRLIGHT NSW 2094	Approval	Approved MIAP	15/12/2016
DA262/2016	Alterations and additions to the existing dwelling house including first floor extension with the enclosure of two (2) balconies, internal alterations and new roof	56 Macmillan Street SEAFORTH NSW 2092	Approval	Approved MIAP	15/12/2016
DA270/2016	Alterations and additions including new tandem hardstand parking area, timber deck with existing spa, new roof, external stairs, new pergolas, internal alterations and storage level extension	2C Edgecliffe Esplanade SEAFORTH NSW 2092	Approval	Approved MIAP	15/12/2016

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Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
N0383/15	Conversion of an existing mixed use building into a residential apartment building comprising 4 x three bedroom units and 9 car spaces	8a Kalinya Street, Newport NSW 2106	Approval	Approved NBIAP	21/07/2016
N0164/16	Alterations and additions to an existing dwelling house.	47 The Serpentine, Bilgola Beach NSW 2107	Approval	Approved NBIAP	21/07/2016
N0144/16	Alterations and additions to an existing dwelling house.	26 Wandearah Avenue, Avalon Beach NSW 2107	Approval	Approved NBIAP	20/10/2016
N0200/16	Demolition of existing structures and construction of a 84 place child care centre, including basement car park and associated landscaping.	30 Queens Parade, Newport NSW 2106	Refusal	Refused NBIAP	24/10/2016
N0319/16	Alterations and additions to existing dwelling including construction of a second storey, a swimming pool and new driveway	138 Crescent Road, Newport NSW 2106	Approval	Approved NBIAP	17/11/2016
N0212/16	Alteration and additions to existing dwelling including swimming pool	7 Wandearah Avenue, Avalon Beach NSW 2107	Approval	Approved NBIAP	08/12/2016
N0313/16	Refurbishment, BCA upgrade and fitout of the existing licensed restaurant and motel accommodation and the construction and use of a new day spa	Pasadena, 1858 Pittwater Road, Church Point NSW 2105	Refusal	Refused NBIAP	08/12/2016
N0352/16	alterations and additions to existing dwelling	9 Stromboli Place, Bilgola Plateau NSW 2107	Approval	Approved NBIAP	08/12/2016

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Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
DA2016/0249	Demolition works and the Construction of Housing Pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 including landscape works and strata subdivision	36 Pringle Avenue Belrose	Approval	Approved NBDAP	13/07/2016
Mod2016/0013	Construction of an Industrial Building and Caretakers Dwelling, Strata Subdivision and Occupation of Units 1 to 26 as light industry and warehouse	19 Narabang Way Belrose	Approval	Approved NBDAP	13/07/2016
DA2016/0466	Demolition works and Construction of a Dwelling House	21 Marinella Street Manly Vale	Approval	Approved NBDAP	14/09/2016
DA2016/0474	Demolition works and Construction of a Dwelling House	21A Marinella Street Manly Vale	Approval	Approved NBDAP	14/09/2016
DA2016/0473	Demolition works and Construction of a Dwelling House	21B Marinella Street Manly Vale	Approval	Approved NBDAP	14/09/2016
DA2016/0475	Demolition works and Construction of a Dwelling House	21C Marinella Street Manly Vale	Approval	Approved NBDAP	14/09/2016
DA2016/0621	Subdivision of land, demolition works and construction of a senior's in-fill self care housing development	30 Rose Avenue Wheeler Heights	Approval	Approved NBDAP	14/09/2016
DA2016/0523	Demolition works, construction of a service station and signage	43 Booralie Road Terrey Hills	Approval	Approved NBDAP	12/10/2016

Application No	Proposal Description	Subject Property	Planners Recommendation	Determine Type	Determination Date
DA2015/1179	Alterations and Additions to an existing residential flat building	12 Greycliffe Street Queenscliff	Approval	Approved NBDAP	12/10/2016
Mod2015/0290	Modification of Development Consent No. DA2010/1187 granted for demolition works and construction of a building containing two dwellings	1 Queenscliff Road Queenscliff	Approval	Approved NBDAP	12/10/2016
DA2015/1024	Construction of a residential flat building	20 and 22 Clyde Road Dee Why	Approval	Approved NBDAP	12/10/2016
DA2016/0550	Demolition works, Construction of attached dwellings and subdivision of land	184 Wyndora Street Freshwater	Approval	Approved NBDAP	12/10/2016
DA2016/0792	Demolition works, construction of a shop top housing development comprising retail premises, residential apartments, basement carparking and strata subdivision	180 South Creek Road Dee Why	Approval	Approved NBDAP	14/12/2016
DA2016/0645	Construction of a child care centre, basement carpark and signage	22 Tramore Place Killarney Heights	Approval	Approved NBDAP	14/12/2016

Independent Assessment Northern Beaches Council

PP0002/16 – PLANNING PROPOSAL

9, 11, 12 AND 13 FERN CREEK ROAD,
WARRIEWOOD



Summary

MBWA Consulting has been engaged by Northern Beaches Council to undertake an independent assessment of a Planning Proposal (PP0002/16) for 9, 11, 12 and 13 Fern Creek Road, Warriewood.

The Planning Proposal seeks to amend Pittwater Local Environmental Plan 2014 to primarily enable the creation of the southern portion of the planned Central Local Park. A secondary objective is to enable the development of the remaining land in an orderly and economic manner for housing. This will be achieved through an amendment to the Land Zoning map, amend the Height of Building map, and amend the dwelling provisions contained in Part 6 Clause 6.1(3) Pittwater Local Environmental Plan 2014.

As Council is a landowner and party to the land swap to mitigate potential probity issues, an independent planning consultant was engaged to prepare the Planning Proposal (GLN Planning) on behalf of Council's Property Management and Commercial Business Unit and an independent planning consultant was engaged to assess the application (MBWA Consulting) on behalf of Council's Strategic Land Use Planning Business Unit. Further Council engaged a probity advisor to prepare a Probity Report to guide the preparation and assessment of the Planning Proposal (Procure Group).

A Planning Proposal was submitted to Council 8 August 2016. The Planning Proposal underwent a non-statutory exhibition for 14 days. A preliminary assessment was undertaken of the Planning Proposal and a number of issues and questions were raised that required clarification. The applicant responded to the request for additional information and resubmitted an updated Planning Proposal on the 17 January 2017.

The updated Planning Proposal adequately addressed the majority of issues that Council and the independent consultant had preliminary concerns with and this assessment report is based on the amended/updated Planning Proposal *Rezoning of Central Local Park Warriewood July 2016* (Amended January 2017) prepared by GLN Planning.

Three issues however have been identified that require further investigation and/or action:

- Land contamination;
- Survey plan; and
- Reclassification of part of 9 Fern Creek Road.

An assessment in accordance with the *NSW Planning and Environment's Planning Proposals: A guide to preparing planning proposals (2016)* was undertaken, and has concluded that the Planning Proposal provides sufficient merit to progress to a Gateway determination subject to conditions. It will be requested that the Department of Planning and Environment consider as part of the Gateway determination conditions that the Planning Proposal:

- require a contaminated land assessment report in accordance with State Environmental Planning Policy No. 55 - Remediation of Land; and
- assess the impact of overland flow flooding and address the consistency with the s.117 Directives for 4.3 Flood Prone Lands.

To further maintain Council's independence from the decision making process, Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the *Environmental Planning and Assessment Act 1979* in regard to this Planning Proposal. Instead the Department of Planning and Environment will undertake the plan making functions for the Planning Proposal.

Recommendations

As part of the assessment of the Planning Proposal I make the following recommendations to Council.

- A. Support the request to amend the Land Zoning map, Height of Buildings map and Part 6 Clause 6.1(3) of Pittwater Local Environmental Plan 2014 for land at 9,11,12 and 13 Fern Creek Road, Warriewood.
- B. Prepare a Planning Proposal that amends the Land Zoning map of part of Lots 11 and 12 DP 1092788 and part Lot 5 DP 736961 (9, 11, 12 Fern Creek Road, Warriewood) and Lot 13 DP 1092788 (13 Fern Creek Road, Warriewood) from R3 Medium Density Residential to RE1 Public Recreation, amend the Height of Buildings map to reflect 8.5m on land to be rezoned RE1 Public Recreation and 10.5m for the portion of 9 Fern Creek Road to be retained as R3 Medium Density and amend the dwelling provisions contained in Part 6 Clause 6.1(3).
- C. Request the applicant prepare a detailed survey plan of the Planning Proposal boundaries for consideration by the community at the statutory exhibition period.
- D. Request that the Department of Planning and Environment consider as part of the Gateway determination conditions that the Planning Proposal:
 - require a contaminated land assessment report in accordance with State Environmental Planning Policy No. 55 - Remediation of Land; and
 - assess the impact of overland flow flooding and address the consistency with the s.117 Directives for 4.3 Flood Prone Lands.
- E. Forward the Planning Proposal to the Department of Planning and Environment with a request for a Gateway determination.
- F. Amend Pittwater 21 Development Control Plan Clause 6.11 Indicative Layout Plan No 2 to reflect the proposed layout of the Planning Proposal and delete Indicative Layout Plan No 1 and place on exhibition concurrently with the Planning Proposal.
- G. Amend Warriewood Valley Strategic Review Addendum Report 2014 to reflect the provisions of the Planning Proposal and place on exhibition concurrently with the Planning Proposal.
- H. In accordance with s.33 of the *Local Government Act 1993* reclassify part Lot 5 DP 736961 proposed to be zoned RE1 Public Recreation from land classified as 'operational' to land classified as 'community' and undertake a 28-day public notification in accordance with s.34 of the *Local Government Act 1993* noting that this resolution is separate to the Planning Proposal process.

INDEPENDENT ASSESSMENT

PLANNING PROPOSAL (POOO2/16)

CENTRAL LOCAL PARK WARRIEWOOD – 9, 11, 12 AND 13 FERN CREEK ROAD,
WARRIEWOOD**1.0 Introduction**

MBWA Consulting has been engaged by Northern Beaches Council (Council) to undertake an independent assessment of a Planning Proposal (PP0002/16).

Council received a Planning Proposal from GLN Planning Consultants on behalf of Council's Property Management and Commercial Business Unit relating to 9, 11, 12 and 13 Fern Creek Road, Warriewood.

The Planning Proposal seeks to amend the Pittwater Local Environmental Plan 2014 to primarily enable the creation of the southern portion of the planned Central Local Park. A secondary objective is to enable the development of the remaining land in an orderly and economic manner for housing. This will be achieved through an amendment to the Land Zoning map, amend the Height of Building map, and amend the dwelling provisions contained in Part 6 Clause 6.1(3) Pittwater Local Environmental Plan 2014.

As Council is a landowner and party to the land swap to mitigate potential probity issues, an independent planning consultant was engaged to prepare the Planning Proposal (GLN Planning) on behalf of Council's Property Management and Commercial Business Unit and an independent planning consultant was engaged to assess the application (MBWA Consulting) on behalf of Council's Strategic Land Use Planning Business Unit. Further Council engaged a probity advisor to prepare a Probity Report to guide the preparation and assessment of the Planning Proposal (Procure Group).

An assessment in accordance with the NSW Planning and Environment's *Planning Proposals: A guide to preparing planning proposals (2016)* has been undertaken, and has concluded that the Planning Proposal provides sufficient merit to progress to a Gateway determination.

2.0 Subject Land

The site comprises 4 lots:

Address	Property Description	Sector Number or Reference in Pittwater LEP 2014
9 Fern Creek Road	Lot 5 DP 736961	9 Fern Creek Road
11 Fern Creek Road	Lot 11 DP 1092788	901G
12 Fern Creek Road	Lot 12 DP 1092788	901C
13 Fern Creek Road	Lot 13 DP 1092788	(Part) 901A

3.0 Background

3.1 Previous Council Reports

The history of the site is well documented in a number of previous Council reports. As background, the following Council reports have been referred to in this assessment report:

- 21 April 2008 – Acquisition of Land for District Park – Sector 9, Warriewood Valley Land Release.
- 21 July 2008 – Review of Warriewood Valley Section 94 Contributions Plan.
- 1 September 2008 - Review of Warriewood Valley Section 94 Contributions Plan.
- 12 June 2013 – Warriewood Valley Strategic Review Report.
- 19 May 2014 – 9 Fern Creek Road Warriewood – Proposed Land Swap.
- 17 November 2014 – Warriewood Valley Strategic Review Addendum Report.
- 18 May 2015 – (C12.1) Warriewood Valley Open Space – Southern Component of Central Local Park (Sector 9).
- 19 March 2016 – Warriewood Valley Open Space – Southern Component of Central Local Park (Sector 9).

3.2 History

In 2008 Council resolved to purchase 9 Fern Creek Road after assessing the suitability of a number of land parcels in Sector 9 for their suitability for open space purposes. 9 Fern Creek Road is rectangular in shape and approximately 1.15ha in area (9273m² excluding creek line) and adjoins Fern Creek. The property is directly south of the northern portion of the Central Local Park which was delivered several years ago through the development of Sector 8.

At the time 9 Fern Creek Road was purchased the form and layout of development in Sector 9 was still uncertain and Council therefore resolved that the land remain classified as 'operational' land under the *Local Government Act 1993* to retain some flexibility around the future development of the sector.

The Warriewood Valley Strategic Review Report 2013 (Strategic Review) was carried out by the former Pittwater Council and NSW Department of Planning and Infrastructure and was endorsed by the Director General of the Department on 1 May 2013, and was adopted by Council on 12 June 2013.

The Strategic Review covered Council's dwelling density and height controls for Warriewood Valley, the current transport network and infrastructure demands. The Strategic Review relied on comprehensive environmental, social and economic data to ensure its outcomes provided for sustainable development. 9 Fern Creek was identified as having potential for intensification of development, however at the time, it was excluded from an allocated dwelling yield.

The subject properties were rezoned 2(f) Urban Purposes - Mixed Residential (Pittwater LEP 1993) as a result of recommendations of the Strategic Review Report.

Following the adoption of the Strategic Review, further investigations were carried out under the Warriewood Valley Strategic Review Addendum Report 2014 for lands not provided a clear forward path under the Strategic Review Report. The subject sites were all given a Land Capability classification identifying their suitability for development. 9 Fern Creek Road was identified as having the potential for a maximum density of 32 dwellings/Ha and a minimum of 25 dwellings/Ha, however 9 Fern Creek Road was not allocated a dwelling yield as the parcel was purchased by Council for recreation purposes.

Pittwater Local Environmental Plan 2014 (Pittwater LEP 2014) came into effect 27 June 2014 and zoned the subject properties R3 Medium Density Residential.

In 2013, Fraser Property (formerly Australand), the owner of adjoining land parcels 11, 12 and 13 Fern Creek Road, presented a formal land swap proposal to Council which would facilitate the development of its land holdings as well as achieve Council's preferred open space layout for the sector. This proposal generally involved swapping the northern portions of Frasers three properties for the southern portion of Council's property.

Between May 2014 and May 2015 consultation occurred with the adjoining landowners and the Warriewood Residents Association to examine Frasers proposal as well as other potential options for the southern portion of the Central Local Park.

A revised concept plan with a larger area provided for the park was endorsed by Council for the land swap on 18 May 2015 and authorised the General Manager to commence negotiations with Frasers.

This revised concept included an additional 1800sqm for the park area (not including creek line corridor) and an increase in the width of the park in comparison to the original Frasers proposal by moving the roadway further from the creek line corridor.

Council endorsed the proposed terms of the land swap and authorised the General Manager to sign the Deed of Agreement for the land swap at its meeting 19 March 2016. It is recommended that the Council report of 19 March 2016 be included as background when the Planning Proposal is sent to the Department of Planning and Environment (Department).

The Deed of Agreement also contains details of the provision of infrastructure. The details related to this infrastructure are separate to the Planning Proposal, however as background the associated infrastructure includes:

- extension of the Fern Creek Road north and construction of a new east-west road connecting Fern Creek Road with the eastern half of Sector 9;
- associated stormwater infrastructure; and
- undergrounding the high voltage power lines that run along the boundary at 9 and 12 Fern Creek Road.

To progress the land swap agreement a Planning Proposal needs to be prepared to amend Pittwater LEP 2014. This report provides an assessment of the Planning Proposal.

3.3 Probity Issues

Council at its meeting, 19 March 2016, detailed that as landowner and party to the land swap there was a need to mitigate potential probity issues. In this regard, Council's Property Management and Commercial Business Unit engaged an independent planning consultant - GLN Planning Consultants - to prepare and lodge the Planning Proposal on Council's behalf. Council's Strategic Land Use Planning Business Unit engaged an independent planning consultant - MBWA Consulting - to assess the Planning Proposal.

Further an independent probity consultant - Procure Group - was commissioned to guide the preparation and assessment of the Planning Proposal.

To further maintain Council's independence from the decision making process, Council is not seeking delegation to exercise LEP making powers delegated under Section 59 of the

Environmental Planning and Assessment Act 1979 in regard to this Planning Proposal. Instead the Department will undertake the plan making functions.

4.0 INITIAL PLANNING PROPOSAL

A Planning Proposal was submitted to Council 8 August 2016. This Planning Proposal underwent preliminary non-statutory exhibition from 15 August 2016 to 29 August 2016.

Council received 7 written submissions, comprising 6 objections/concerns and 1 submission raising issues about the broader Warriewood Valley area.

A submission was also received from NSW Rural Fire Services.

A preliminary assessment was undertaken of the Planning Proposal and a number of issues and questions were raised that required clarification. Council wrote to the proponent on 23rd September 2016 requesting additional information and clarification. The applicant (GLN Planning) responded to the request for additional information. The issues are summarised below with the response from the applicant in the third column:

Issue	Explanation	Applicant's Response (GLN Planning)
Objectives and Intended Outcomes.	Clearly identify the objectives and intended outcomes at the beginning of the Planning Proposal.	<i>Planning Proposal updated to clearly identify the Objectives and intended outcome.</i>
Is any reclassification of land required?	The Planning Proposal was silent of the whether any reclassification of any land was required.	<i>9 Fern Creek was purchased in 2008 and immediately allocated an 'operational' land classification. The site is listed within Council's Land Register as 'Operational'. Whilst Council is unable to find evidence of the public notice under s.34 of the Local Government Act 1993 the land is still valid and effectively 'operational' land. The portion of 9 Fern Creek that will be rezoned RE1 Public Recreation will become community land without any requirement to undertake additional procedures within the Planning Proposal. As a result of the above the Planning Proposal is silent as to the community/operational status of the land as it is not a matter that requires amendment.</i>
Strategic Justification for the Planning Proposal.	A clearer outline of the need for the Planning Proposal.	<i>The background reports have been added as Annexures to the Planning Proposal. The Planning Proposal provides an explanation as to why the site was not historically allocated a dwelling yield.</i>

Issue	Explanation	Applicant's Response (GLN Planning)
Is the Planning Proposal the best means for achieving the outcomes or is there a better way?	More clarity around whether a Planning Proposal is the best means of achieving the outcome (linked to what is the objective of the Planning Proposal).	<i>The Planning Proposal has been amended to indicate there is no other means to provide for Central Local Park without rezoning the land RE1, primarily because parks are not permissible in the residential zones under Pittwater LEP.</i>
Environmental Studies.	If the Planning Proposal is relying on the previous studies undertaken as part of the Warriewood Valley Strategic Report Review and the Warriewood Valley Strategic Review Addendum report then as a minimum the planning proposal should extract the findings of previous studies specific to the subject land and identify any gaps.	<i>The Planning Proposal is for an effective back zoning of part of the site from Residential to RE1, having previously been rezoned from Non-Urban to Residential. The Environmental Planning and Assessment Act provides sufficient means of protection to ensure future development is adequately assessed. Further the Gateway process was designed and provides opportunity for additional information to be sought should that information be required. We are of the opinion that the requirement for additional information is contrary to The Department of Planning and Environment's "Planning Proposals: A Guide to Preparing Planning Proposals" (August 2016) and is excessive and unnecessary at this point. This information will unnecessarily add to the costs of enabling the provision of Central Local Park as has been anticipated in the development of Warriewood Valley, but, if required by the Gateway determination, it can be provided later consistent with the Department Guidelines.</i>
Dwelling Density Allocation.	Justification for the increase in dwellings.	<i>An additional Table 4 has been provided explaining proposed allocation of dwelling yields and why this is appropriate and will not adversely impact the overall planned capacity of the release area.</i>
Guidance for Merged Councils.	Justification in support for the proposed rezoning having regard to the Department of Planning's Guidance for	<i>As stated within the Planning Proposal, the proposed rezoning is consistent with an endorsed strategy of the (pre-merger) council. The annexure</i>

Issue	Explanation	Applicant's Response (GLN Planning)
	<i>merged councils on planning functions (May 2016).</i>	<i>of Council reports supports this strategy of the Pittwater Council, in buying the land in 2008 and entering into the land swap agreement with Frasers.</i>
Various minor amendments relating to the typographical errors in the Planning Proposal (including correction of incorrect land descriptions).		<i>Responded to and, amended where necessary.</i>

5.0 UPDATED PLANNING PROPOSAL

The applicant responded to the request for additional information and resubmitted an updated Planning Proposal on the 17 January 2017. It is considered that the updated Planning Proposal adequately addressed the majority of issues of concern with the exception of three issues outlined below.

This assessment report is based on the amended/updated Planning Proposal *Rezoning of Central Local Park Warriewood July 2016* (Amended January 2017) prepared by GLN Planning.

Three issues requiring further investigation and/or action are:

- Land contamination;
- Survey plan; and
- Reclassification of part of 9 Fern Creek Road.

5.1 Land Contamination

A potential environmental issues that has not been adequately canvassed is land contamination. It is recommended, that a contaminated land assessment be required as part of the conditions of the Gateway determination given the land is to be rezoned to RE1 Public Recreation to be utilised by the community for recreational purposes. The land contamination assessment should be consistent with State Environmental Planning Policy No. 55 – Remediation of Land.

5.2 Survey Plan

A number of community submissions to the initial Planning Proposal requested a survey plan to demonstrate clearly the boundaries of the park and the width of the future park at key points including at its narrowest and widest points.

The Planning Proposal documentation submitted by GLN Planning relies on the survey area measurements to demonstrate the land subject to the Planning Proposal. This is a reasonable approach however a survey plan will offer further clarity to the community.

It is recommended that a survey plan be requested and available for the statutory exhibition. Whilst the survey plan will not form part of the Planning Proposal it will assist in clearly demonstrating the size and dimensions of the proposed RE1 Public Recreation land.

5.3 Reclassification

As previously detailed, 9 Fern Creek Road was purchased in 2008. At the time of purchase Council decided upon acquisition to allocate an 'operational' land classification under the *Local Government Act 1993*. Council in its report dated 21 April 2008 dealing with the acquisition of the land stated *'the Sector needs to retain some flexibility of land use depending upon the outcome of the master planning process for the Sector which is currently underway. For this reason an operational classification provides the necessary flexibility'*.

When a review of the Planning Proposal was initially undertaken a question was raised as to whether the public notice under s.34 of the *Local Government Act 1993* was effectively given.

Legal advice was sought and confirmed that the land is still valid and effectively 'operational' land.

The portion of 11, 12 and 13 Fern Creek Road (Lots 11-13 DP 1092788) proposed to be zoned RE1 Public Recreation will become 'community' land when the Planning Proposal is made.

The portion of 9 Fern Creek that will be rezoned RE1 Public Recreation will be reclassified from 'operational' to 'community' land. Under s.33 of the *Local Government Act 1993* Council may resolve to reclassify the land (separate to this Planning Proposal and not part of any local environmental plan). Section 34 requires Council to give public notice of the resolution to reclassify the land from 'operational' to 'community' land and must specify a period of not less than 28 days during which submissions may be made to Council.

This assessment report facilitates the reclassification process by recommending that Council resolve to reclassify the land in accordance with Section 33 and Section 34 of the *Local Government Act 1993*. Given that the reclassification is a separate process from the Planning Proposal it is recommended that the decision on when to undertake the 28 day public notice be made by Council's Property Management and Commercial Business Unit.

5.4 Consultation for the Updated Planning Proposal

Upon receipt of the updated Planning Proposal the second non-statutory exhibition was undertaken from 25 March 2017 to 10 April 2017.

Landowners were notified within the Warriewood Valley suburb (1757 in total) as well as the Warriewood Residents Association. An advertisement was placed in the Manly Daily (25 March 2017) and a site notice was displayed at the site throughout the notification period. The application documents were made available electronically on Council's website and in hard copy in Customer Service Centres at Manly, Dee Why, Mona Vale and Avalon.

Six written responses were received from the community.

Notification letters were sent to the following State Agencies:

- NSW Rural Fire Service
- NSW Office of Water
- Ausgrid

The Proposal was also referred to the following Council Business Units:

- Parks & Reserves

- Transport & Urban – Traffic Engineering
- Natural Environment and Climate Change

The responses received from members of the community, State agencies and internal Council Business Units are provided in **Appendix 1**.

6.0 PLANNING ASSESSMENT

This section is an independent assessment of the criteria under Section 55(2) of the *Environmental Planning and Assessment Act 1979*. Section 55(2) requires consideration of the following five criteria when preparing and considering a Planning Proposal.

Part 1: A statement of the objectives or intended outcomes of the proposed instrument.

Part 2: An explanation of the provisions that are to be included in the proposed instrument.

Part 3: The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

Part 4: If maps are to be adopted by the proposed instrument – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

Part 5: Details the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

These five criteria are replicated and expanded upon within the NSW Department of Planning and Environment document *Planning Proposals: A guide to preparing planning proposals* (2016). The assessment of the subject Planning Proposal has been undertaken in accordance with this document and these criteria are discussed below.

Part 1: A statement of the objectives or intended outcomes of the proposed instrument

The principal objective of the Planning Proposal is to amend Pittwater LEP 2014 to enable the creation of the southern portion of the planned Central Local Park. A secondary objective is to enable the development of the remaining land for housing in an orderly and economic manner.

These two objectives will be achieved by amending the following provisions of Pittwater LEP 2014:

1. The Land Zoning Map to rezone part Lots 11 and 12 DP 1092788 and part Lot 5 DP 736961 and Lot 13 DP 1092788 from R3 Medium Density Residential to RE1 Public Recreation.
2. The Height of Building Map to 8.5m for the land to be rezoned RE1 Public Recreation and 10.5m for the part of Lot 5 DP 736961 zoned R3 Medium Density Residential.
3. The dwelling yield provisions contained in Part 6 Clause 6.1(3).

Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the *Environmental Planning and Assessment Act 1979* in regard to this Planning Proposal.

Part 2: An explanation of the provisions that are to be included in the proposed instrument

The Table below outlines the proposed amendment to Pittwater LEP 2014 and a description of the proposed amendment.

	Proposed Amendment	Description
1	Amendments to the Land Zoning Map – Sheet LZN_012	Rezone part Lot 11 DP 1092788 from R3 Medium Density Residential to RE1 Public Recreation Rezone part Lot 12 DP 1092788 from R3 Medium Density Residential to RE1 Public Recreation Rezone part Lot 5 DP 736961 from R3 Medium Density Residential to RE1 Public Recreation Rezone Lot 13 DP 1092788 from R3 Medium Density Residential to RE1 Public Recreation
2	Amendment to Height of Buildings Map – Sheet HOB_12	Amend maximum height applying to part Lot 11 DP 1092788 proposed to be zoned RE1 Public Recreation from 10.5m to 8.5m Amend maximum height applying to part Lot 12 DP 1092788 proposed to be zoned RE1 Public Recreation from 10.5m to 8.5m Amend maximum height applying to part Lot 5 DP 736961 proposed to be zoned R3 Medium Density Residential from 8.5m to 10.5m Amend maximum height applying to Lot 13 DP 1092788 proposed to be zoned RE1 Public Recreation from 10.5m to 8.5m
3	Amendments to Part 6, Clause 6.1(3)	The text related to Sectors 901A; 901C and 901 G; and 9 Fern Creek Road in the table in Part 6 Clause 6.1(3) is to be amended as follows: Sector 901A Not more than 192 dwellings or less than 156 dwellings Sectors 901C & 901G Not more than 28 dwellings or less than 23 dwellings 9 Fern Creek Road No dwellings Sector 901A Not more than 190 or less than 154 Sectors 901C, 901G and 9 Fern Creek Road Not more than 33 dwellings or less than 26 dwellings

Part 3: The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

NSW Department of Planning and Environment document *Planning Proposals: A guide to preparing planning proposals* (2016) poses a series of questions to assist in establishing whether there is suitable justification for the Planning Proposal. These questions are addressed below:

Section A: Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

No the Planning Proposal is not the result of a specific strategic study or report.

However, the Planning Proposal is supported by numerous existing studies such as the Warriewood Valley Strategic Review Report 2013 and Warriewood Valley Strategic Addendum Report 2014.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A Planning Proposal is the best and only means to achieve the objectives and intended outcomes to enable amendments to be made to the mapping within Pittwater Local Environmental Plan 2014 and dwelling yield provisions in Part 6 Clause 6.1(3) of Pittwater Local Environmental Plan 2014.

Section B: Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

A Plan for Growing Sydney (APfGS) released in December 2014 is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan identifies key challenges facing Sydney including a population increase of 1.6 million by 2034, the need for 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies the Government's vision for Sydney which is for a strong global city and a great place to live.

To achieve this vision, the Government has set down goals that Sydney will be:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To achieve these goals, APfGS sets out directions and actions as well as priorities for each subregion. The relevant directions with respect to this Planning Proposal are outlined below, with a commentary on the Planning Proposal's consistency.

APfGS aims to provide new housing stock around public transport nodes and within areas close to public transport, retail and commercial centres and community facilities.

The site is within Sector 9 of Warriewood Valley Release Area. The Planning Proposal facilitates Council's preferred open space layout for the area as well as unlocking housing opportunities.

The Planning Proposal is consistent with the APfGS in the following ways:

Goal and Direction APfGS	Planning Proposal Consistency
<p><i>Goal 2 A City of housing choice, with homes that meet our needs and lifestyles.</i></p> <p>APfGS focuses on providing increased and diverse housing in well-serviced areas.</p> <p>Direction 2.1.1 Accelerate housing supply and local housing choice.</p>	<p>The Planning Proposal facilitates the development of land zoned R3 Medium Density for housing.</p> <p>The Planning Proposal provides new housing in a planned greenfield precinct.</p>
<p><i>Goal 3 Sydney's great place to live.</i></p> <p>Direction 3.3 – Create healthy built environments.</p>	<p>The Planning Proposal will facilitate an attractive public space through the provision of a Central Local Park. The northern portion of Central Local Park has already been delivered and is approx. 2.13Ha with 1.14Ha exclusive of the inner creek line corridor.</p> <p>The southern section will complete Central Local Park. The area of the southern section is approx. 1.8Ha with 9882m² exclusive of the inner creek line.</p> <p>9 Fern Creek Road is approximately 11,590m². Excluding the inner creek line the area of 9 Fern Creek Road is approx. 9273m². Under the Planning Proposal the area of the proposed southern section of Central Local Park is approx. 9882m² just over 600m² more than what would have been delivered if 9 Fern Creek was zoned entirely RE1 Public Recreation.</p> <p>The two halves of Central Local Park will ultimately be connected via a pedestrian bridge and work as one large green space serving the local residents.</p> <p>The Central Local Park will contribute to a healthy built environment and increased liveability for residents in Warriewood.</p>

Towards our Greater Sydney 2056

In November 2016, the Greater Sydney Commission released a draft amendment to the Metropolitan Strategy for public comment. This draft amendment entitled “*Towards our Greater Sydney 2056*” (draft Metropolitan Strategy). The Commission is required to complete a review of the current Metropolitan Strategy by the end of 2017. The draft Metropolitan Strategy is a step in that review process and has been exhibited together with the draft District Plans (discussed below) so that both can be finalised concurrently.

The Planning Proposal remains consistent with the draft Metropolitan Strategy. Since release of the current Metropolitan Strategy, projections for growth have been revised upwards, with the middle scenario now requiring 725,000 additional dwellings between 2016-2036 (a 9% increase).

Whilst acknowledged as a very modest contribution, the Planning Proposal will contribute to achieving this growth within a planned urban release area. Regardless of the degree of contribution there is nothing within the Planning Proposal that is contrary to or inconsistent with the objectives of "Towards our Greater Sydney 2056".

Assessment Criteria

A *Guide to preparing planning proposals* (2016) establishes Assessment Criteria to be considered in the justification of a Planning Proposal. The Assessment Criteria is considered below.

Consideration of the Planning Proposal against the Assessment Criteria of 'A Guide to preparing planning proposals'.

Criteria	Assessment
(a) Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment, or	<p>In November 2016, the Greater Sydney Commission released the draft North District Plan (Draft NDP) for public comment. The draft NDP is one of six draft District Plans developed by the Greater Sydney Commission for each of Sydney's planning districts. The Plan outlines a range of priorities and actions that are broadly categorised as creating:</p> <ul style="list-style-type: none"> • A productive city; • A liveable city; and • A sustainable city. <p>The Planning Proposal contributes to the creation of a 'liveable' and 'sustainable' city.</p> <p>In terms of liveability, it is considered that the Planning Proposal contributes to improved housing diversity and choice, creating great places to live and responding to peoples need for services in the form of increased open space. Action L3: Councils to increase housing capacity across the District is specifically met albeit as a very modest contribution.</p> <p>In terms of sustainability, it is considered that the future development of the open space component will enhance the existing natural environment by improving the landscape and protecting and enhancing biodiversity. Both of these attributes are overarching priorities in the sustainability priorities and actions in the North District plan. In terms of the future development of the housing it is considered that the they can be designed and implemented (via the development application process) with acceptable impacts on the existing natural environment.</p> <p>In terms of productivity, the Planning Proposal does not permit employment land however the planned residential component has access to</p>

Criteria	Assessment
	local jobs, goods and services within 30 minutes of the subject site.
Consistent with the relevant local council strategy that has been endorsed by the Department, or	<p>The relevant strategic study is the <i>Warriewood Valley Strategic Review Report 2013</i> (Review Report). The Review Report carried out by the former Pittwater Council and NSW Department of Planning and Infrastructure was endorsed by the Director General of the Department on 1 May 2013, and was adopted by Council on 12 June 2013.</p> <p>The focus of the Review Report was to investigate, amongst other things, intensification of residential densities in the as-yet undeveloped lands, particularly those identified as having the potential for intensification of development having regard to the land capability assessment undertaken as part of the Review Report. 9 Fern Creek was identified as having potential for intensification of development.¹ However, it was excluded from an allocated dwelling yield at the time.</p> <p>Following the adoption of the Strategic Review, further investigations were carried out under the <i>Warriewood Valley Strategic Review Addendum Report 2014</i>. The subject sites were all given a Land Capability classification identifying their suitability for development. 9 Fern Creek Road was identified as having the potential for a maximum density of 32 dwellings/ha and a minimum of 25 dwellings/ha, however 9 Fern Creek Road was not allocated a dwelling yield as the parcel was purchased by Council for recreation purposes.</p> <p>The Planning Proposal is consistent with the Warriewood Valley Strategic Review Report 2013 and the Warriewood Valley Strategic Review Addendum Report 2014.</p>
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.	In this case the Criteria is not applicable to the Planning Proposal.
(b) Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant values, resources or hazards),	<p>The Planning Proposal involves, amongst other things, the rezoning of R3 Medium Density Residential land to RE1 Public Recreation Land.</p> <p>The Planning Proposal will enable the creation of the southern portion of Central Local Park with a greater publicly owned riparian zone buffer between future residential development and Fern Creek.</p>

¹ Page 3-4 Warriewood Valley Strategic Review Report 2013

Criteria	Assessment
	<p>Part of the site is identified on the Biodiversity Map within Pittwater LEP 2014 generally following the creekline and riparian corridor. The Planning Proposal will provide greater protection to the land identified on the Biodiversity Map by bringing it into Council ownership.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and</p>	<p>The Planning Proposal is consistent with the adjoining land uses.</p> <p>To the north of the site is the northern half of Central Local Park. The proposed RE1 Public Recreation land will complete the southern section of the planned Central Local Park.</p> <p>The surrounding zoned residential land is generally undeveloped however when ultimately developed will all be of a similar density and built form.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>The Planning Proposal will deliver the Central Local Park that will serve the nearby community.</p> <p>The future residential development will be served by existing services to the site. The specific infrastructure requirements will be assessed at DA stage however it is not anticipated that the residential development will create any additional demand for infrastructure and services not already planned and catered for.</p> <p>The development is anticipated under the current Warriewood Valley Section 94 Contributions Plan Amendment 16 – Revision 2.</p> <p>As background, there is a Memorandum of Understanding (MOU) between Frasers (land owner) and Council (land owner) that was signed in October 2015 outlining amongst other things, the undergrounding of the overhead powerlines, road construction and stormwater construction.</p> <p>Following on from the MOU a Deed of Agreement was signed between Frasers and Council and represented the final agreed position between both parties.</p> <p>Council at its meeting 19 March 2016 outlined the infrastructure provisions that Council and Frasers have agreed to:</p> <ul style="list-style-type: none"> • Frasers will fund and construct both the extension of Fern Creek Road and the construction of a new east-west road connecting Fern Creek Road with the eastern half of Sector 9.

Criteria	Assessment
	<ul style="list-style-type: none"> • Frasers will fund and construct the section of stormwater infrastructure that is required to be located within the Fern Creek Road extension. • Council will fund and construct the section of stormwater infrastructure between Fern Creek Road (as constructed by Frasers) and Fern Creek. • The cost of undergrounding the high voltage power lines that current run along the parties' common boundary at 9 and 12 Fern Creek Road will be shared equally. <p>The details relating to these arrangements will be captured in a Planning Agreement. A draft Planning Agreement was submitted in January 2017 as part of the updated Planning Proposal information however it was subsequently withdrawn in April 2017.</p>

Accordingly, it is considered that the Planning Proposal has strategic merit as well as site-specific merit in accordance with this assessment criterion above.

4. Is the planning proposal consistent with the council's local strategy or other local strategic plan?

Warriewood Valley Landscape Masterplan & Design Guidelines (November 2016)

The Warriewood Valley Landscape Masterplan & Design Guidelines (November 2016) details Council's intention that the Central Local Park be generally linear in shape, with a central bulge either side of Fern Creek, connected by a pedestrian/cyclist bridge, and providing for passive recreation opportunities.

Warriewood Valley Strategic Review Report 2013 and the Warriewood Valley Strategic Review Addendum Report 2014

The Warriewood Valley Strategic Review Report 2013 (Strategic Review). The Review Report carried out by the former Pittwater Council and NSW Department of Planning and Infrastructure was endorsed by the Director General of the Department on 1 May 2013, and was adopted by Council on 12 June 2013.

The focus of the Review Report was to investigate, amongst other things, the intensification of residential densities in the as-yet undeveloped lands, particularly those identified as having the potential for intensification of development having regard to the land capability assessment undertaken as part of the Review Report. 9 Fern Creek was identified as having potential for intensification of development.²

² Page 3-4 Warriewood Valley Strategic Review Report 2013

More specifically the Warriewood Valley Strategic Review Addendum Report 2014 is the basis for the proposed dwelling yields for the subject land. The Addendum Report indicated that 9 Fern Creek Road is suitable to be developed at a density range of 25-32 dwellings per hectare, however at the time 9 Fern Creek Rd was excluded from an allocated dwelling yield due to its identification as recreation.

The developable area for 9 Fern Creek Road (Lot 5 DP 736961) under the Planning Proposal is 5374.3m², Therefore, at 25 – 32 dwellings/Ha the range of a maximum of 17 dwellings and a minimum of 13 dwellings for 9 Fern Creek Road is a reasonable and logical methodology to determine the dwelling capacity of the land based on densities established by the various environmental investigations and reviews undertaken as part of the Warriewood Valley Strategic Review Addendum Report 2014.

The proposed allocation of dwelling yields over the four sites is summarised in the Table below as well as the current minimum and maximum yields compared to what is proposed against each property.

Allocation of Current and Proposed Dwelling Yields

Property Description	Existing Min Dwelling Yield (PLEP 2014)	Existing Max Dwelling Yield (PLEP 2014)	Developable Area (m2) under Planning Proposal	Min Dwelling Yield (indicative individual Lot based on developable area of Planning Proposal)	Max Dwelling Yield (indicative individual Lot based on developable area of Planning Proposal)	Net Increase or Decrease of dwellings (indicative individual lots)	As proposed under the Planning Proposal amendment	Dwelling yields identified in WVS Review Report or WVSR Addendum Report
11 Fern Creek Rd (Lot 11 DP 1092788) 901G	Not more than 28 dwellings or less than 23		3174	3	3	Decrease of 12 dwellings (max) and decrease of 10 dwellings (min)	Not more than 33 dwellings or less than 26 dwellings***	10/ha min and max
12 Fern Creek Rd (Lot 12 DP 1092788) 901C			4075.8	10	13			25/ha min 32/ha max
9 Fern Creek Rd (Lot 5 DP 736961)	0	0	5374.3	13	17	Increase of 17 dwellings (max) and increase of 13 dwellings (min)		25/ha min 32/ha max
13 Fern Creek Rd (Lot 13 DP 1092788) (part) 901A	2*	2*	0	0**	0**	Decrease 2 dwellings (max and min)	0	25/ha min 32/ha max
Total	25	30		26	33	3 dwelling maximum increase overall		

*Warriewood Valley Strategic Review Addendum Report – Table 6 *Pro-rata yield for individual parcels in sector 901A* Page 46

**Pittwater LEP 2014 will be amended to reduce the dwelling yield in 901A from 'Not more than 192 dwellings or less than 156 dwellings' to 'Not more than 190 dwellings or less than 154 dwellings'.

***The Planning Proposal proposes that Sectors 901C, 901G and 9 Fern Creek Road be developed together therefore the minimum dwelling yield and maximum dwelling yield are shown combined for the 3 sectors.

There is a potential maximum dwelling yield increase of 3 dwellings over what is currently permitted under Pittwater LEP 2014 for Sectors 901C, 901G and 9 Fern Creek Road if any future development develops at the maximum dwelling yield of 33 dwellings. The potential maximum 3 dwelling increase is unlikely to have any material effect on the capacity of infrastructure. Further, the additional 3 dwellings will still remain below the RMS cap of 2544 dwellings recommended as part of traffic modelling previously undertaken.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Consistency with the applicable State Environmental Planning Policies and Deemed State Environmental Planning Policy is discussed below.

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency or otherwise
SEPP No 1 – Development Standards	NO	N/A	
SEPP No 14 – Coastal Wetlands	NO	N/A	
SEPP No 19 – Bushland in Urban Areas	NO	N/A	
SEPP No 21 – Caravan Parks	NO	N/A	
SEPP No 26 – Littoral Rainforests	NO	N/A	
SEPP No 30 – Intensive Agriculture	NO	N/A	
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	NO	N/A	
SEPP No 33 – Hazardous and Offensive Development	NO	N/A	
SEPP No 36 – Manufactured Home Estates	NO	N/A	
SEPP No 39 – Spit Island Bird Habitat	NO	N/A	
SEPP No 44 Koala Habitat Protection	NO	N/A	
SEPP No 50 – Canal Estate Development	NO	N/A	
SEPP No 55 – Remediation of Land	YES	NO	Council recommends as a condition of Gateway that a contaminated land assessment be prepared in accordance with the provisions of <i>SEPP No 55 – Remediation of Land</i>
SEPP No 62 – Sustainable Aquaculture	NO	N/A	
SEPP No 64 – Advertising and Signage	YES	YES	
SEPP No 65 – Design and Quality of Residential Flat Development	YES	YES	
SEPP No 70 – Affordable Housing (Revised Schemes)	YES	YES	

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent	Reason for inconsistency or otherwise
SEPP No 71 – Coastal Protection	NO	N/A	
SEPP (Affordable Rental Housing) 2009	YES	YES	
SEPP (Building Sustainability Index: BASIX) 2004	YES	YES	
SEPP (Exempt and Complying Development Codes) 2008	YES	YES	
SEPP (Housing for Seniors or People with a Disability) 2004	YES	YES	
SEPP (Infrastructure) 2007	YES	YES	
SEPP (Major Development)	NO	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NO	N/A	
SEPP (Miscellaneous Consent Provisions) 2007	NO	N/A	
SEPP (Rural Lands) 2008	NO	N/A	
SEPP (Transitional Provisions) 2011	NO	N/A	
SEPP (State and Regional Development) 2011	NO	N/A	
SEPP (Sydney Drinking Water) 2011	NO	N/A	
SEPP (Sydney Region Growth Centres) 2006	NO	N/A	
SEPP (Three Ports) 2013	NO	N/A	
SEPP (Western Sydney Employment Area) 2009	NO	N/A	
SEPP (Western Sydney Parklands) 2011	NO	N/A	
SEPP (Urban Renewal) 2010	NO	N/A	

The following is a list of the deemed SEPP's (formerly Sydney Regional Environmental Plans) relevant to the Northern Beaches Local Government Area.

Title of deemed SEPP, being Sydney regional Environmental Plan (SREP)	Applicable	Consistent	Reason for inconsistency
SREP No 20 – Hawkesbury-Nepean River (No 2 – 1997)	YES	YES	

6. Is the planning proposal consistent with applicable Ministerial Directions (Section 117 Directions)?

Employment and Resources			
	Direction	Applicable	Consistent
1.1	Business and Industrial Zones	NO	N/A
1.2	Rural Zones	NO	N/A
1.3	Mining, Petroleum Production and Extractive Industries	NO	N/A
1.4	Oyster Aquaculture	NO	N/A
1.5	Rural Lands	NO	N/A

Environment and Heritage			
	Direction	Applicable	Consistent
2.1	Environmental Protection Zones	NO	N/A
2.2	Coastal Protection	NO	N/A
2.3	Heritage Conservation	NO	N/A
2.4	Recreation Vehicle Areas	NO	N/A
2.5	Application of E2 and E3 Zones and the Environmental Overlays in Far North Coast LEPs	NO	N/A

Housing, Infrastructure and Urban Development			
	Direction	Applicable	Consistent
3.1	Residential Zones	YES	YES
3.2	Caravan Parks and Manufactured Home Estates	NO	N/A
3.3	Home Occupations	YES	YES
3.4	Integrating Land Use and Transport	YES	YES
3.5	Development Near Licensed Aerodromes	NO	N/A
3.6	Shooting Ranges	NO	N/A

Hazard and Risk			
	Direction	Applicable	Consistent
4.1	Acid Sulphate Soils	YES	YES
4.2	Mine Subsidence and Unstable Land	NO	N/A
4.3	Flood Prone Land	YES	NO
4.4	Planning for Bushfire Protection	YES	NO

Justification for Inconsistency with Direction 4.3

The northern portion of Planning Proposal proposes rezoning from R3 Medium Density to RE1 Public Recreation. This will reduce the risk to property damage by not having buildings in the flood zone. Further the s.117 Directive does not refer to height of buildings therefore the change to the height of buildings map proposed under the Planning Proposal is consistent with the s.117 Direction.

The potential inconsistency arises with the proposed density allocation on part of 9 Fern Creek Road.

Council's Land Release Area Planning Manager advised:

"Since the Strategic Review 2013, the 2013 Pittwater Overland Flow Mapping and Flood Study (Cardno) identified that overland flow flooding traverses sections of the subject properties. In addition the 2013 Narrabeen Lagoon Flood Study (BMT WBM) has also been adopted by Council and needs to be considered. The likely impact from overland flow flooding has not been addressed in this application however it is highly unlikely that the development capability of the subject properties will now identify these properties to be significantly constrained that residential accommodation is deemed to be an inappropriate land use for these properties. Nonetheless, the applicant should address the impact of overland flow flooding to facilitate consistency with the 117 Direction. This information should be provided and exhibited (as part of the statutory public exhibition) with the Planning Proposal".

I concur with the above advice received and recommend that the applicant assess the impact of overland flow flooding and address its consistency with the s.117 Directives for 4.3 Flood Prone Lands. This additional information will be requested as part of the conditions of the Gateway determination.

Justification with Inconsistency with Direction 4.4

Lot 11 DP1092788 of the Planning Proposal is identified as Bush Fire Prone under Council's Bush Fire Prone Lands Map.

This Planning Proposal is inconsistent with this direction in so far as consultation after Gateway has not yet occurred with the NSW Rural Fire Service. Consultation will be undertaken during the statutory exhibition period. Notwithstanding, Council has undertaken preliminary consultation during its non-statutory notification period with NSW Rural Fire Service and their response is summarised at **Appendix 1**. The NSW Rural Fire service raised no object to the Planning Proposal subject to a requirement that the future residential subdivision of the land complies with *Planning for Bushfire Protection 2006*.

Regional Planning			
	Direction	Applicable	Consistent
5.1	Implementation of Regional Strategies	NO	N/A
5.2	Sydney Drinking Water Catchments	NO	N/A
5.3	Farmland of State and Regional Significance on NSW Far North Coast	NO	N/A
5.4	Commercial and Retail Development along the Pacific Hwy, North Coast	NO	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield	NO	N/A
5.8	Second Sydney Airport: Badgerys Creek	NO	N/A
5.9	North West Rail Link Corridor Strategy	NO	N/A
5.10	Implementation of Regional Plans	YES	YES

Local Plan Making			
	Direction	Applicable	Consistent
6.1	Approval and Referral Requirements	YES	YES
6.2	Reserving Land for Public Purposes	YES	YES
6.3	Site Specific Purposes	YES	NO

Justification for inconsistency with Direction 6.3

The Planning Proposal seeks to amend the existing dwelling yield provision applying to the subject land. The application of the dwelling yield provisions within the Pittwater LEP 2014 is well established for the Warriewood Valley Release Area. The dwelling yield provisions in Part 6 of the Pittwater LEP 2014 were translated from Pittwater LEP 1993 and are not new provisions. This Planning Proposal merely amends Part 6.

Metropolitan Planning			
	Direction	Applicable	Consistent
7.1	Implementation of the Metropolitan Strategy	YES	YES
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	N/A

Section C: Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal involves, amongst other things, the rezoning of R3 Medium Density Residential land to RE1 Public Recreation Land. The overall development footprint (as reflected by the R3 Medium Density Residential zone under Pittwater LEP 2014) will be reduced and a larger area for the southern portion of Central Local Park will be delivered.

The revised open space layout will also facilitate the improvement of the existing biodiversity connection between the Fern Creek corridor and the Ingleside Escarpment and enable land identified with constraints adjacent to the creekline, including land identified on the Biodiversity Map, to be greater protected by the proposed RE1 Public Recreation zone. It is therefore unlikely that this Planning Proposal will result in adverse impacts on critical habitat or threatened species, populations or ecological communities or their habitats.

Any future development applications will require assessment under Section 79C of the *Environmental Planning and Assessment Act 1979* and will be subject to the provisions and development controls under Pittwater LEP 2014 and Pittwater 21 DCP.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Two potential environmental issues that have not been adequately canvassed or addressed are - land contamination and overland flow flooding.

Land Contamination - it is recommended, that a contaminated land assessment be required as part of the conditions of the Gateway determination given the land is to be rezoned to RE1 Public Recreation to be utilised by the community for recreational pursuits. The contaminated land assessment should be drafted in accordance with *State Environmental Planning Policy No. 55 – Remediation of Land*.

Flooding - as detailed above in Section B 6 Ministerial Direction Section 117 Directions 4.3 Flood Prone Land the applicant will be directed to assess the impact of overland flow flooding and address its consistency with the s.117 Directives for 4.3 Flood Prone Lands. This additional information will be required as part of the conditions of the Gateway determination.

Any future development application will require assessment under Section 79C of the *Environmental Planning and Assessment Act 1979* and will be subject to the provisions and development controls under Pittwater LEP 2014 and Pittwater 21 DCP, including those related to bushfire prone land, waste management, biodiversity, geotechnical hazards, heritage and traffic. Development planning and construction issues would need to be addressed in detail in any future development application for the site.

9. How has the planning proposal adequately addressed any social and economic effects?

The main social effect of the Planning Proposal is a positive one resulting in increased local open space in Council's preferred configuration for Central Local Park. The Planning Proposal

would result in an increase of approximately 600m² more public open space for the community compared to what would be achieved on the current lot (9 Fern Creek Road) in Council's ownership.

Further, the future open space will add to the recreational enjoyment of the community strengthening liveability for the residents of Warriewood Valley.

The main economic effect is unlocking the development opportunities in Sector 9 which is important to ensuring the timely delivery of infrastructure under the *Warriewood Valley Section 94 Contributions Plan Amendment 16 Revision 2*.

As this Planning Proposal will facilitate the extension of Central Local Park and enable residential development in a form similar to adjoining properties it is unlikely to have any negative social or economic effects.

Section D: State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Local infrastructure, to meet the needs of the current and expected future population of the Warriewood Valley community, is planned for and funded through the *Warriewood Valley Section 94 Contributions Plan Amendment 16 Revision 2*.

The Planning Proposal proposes a maximum of 3 additional dwellings. The extra dwellings are considered minor and will be accommodated under existing infrastructure provisions. Further the additional 3 dwellings will still remain below the RMS cap of 2544 dwellings recommended as part of traffic modelling previously undertaken.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The formal views of relevant State and Commonwealth public authorities will be sort following a Gateway determination during the statutory exhibition period.

The preliminary views of the NSW Rural Fire Service and Office of Water during the non-statutory exhibition period are provided at **Appendix 1**.

Council will formally consult with NSW Rural Fire Services and Office of Water and any other relevant authority again during the statutory exhibition period.

Part 4 If maps are to be adopted by the proposed instrument – a version of the maps containing sufficient detail to indicate substantive effect of the proposed instrument

Appendix 2 demonstrates the existing Land Zoning Map and the existing Height of Building Map under Pittwater LEP 2014, and the proposed change to these maps which would result in the event that the planning proposal is endorsed.

Part 5 Details of the community consultation that is to be undertaken before consideration is given to the making of the instrument

The Planning Proposal has undergone non-statutory consultation in accordance with Council policy. The comments received in response to the latest non-statutory consultation are provided within **Appendix 1**.

If a Gateway determination is issued, the Planning Proposal will be publicly exhibited in accordance with the legislative provisions under the *Environmental Planning and Assessment Act 1979*. It is anticipated that the Planning Proposal would be exhibited for a period of 14 days.

Timing

Should the Planning Proposal proceed, it is anticipated that the amendment to Pittwater LEP 2014 would be finalised within a six (6) month timeframe.

7.0 AMENDMENTS TO OTHER COUNCIL DOCUMENTS

The Planning Proposal will necessitate changes to other Council documents and strategies to ensure consistency between all documents. These proposed amendments are listed below.

7.1 Pittwater DCP 21

Clause 6.11 of Pittwater Development Control Plan (DCP) 21 outlines specific additional controls for Sectors 901A to 901H including the land subject to this Planning Proposal.

The Planning Proposal is generally consistent with Clause 6.11 of Pittwater DCP 21.

Two indicative layout plans for the public recreation land are shown within Pittwater DCP 21 – Indicative Layout Plan No. 1 with 9 Fern Creek Road unchanged and Indicative Layout Plan No. 2 with a linear park configuration. It is proposed that if the Planning Proposal proceeds through Gateway, Clause 6.11 should be amended to delete Indicative Layout Plan No 1 and show an amended Indicative Layout Plan No. 2 reflecting the Planning Proposal layout. The amendment to the DCP would be placed on exhibition for public comment at the same time as the Planning Proposal undergoes statutory exhibition.

7.2 Warriewood Valley Strategic Review Addendum Report 2014

The Planning Proposal necessitates changes to the Warriewood Valley Strategic Addendum Report 2014 to ensure that the document is ultimately consistent with the provisions of Pittwater LEP 2014. These changes broadly include:

- Reflect that 901C, 901G and 9 Fern Creek Road will be developed together.
- Reflect the dwelling yields proposed under the Planning Proposal.
- Allocate the proposed pro rata dwelling yield to 9 Fern Creek Road – Minimum of 13 dwellings and a maximum of 17 dwellings.
- Remove reference to 9 Fern Creek Road being included in Sector 901A.
- Amend various maps to reflect the proposed Planning Proposal zones and intent, including Map 4 p.52 and Map 5 p.53.
- All amendments proposed within Warriewood Valley Strategic Addendum Report to be accompanied by a note that explains the need for the amendments arose from the subject Planning Proposal.

The amendment to Warriewood Valley Strategic Review Addendum Report should be placed on exhibition for public comment at the same time as the Planning Proposal undergoes statutory exhibition.

8.0 CONCLUSION

This Assessment Report has concluded that the Planning Proposal to amend Pittwater Local Environmental Plan 2014 to primarily enable the creation of the southern portion of the planned Central Local Park and secondly enable the development of the remaining land for housing in an orderly and economic manner has strategic merit to proceed to the next stage of the plan making process.

The Planning Proposal should be forwarded to the Department of Planning and Environment for a Gateway determination noting the request for two Gateway conditions - a contaminated land assessment and addressing the impact of overland flow flooding.

To further maintain Council's independence from the decision making process, Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the *Environmental Planning and Assessment Act 1979* in regard to this Planning Proposal. Instead the Department will undertake the plan making functions for the Planning Proposal.

The following specific **recommendations** are made to Council:

- A. Support the request to amend the Land Zoning map, Height of Buildings map and Part 6 Clause 6.1(3) of Pittwater Local Environmental Plan 2014 for land at 9,11,12 and 13 Fern Creek Road, Warriewood.
- B. Prepare a Planning Proposal that amends the Land Zoning map of part of Lots 11 and 12 DP 1092788 and part Lot 5 DP 736961 (9, 11, 12 Fern Creek Road, Warriewood) and Lot 13 DP 1092788 (13 Fern Creek Road, Warriewood) from R3 Medium Density Residential to RE1 Public Recreation, amend the Height of Buildings map to reflect 8.5m on land to be rezoned RE1 Public Recreation and 10.5m for the portion of 9 Fern Creek Road to be retained as R3 Medium Density and amend the dwelling provisions contained in Part 6 Clause 6.1(3).
- C. Request the applicant prepare a detailed survey plan of the Planning Proposal boundaries for consideration by the community at the statutory exhibition period.
- D. Request that the Department of Planning and Environment consider as part of the Gateway determination conditions that the Planning Proposal:
 - require a contaminated land assessment report in accordance with State Environmental Planning Policy No. 55 - Remediation of Land; and
 - assess the impact of overland flow flooding and address the consistency with the s.117 Directives for 4.3 Flood Prone Lands.
- E. Forward the Planning Proposal to the Department of Planning and Environment with a request for a Gateway determination.
- F. Amend Pittwater 21 Development Control Plan Clause 6.11 Indicative Layout Plan No 2 to reflect the proposed layout of the Planning Proposal and delete Indicative Layout Plan No 1 and place on exhibition concurrently with the Planning Proposal.

- G. Amend Warriewood Valley Strategic Review Addendum Report 2014 to reflect the provisions of the Planning Proposal and place on exhibition concurrently with the Planning Proposal.
- H. In accordance with s.33 of the *Local Government Act 1993* reclassify part Lot 5 DP 736961 proposed to be zoned RE1 Public Recreation from land classified as 'operational' to land classified as 'community' and undertake a 28 day public notification in accordance with s.34 of the *Local Government Act 1993* noting that this resolution is separate to the Planning Proposal process.

Appendix 1

Table 1: Comments received from State Government agencies

Public Agency	Comments	Response
NSW Rural Fire Services	The NSW Rural Fire Services has previously commented on the Planning Proposal raising several concerns. Based upon an assessment of the additional information provided, NSW RFS raises no objection to the proposal subject to a requirement that the future residential subdivision of the land complies with <i>Planning for Bushfire Protection 2006</i> .	Noted.
	Compliance with <i>Planning for Bushfire Protection 2006</i> includes but is not limited to: <ul style="list-style-type: none"> • Provision of an Asset Protection Zones (APZs) in accordance with Table A2.4; • Access to be provided in accordance with the design specifications set out in section 4.1.3; and • Services to be provided in accordance with section 4.1.3. 	Noted for future residential subdivisions.
	In response to the submitted Concept Plan – Sector 8 and 9 Open Space Masterplan dated 6 May 2015 the NSW RFS: <ul style="list-style-type: none"> • supports the creation of the open space and recreation space as part of the Central Local Park and the management of the Park to the standard of an asset protection zone; and • supports the new east-west Fern Creek Road extension and connection to Garden Street, thereby creating a through road. And western connection from cul-de-sac to the existing fire trail. 	Noted.
NSW Office of Water	Any works within 40m of watercourse will be integrated.	Noted.
	Requirements for this site are in accordance with our current guidelines.	Noted.
	A minimum 10m setback from top of bank (both sides).	The inner creekline corridor is 50m wide (25m each side of the centerline of the creek). This area is acquired by Council under the Section 94 CP for Warriewood Valley and remains in Council ownership.

Public Agency	Comments	Response
	Outlet structures and instream works in accordance with our guidelines.	Noted.

Table 2: Advice received from Council Business Units

Business Unit	Comments	Response
Parks and Reserves	Do not have any issues with the proposal as it stands.	Noted.
	The community will gain a linear park along Fern Creek that will complement the open space on the northern side of the creek.	
	The rationale in seeking a linear park through the land swap rather than the rectangular block currently owned by Council goes way back to the original open space strategy for the Warriewood Valley release. The original plan showed a large park spanning both sides of Fern Creek. It was always envisaged that this park would be roughly semi circular on both sides of Fern Creek and incorporate the creekline corridor thus maximising the Open Space element of the park.	Noted.
	When the opportunity to purchase Lot 9 presented itself, it was taken up with a view to use this equity as a means of achieving the desired outcome at this location through possible land swaps.	Noted.
	This can be achieved through this land swap, which will incorporate the two open space elements with the adjoining creek line corridor thus maximising the open space at this location.	
	District Park – The 2008 Section 94 Plan referenced the park as 'District Park', partially built on Sector 8 (already built) and Sector 9 (being on the now subject properties), and at the time, Council's view was that the District Park will be used by majority of residents of the Warriewood Valley release area.	The history of the District Park terminology is noted.
	The definition of District Park was introduced by the Department of Planning and Infrastructure when it released the Planning Bill, amending the Local Contributions, together with draft guidance on the list of essential infrastructure items and Draft Development	

Business Unit	Comments	Response
	<p>Contributions Practice Notes (to replace the July 2005 version).</p> <p>Additionally, the following reforms were introduced:</p> <ul style="list-style-type: none"> the Minister issued a Direction for all Councils that in effect capped the contributions rate in greenfield release areas (\$30K per lot/dwelling) and existing areas to \$20K per lot/dwelling; DPI, with NSW Treasury, established a Local Contributions Review Panel whereupon Councils could seek exemption from the Direction. <p>Pittwater Council removed the reference of 'District Park' from the schedule and Section 94 Contributions Plan, as the definition of the term was distinctly different to Council's approach/intent. This name change resulted in the 'Central Local Park', which has been stated in Council's submission to the Local Contributions Review Panel and subsequent reviews of the Section 94 Plan since the 2008 version.</p>	
Urban Infrastructure	<p>The road layout for the Planning Proposal has not changed and is in accordance with the Indicative Layout Plan2 with linear park, indicated under C6.11 Additional Specifications for development of Sector 901A to 901H in the Pittwater DCP, providing connectivity to the internal road network.</p> <p>The increase in 3 dwellings as the result of the rezoning and dwelling yields, is insignificant and will not have any material effect on the capacity of the infrastructure.</p>	Noted
Natural Environment and Climate Change	There are no issues against the 117 directive for the rezoning of the northern portion of the subject properties from R3 Med Density to RE1 Public Recreation, as this	Noted

Business Unit	Comments	Response
	<p>reduces the risk to property damage, by not having buildings in the flood zone.</p> <p>The 117 directive does not reference height, therefore no comment will be provided regarding the increase max height proposed for the southern portions of 9 Fern Creek Road, and reduction to the max height for the northern portions of 11 & 12 Fern Creek Road regarding flooding.</p> <p>Regarding the proposal to permit an increase of density to the sites, this is potentially against the 117 directive 4.3 Flood Prone Lands. The 117 directive states under part (6) that 'A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <ol style="list-style-type: none"> permit development in floodway areas, permit development that will result in significant flood impacts to other properties, permit a significant increase in the development of that land, are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.' <p>There is insufficient information supplied from the applicant on the areas that it is 'inconsistent' with the S117 directive to assess whether the applications complies with the 117 Directive – 4.3 Flood Prone Lands</p>	<p>Council's Land Release Area Planning Manager advised:</p> <p><i>"Since the Strategic Review 2013, the 2013 Pittwater Overland Flow Mapping and Flood Study (Cardno) identified that overland flow flooding traverses sections of the subject properties, in addition the 2013 Narrabeen Lagoon Flood Study (BMT WBM) has also been adopted by Council and needs to be considered. The likely impact from overland flow flooding has not been addressed in this application however it is highly unlikely that the development capability of the subject properties will now identify these properties to be significantly constrained that residential accommodation is deemed to be an inappropriate land use for these properties. Nonetheless, the applicant should address the impact of overland flow flooding to facilitate consistency with the 117 Direction. This information should be provided and exhibited (as part of the statutory public exhibition) with the Planning Proposal."</i></p> <p>I concur with the above advice and recommend that the applicant assess the impact of overland flow flooding and address the consistency with the s.117 Directives for 4.3 Flood Prone Lands. This additional information will be required as part of the conditions of the Gateway determination.</p>

Table 3: Submissions from the Community

Six written submissions were received as a result of the second non-statutory notification of Planning Proposal P0002/16 – 1 submission in support of the proposal; 4 clearly objecting to the proposal; and 1 submission offering comment and clarification.

Table 3 generally does not deal with any issues raised by submissions relating to the Voluntary Planning Agreement. These issues are dealt with by Council officers in a separate report to Council.

COMMENTS	RESPONSE
Support of Planning Proposal	
Full support of the rezoning	Noted
We thank Northern Beaches Council for concluding this long running project	
Objects to the Planning Proposal	
Strongly object to the proposal and to the 'additional information' documents.	Noted
The proposal is nothing less than a scandal. The Department of Planning should now investigate this matter and it's history from 2008 to the present day.	The Department of Planning and Environment (Department) is involved in the Planning Proposal process with the Department making the decision whether the Planning Proposal has sufficient merit to warrant a Gateway determination to proceed. Further, Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the <i>Environmental Planning and Assessment Act 1979</i> in regard to this Planning Proposal. The decision whether the Planning Proposal is ultimately made will be a decision of the Department.
Insufficient time to assess application	
Two weeks is insufficient time to assess the additional information received.	Council undertakes a preliminary non-statutory exhibition for 14 days consistent with the initial non-statutory exhibition period when the Planning Proposal was first lodged. The non-statutory consultation is above the normal legislative requirements for consultation for exhibition of Planning Proposals. If the Planning Proposal progresses through Gateway a further statutory exhibition will be held.
History of the project	
I have been monitoring for years the unfolding of the Fern Creek/Council saga	Noted
A history of the proposal was provided including Warriewood Residents Association long involvement in the process.	The history of the site and WRA involvement in helping to facilitate a better outcome for the ratepayers is noted.

COMMENTS	RESPONSE
<p>The continued involvement of the WRA and the former opposition to changed plans that disadvantaged ratepayers including schemes that were proposed without any detail. The result of WRA's continual involvement is a net gain of about 609 sqm to the area outside the 25m creek line zone. This gain we believe has been worth striving for, and therefore a good outcome.</p>	
<p>The consultative documents identify when the land owners approached Pittwater Council with the scheme to free up their land locked holdings. The WRA believe that had the community been involved in the original proposal (October 2013) the updated park proposal would have been finalised some time ago benefiting both the Council and the residents.</p>	
<p>Insufficient information and errors Failure to include a survey plan of the park. The Plan should show the length of boundaries and bearings of all parts so that the full picture of what is being done in a transparent way to the ratepayers. The WRA has never accepted that an area measurement instead of a survey defines land.</p>	<p>The Planning Proposal documentation submitted by GLN Planning relies on the survey area measurements to demonstrate the land subject to the Planning Proposal. This is a reasonable approach however a more detailed survey plan will offer further clarity to the community.</p> <p>This assessment report recommends that a survey plan be prepared and available for the statutory exhibition. Whilst the survey plan will not form part of the Planning Proposal it will assist in clearly demonstrating the size and dimensions of the proposed RE1 Public Recreation land.</p> <p>The preliminary review of the Planning Proposal and comments made by the community uncovered some issues with the initial Planning Proposal.</p>
<p>There are many errors in the first and second exhibition and many critical factual errors.</p> <p>Not adequately addressing Council's list of concerns for the first planning proposal and exhibition.</p> <p>Going to 1st public exhibition on 8 August 2016, and again currently, is an absolute farce.</p>	<p>Additional information/clarification was sought from the applicant and this has resulted in an amended and updated Planning Proposal.</p> <p>The applicant responded to the request for additional information and resubmitted an updated Planning Proposal on the 17 January 2017. The updated Planning Proposal adequately addressed the majority of issues that Council had preliminary concerns with and this report is based on the amended Planning Proposal <i>Rezoning of Central Local Park Warriewood July 2016</i> (Amended January 2017) prepared by GLN Planning.</p>

COMMENTS	RESPONSE
Where is the probity report?	Three issues however that require further investigation and/or action are – land contamination, the need for a survey plan and the reclassification of part of 9 Fern Creek Road. These issues are further detailed in the Assessment Report. An independent probity consultant - Procure Group - was commissioned to guide the preparation and assessment of the Planning Proposal.
Questioned using Council reports as a basis for the Planning Proposal as the reports are not independent;	The probity report, presenting the outcomes of the audit of the assessment will be presented to Council at the same time as the assessment report. The previous Council reports provide background to understand the history and the development of the proposal from the acquisition of the property through to the design and community consultation undertaken to date.
Predetermined process It is a pointless exercise responding because council has predetermined the end result a long time ago. Council is a developer and salesman and the judge and jury. Although this is an unfinished proposal, the intention appears to be for council to slip it through no matter what. The conflict of interests and apprehension of bias is apparent to any reasonable observer.	The opinion is noted however it is not supported. Council must follow the legislative process for assessing a Planning Proposal. Further, Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the <i>Environmental Planning and Assessment Act 1979</i> in regard to this Planning Proposal. The decision whether the Planning Proposal is ultimately made will be a decision of the Department. Council at its meeting, 19 March 2016, detailed that as landowner and party to the land swap there was a need to mitigate potential probity issues. In this regard, Council's Property Management and Commercial Business Unit engaged an independent planning consultant - GLN Planning Consultants - to prepare and lodge the Planning Proposal on Council's behalf. Council's Strategic Land Use Planning Business Unit engaged an independent planning consultant – MBWA Consulting – to assess the Planning Proposal. Further an independent probity consultant - Procure Group - was commissioned to guide the preparation and assessment of the Planning Proposal.
An advertisement for the sale of 9, 11 and 12 Fern Creek Road shows the land as sold. This makes the exhibition a waste of time.	As the independent assessor of the Planning Proposal the first time I was made aware of the sale of the property was through submissions to the Planning Proposal. The sale of the property has in no way influenced my assessment of the Planning Proposal.

COMMENTS	RESPONSE
<p>Design of future park</p> <p>Consider teenagers in the design of the new section – for example basketball hoops - as there is current lack of facilities for them</p> <p>Input requested into the final design of the park.</p>	<p>The Planning Proposal does not consider the future design however this submission will be referred to Council's Parks and Reserves Business Unit for consideration.</p> <p>Council has committed to directly involving the community in the design of the southern half of the Central Local Park.</p>
<p>Open space function and form</p> <p>The current plan indicates that there will be a suitable park where people can run, kick a ball and fly a kite which is all the WRA has proposed since 2013.</p> <p>Active playing fields:</p> <ul style="list-style-type: none"> • Council has recently stated there is a shortage of active open space in the Warriewood Valley area. • Warriewood Valley supposedly has a net need for some five hectares of land for active playing fields; • Why is Council upzoning this land for residential purposes whilst claiming there is a shortage of sports fields when the land is suitable for what it was originally designated for. • Given that 9 Fern Creek Road was purchased as a large District Park in 2008, why has not this need for active playing fields been applied to the subject land back in 2008/2009? • One hectare of level land at this site could easily accommodate a series of netball courts with associated parking and amenities. • The advertisement for sale stated that the property was 'asset surplus'. How can it be surplus when it was purchased from s.94 CP funds for active recreation and Council continues to say that there is a lack of active space in Warriewood Valley. • 9 Fern Creek should not be rezoned but kept for the purpose it was purchased for in 2014, being an active sports field. 	<p>Noted</p> <p>The Warriewood Valley Section 94 Contributions Plan Amendment 16 Revision 2 identifies 4.15 hectares of land is required to meet the Release Area's active open space requirements. The preferred locations for future active open space (sportsfields) is in Boondah Road, as identified in the Warriewood Valley S94 Plan.</p> <p>9 Fern Creek Road is already zoned R3 Medium Density Residential under Pittwater LEP 2014.</p> <p>Comments from Council's Parks and Reserves Business Unit provide the rationale behind the linear park and the change in the terminology from District Park to Central Local Park. The comments are reproduced below:</p> <p><i>"The rationale in seeking a linear park through the land swap rather than the rectangular block currently owned by Council goes way back to the original open space strategy for the Warriewood Valley release. The original plan showed a large park spanning both sides of Fern Creek. It was always envisaged that this park would be roughly semi-circular on both sides of Fern Creek and incorporate the creekline corridor thus maximising the Open Space element of the park.</i></p> <p><i>District Park – The 2008 Section 94 Plan referenced the park as 'District Park' partially built on Sector 8 (already built) and Sector 9 (being on the now subject properties), and at the time, Council's view was that the District Park will be used by majority of residents of the Warriewood Valley release area.</i></p>

COMMENTS	RESPONSE
	<p>The definition of District Park was introduced by the Department of Planning and Infrastructure when it released the Planning Bill, amending the Local Contributions, together with draft guidance on the list of essential infrastructure items and Draft Development Contributions Practice Notes (to replace the July 2005 version).</p> <p>Additionally, the following reforms were introduced:</p> <ul style="list-style-type: none"> the Minister issued a Direction for all Councils that in effect capped the contributions rate in greenfield release areas (\$30K per lot/dwelling) and existing areas to \$20K per lot/dwelling; DPI, with NSW Treasury, established a Local Contributions Review Panel whereupon Councils could seek exemption from the Direction. <p>Pittwater Council removed the reference of 'District Park' from the schedule and Section 94 Contributions Plan, as the definition of the term was distinctly different to Council's approach/intent. This name change resulted in the 'Central Local Park', which has been stated in Council's submission to the Local Contributions Review Panel and subsequent reviews of the Section 94 Plan since the 2008 version"</p>
<p>Section 94</p> <p>We have been told that there will be a net gain to the Section 94 fund when the land is exchanged. However, there are no money details available in the consultative documents. Does this net gain take into account liabilities for items including utilities, civil works and administrative costs? Secrecy is no longer an issue because the facts must be disclosed in Section 94 Plans.</p>	<p>Council has stated in the Council report 19 March 2016 that the monetary gain as a result of the land swap is required to be reinvested into the Section 94 fund to assist with delivering the remaining infrastructure and services required by the Release Area.</p> <p>The financial arrangements are separate from my consideration of the strategic merit of the Planning Proposal.</p> <p>This comment was therefore referred to Council officers and the following comment received:</p> <p>"Assessment of the financial benefits associated with the land-swap was completed as part of the Council report 19 March 2016 and are independent of the Planning Proposal.</p> <p>The Planning Proposal (this application) is the legal mechanism to facilitate the legislative obligations already agreed to by Council on 19 March 2016.</p>

COMMENTS	RESPONSE
	<i>Any financial accounting associated with the future land transaction and delivery of Section 94 infrastructure is reported to Council within the financial year it is effected. This is not a matter for consideration within this Planning Proposal."</i>
Sale of the property The sale of 9 Fern Creek Road was advertised early in 2016 subject to a VPA and a MOU with an approximate dwellings yield advertised of 33 dwellings	As the independent assessor of the Planning Proposal the first time I was made aware of the sale of the property was through this submission.
Sale of the subject site before the rezoning is gazetted is pre-emptive of the process	The sale of the property has in no way influenced my assessment of the Planning Proposal. The Planning Proposal relates to the land and not the owner of the property.
Effect on zoning of areas outside of the Planning Proposal	
Council is downzoning privately owned land against the private landowners wishes.	The Planning Proposal does not seek to rezone any land outside of the land it applies to.
Classification of land	
It should also have been classified 'community' land, rather than 'operational', at the time of purchase in 2008. In my opinion, this was a manipulation that 'pulled the wool' over residents' eyes right from the outset.	9 Fern Creek Road was purchased in 2008 using S94 funds collected for the provision of public open space. Council resolved at the time of acquisition to classify the land as 'operational' under the <i>Local Government Act 1993</i> to retain some flexibility around the future development of Sector 9.
Roads	
Concern over the road layout proposed: <ul style="list-style-type: none"> Schedule 4 of the VPA lists – Fern Creek Road works and East-West Road works Why is the East West Road needed? Why is the north-traveling Fern Creek Road proposed? Why is there no discussion on alternative routes to Lots 11 and 12. There is an alternative access off the Fern Creek Road turning circle through two access handles. There is no plan of the east-west road in the VPA 9 Fern Creek road will be cut in half just to provide access to land to the west 	<p>The road layout is proposed within the draft Voluntary Planning Agreement (VPA) that accompanied the amended Planning Proposal. Council officers are commenting on the draft VPA in a separate report to Council.</p> <p>The road layout does not form part of the Planning Proposal. However, the following comments are offered.</p> <p><i>Pittwater DCP 21 Control C6.11 Indicative Layout 2 (Linear Park)</i> details an indicative proposed public 'Local Road' for the northern and eastern proposed extension of Fern Creek Road. The western extension of Fern Creek Road is shown as an 'indicative alignment of Internal Local Road'.</p> <p>Any future development application for subdivision must consider the provisions of the DCP in respect of the road network.</p>

COMMENTS	RESPONSE
	<p>Given that the road layout is detailed within Pittwater DCP 21 it is not considered that an alternative road network needs to be provided or discussed in the Planning Proposal.</p> <p>Further, access to the future park and passive surveillance is enhanced by the north extension of Fern Creek Road and the proposed road that adjoins the open space.</p>
Recent refusal of Planning Proposals in the locality	
<p>Rezoning Review concern:</p> <ul style="list-style-type: none"> Two recent Planning Proposals have been refused – 2 MacPherson Street and 10 -12 Boondah Road citing the Department's Guide to preparing planning proposal (2016) re not to allow a rezoning review where an earlier rezoning was done within the previous five years. The inconsistency shown by council is blatant. I believe that this matter that should be taken up with the Department of Planning. No basis whatsoever for council to argue a strategic merit case for the removal of the 'no dwelling' clause applicable to 9 Fern Creek Road. 	<p>The refusal of the two Planning Proposals is noted.</p> <p>The submission claims that the rezonings was refused because there was an earlier rezoning done within the previous 5 years.</p> <p>A Rezoning Review is a process whereby an applicant may ask the Department of Planning and Environment for a 'rezoning review' if for example, Council has refused their planning proposal.</p> <p>The Planning Panel/Commission assess the strategic merit against the Strategic Merit Test. For proposals with strategic merit the Planning Panel/Commission undertakes a Site Specific Merit Test.</p> <p>The Guide states '<i>There will be a presumption against a Rezoning Review request that seeks to amend LEP controls that are less than 5 years old, unless the proponent can clearly justify that it meets the Strategic Merit Test</i>'.</p> <p>The Planning Proposal seeks to amend Clause 6.1(3) of Pittwater LEP 2014.</p>
<p>The increase in the number of dwellings is an issue of considerable importance and consequence:</p> <ul style="list-style-type: none"> The "no dwellings" yield prescribed by clause 6.1(3) of Pittwater Local Environmental Plan 2014 prohibits residential development on the site, and pursuant to clause 4.6 of Pittwater Local Environmental Plan 2014 cannot be varied. Council itself has rigidly enforced this clause and denied other private landowners the right to this clause for their development proposals (for instance, the planning proposal refused at the council meeting on 31 January 2017). 	<p>Clause 4.6 of Pittwater LEP 2014 is not being utilised as part of the Planning Proposal as it is an 'Exception to a Development Standard'. Clause 4.6 relates to a Development Application and not a Planning Proposal.</p>

COMMENTS	RESPONSE
<p>Original acquisition of land</p> <p>Concern about the original acquisition of the land:</p> <ul style="list-style-type: none"> Object to the statement that lot 9 Fern Creek was purchased as 'operational' land; Council should have zoned the land open space and made it community land; The land was purchased for a large district park not a small local park; The land was <i>not</i> purchased as strictly 'operational land', under a s94 plan developer contributions must not be used to buy 'operational land' where the land is not part of the approved section 94 plan. It cannot be clearer that all of this land was to be a park and not operational land as residential or any other purpose. How many councils purchase lands for a park using section 94 funds and then rezone the land to medium density with no dwelling yield? Council originally bought this land using developers contributions S94 funds to rezone it for a district park. Council now propose land swaps to create a so called long creek line park and residential development. Is this redevelopment not against the intent of use for S94 funds and manipulation by Council to the detriment of privately owned lands? 	<p>Council at its meeting 21 April 2008 detailed the proposed acquisition of 9 Fern Creek Road using Section 94 funds collected for the provision of public open space and resolved to classify the land as 'operational' under the <i>Local Government Act 1993</i> to retain some flexibility around the future outcomes of the master planning of Sector 9.</p> <p>The site is listed as 'operational' under Council's Land Register. The future RE1 Public Recreation land will be reclassified as 'community' land.</p> <p>The open space land zoning will be approximately 600m² larger than what could have been accommodated originally on 9 Fern Creek Road.</p> <p>The issue of the District Park terminology has been dealt with above, as has the issue of the Council's preferred open space linear park layout.</p>
<p>Council reinventing history on the 0 dwelling yield</p> <p>Claims that the no dwelling yield was a planning error are not correct.</p> <p>The council in its Warriewood Valley Strategic Review attempted to rezone 9 Fern Creek Road for Medium Density and to allocate a dwelling yield for this site. However, public outcry over this action prompted Council to <i>promise</i> not to develop and sell this park, however, instead of rezoning it to Open Space, council took the highly unusual step of rezoning it to Medium Density BUT instead placing a "no dwellings" clause into the Pittwater LEP 2014.</p>	<p>There is no dispute that 9 Fern Creek Road has no dwelling yield allocated to it under Clause 6.1 Pittwater LEP 2014. Further, the Warriewood Valley Strategic Review Addendum Report states <i>'This parcel was bought by Council for recreation purposes. Under the 2012 Strategic Review it was zoned R3 with no dwelling yield allocated against the parcel'</i>.</p> <p>The Planning Proposal seeks to amend Clause 6.1. In fact, the only mechanism available to amend Clause 6.1 is via a Planning Proposal.</p>

COMMENTS	RESPONSE
<p>9 Fern Creek Road was purchased for active recreation purposes as a park/sports field and correctly was marked with "0" dwellings yield.</p>	<p>Council at its meeting 21 April 2008 detailed the proposed acquisition of 9 Fern Creek Road using S94 funds collected for the provision of public open space and resolved to classify the land as 'operational' under the <i>Local Government Act 1993</i> to retain some flexibility around the future outcomes of the master planning of Sector 9.</p>
<p>Calculation of dwelling yield</p> <p>Concern as to how the proposed dwelling yields have been calculated by the applicant.</p> <ul style="list-style-type: none"> Table 3 and Table 4 inaccuracies; PLEP 2014 is very clear that the total number of dwellings in column 2 of Clause 6.1 must be achieved. No compelling case for 33 dwellings There is a net increase of 5 not 3 dwellings 901H has been allocated a dwelling yield of 3 dwellings for a small level portion of access handles. 	<p>Table 3 of the GLN report provides 'total areas' (including creeklines). I am unsure as to why a 'total area' was included although I note the dwelling yields for 901C and 901G are correct.</p> <p>Table 4 of the GLN report provides 'developable areas' (excluding creeklines).</p> <p>Table 4 of the GLN report provides a reasonable and logical argument to the dwelling yields for Lot 11 DP 1092788 (901G), Lot 12 DP 1092788 (901C) and Lot 5 DP 736961 (9 Fern Creek Road). The developable area excludes the creekline corridor. With a developable area of 12 624.1m² and having regard to the maximum and minimum dwelling yield set in PLEP 2014 and Warriewood Valley Strategic Addendum Report 2014 the range of 26 – 33 dwellings is accurate.</p> <p>I am recommending a further amendment to Pittwater LEP 2014 to remove the 2 dwelling pro rata allocation on 13 Fern Creek Road (part 901A).</p> <p>There is a potential maximum increase of 3 dwellings as a result of this Planning Proposal if the three sectors (901C, 901G and 9 Fern Creek Road) develops to the maximum 33 dwellings.</p> <p>Council will assess at the time of any development application whether the number of dwellings in Column 2 Clause 6.1 will be achieved.</p> <p>Presently 901C and 901G are to be developed together. The Planning Proposal suggests that 901C, 901G and 9 Fern Creek Road be allocated a combined dwelling yield of a minimum of 26 and a maximum of 33 dwellings. It is considered that in terms of good urban design outcomes considering the three parcels of land together allows for an integrated assessment of any future</p>

COMMENTS	RESPONSE
	<p>development application. Further, Pittwater 21 DCP proposes the 3 sites be developed together.</p> <p>901H is not part of this Planning Proposal and no comment is offered as to why the 3 dwellings have been allocated to 901H under Pittwater LEP 2014.</p>
<p>Land swap details</p> <p>Lack of information on the land swap in the Planning Proposal and supporting documents.</p> <p>No land swap diagram provided in Planning Proposal.</p>	<p>Council at the meeting of 19 March 2016 resolved to 'endorse the proposed terms of the land swap and authorise the General Manager to sign the deed of agreement for the land swap'. The decision on the land swap has therefore already been made by Council and the land swap diagram is therefore not required as part of the Planning Proposal.</p> <p>For the land swap to occur an amendment to Pittwater LEP 2014 is required. The current Planning Proposal is a result of the resolution of 19 March 2016 and provides the legal mechanism to amend Pittwater LEP 2014.</p> <p>The Council report on the land swap (19 May 2014) is available as an Attachment (Attachment 6) of the GLN's Planning Proposal for background purposes. As is the Council Report of 19 March 2016 (Attachment 9) that details the results of the land swap in full.</p> <p>The inner creekline corridor is 50m wide (25m each side of the centerline of the creek). This area is acquired by Council under the Section 94 CP for Warriewood Valley and remains in Council ownership. The inner creekline corridor land has not been included in the land swap areas.</p> <p>Council's preferred open space layout for the subject land is generally linear in shape, with a central bulge either side of Fern Creek, connected by a pedestrian/cyclist bridge, and providing for passive recreation opportunities.</p> <p>The outer creekline corridor is provided on each side of the inner creek line corridor (25m) and can be retained in private ownership. It is correct that no buildings are allowed in the outer creekline corridor. However, a pedestrian path/cycleway may be permitted in the outer creekline corridor sited above the 20% AEP level and subject to other controls.</p>
<p>If the creekline corridors and riparian buffer are excluded there is little benefit of an elongated park versus a rectangular park.</p> <p>The creekline corridors and riparian setback zones are not able to be used as building lands under the s94 plan for Warriewood Valley and associated DCP. So what is claimed to be a net area benefit is not correct since this corridor land has to be dedicated to council anyway.</p>	

APPENDIX 2

Land Use Zoning Maps – Existing and Proposed (Pittwater Local Environmental Plan 2014)

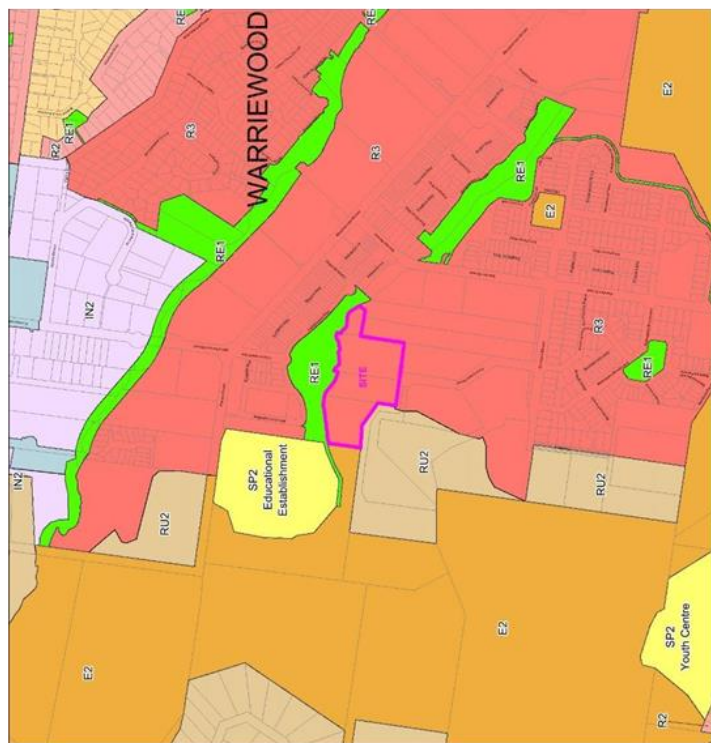


Figure 1: Existing Land Use Zoning Map

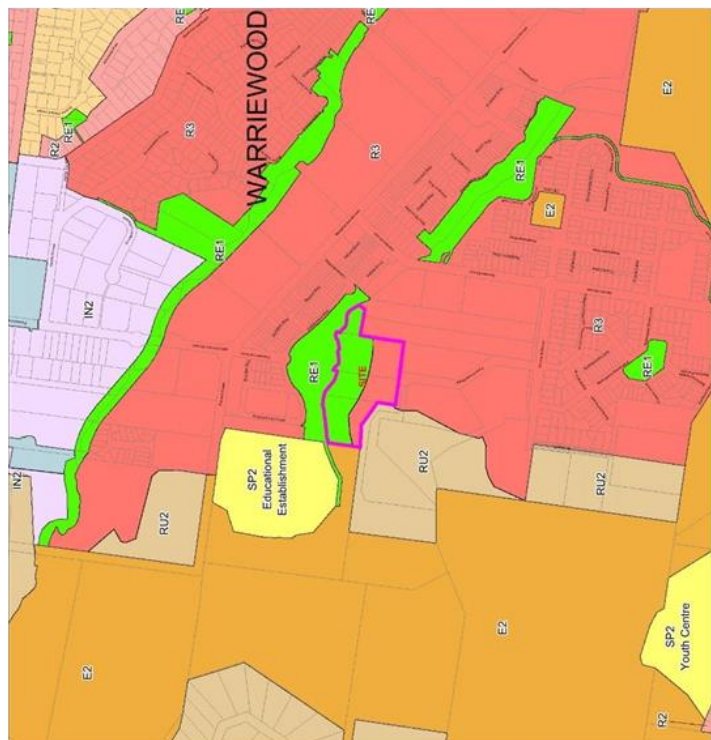


Figure 2: Proposed Land Use Zoning Map

Height of Building Maps – Existing and Proposed (Pittwater Local Environmental Plan 2014)

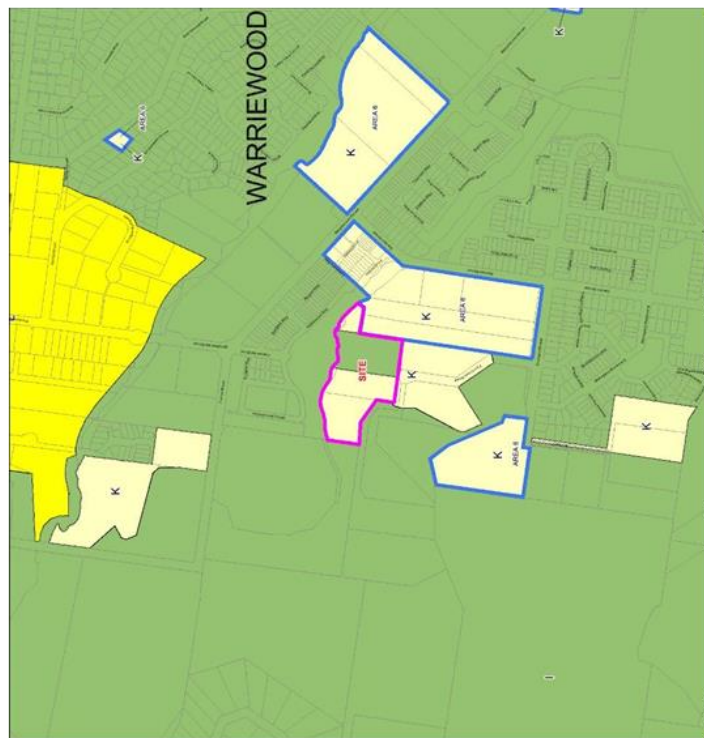


Figure 3: Existing Height of Building Map

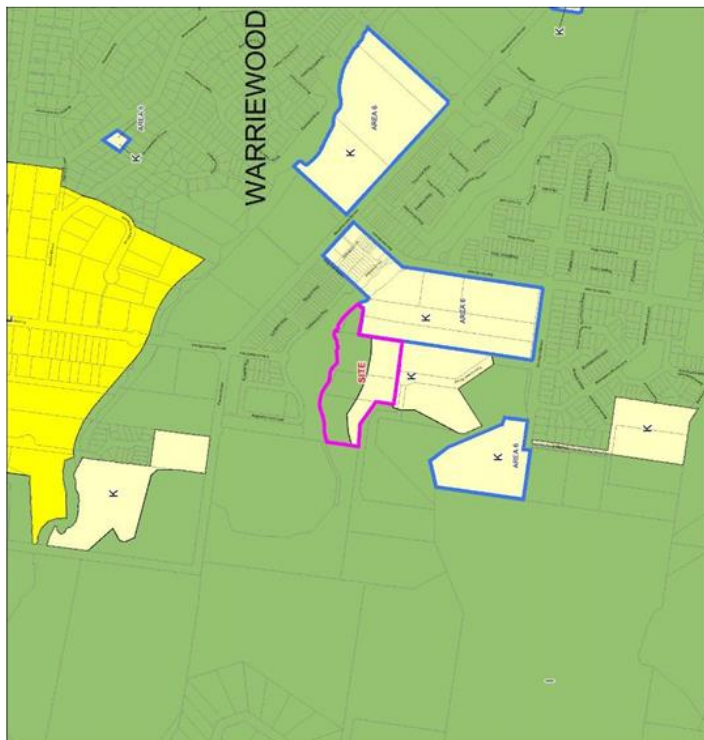


Figure 4: Proposed Height of Building Map



GPO Box 1104, SYDNEY, NSW 2001
ABN: 22 130 908 824
Phone: 1300 559 385

Mr Dick Persson
Administrator
Northern Beaches Council
Dee Why NSW 2099

By email (per): liza.cordoba@northernbeaches.nsw.gov.au

15 May 2016

Dear Dick

PROBITY REPORT – ASSESSMENT OF PLANNING PROPOSAL PP0002/16

Procure Group Pty Ltd (**Procure**) was engaged by Northern Beaches Council (**Council**) on 27 June 2016 to provide an independent probity review in relation to the assessment of Planning Proposal PP0002/16 (**Planning Proposal**). Council is the landowner of 9 Fern Creek Road Warriewood and is the proponent for this application. The Planning Proposal arises from a land swap agreement between Council and Frasers Property involving 11, 12 and 13 Fern Creek Road. The land swap enables the development of properties owned by Fraser Property and provides Council with the opportunity to establish improved open space for the use of the local community.

The assessment report to Council provides the following summary:

Council received a Planning Proposal from GLN Planning Consultants on behalf of Council's Property Management and Commercial Business Unit relating to 9, 11, 12 and 13 Fern Creek Road, Warriewood. The Planning Proposal seeks to amend the Pittwater Local Environmental Plan 2014 to primarily enable the creation of the southern portion of the planned Central Local Park. A secondary objective is to enable the development of the remaining land in an orderly and economic manner for housing. This will be achieved through an amendment to the Land Zoning map, amend the Height of Building map, and amend the dwelling provisions contained in Part 6 Clause 6.1(3) Pittwater Local Environmental Plan 2014.

As Council is a landowner and party to the land swap to mitigate potential probity issues, an independent planning consultant was engaged to prepare the Planning Proposal (GLN Planning) on behalf of Council's Property Management and Commercial Business Unit and an independent planning consultant was engaged to assess the application (MBWA Consulting) on behalf of Council's Planning and Community Business Unit.

In the circumstances where Council is the owner of land the subject of a Planning Proposal before Council, Council has a conflict of roles which must be addressed. Council has taken steps in this regard and has requested Procure to conduct a review of the steps taken and to confirm their adequacy.

This report has been completed to assist Council in its decision-making relating to the Planning Proposal. The report cannot be relied upon by any other party or for any other purpose. While the Probity Advisor may provide input into the processes followed, Council retains overall responsibility for the probity of its personnel and processes.

Vic Baueris has conducted the review on behalf of Procure and has prepared this report.

Northern Beaches Council
Planning Proposal PP0002/16

Probity Report

Probity Fundamentals

In undertaking the probity advisory role, Procure has had regard to the "probity fundamentals" described in the ICAC publication "Probity and Probity Advising (November 2005)". These probity fundamentals are:

- + Maintaining impartiality
- + Managing conflicts of interest
- + Maintaining accountability and transparency
- + Maintaining confidentiality
- + Obtaining value for money (not relevant in this case)

Our work performed to review the application of each of these probity fundamentals to the assessment process is documented below.

Key dates

Activity	Date
Planning Proposal received by Council	8 August 2016
First exhibition period	15 to 29 August 2016
Updated Proposal received by Council	17 January 2017
Second exhibition period	25 March to 10 April 2017
Assessment report completed	8 May 2017

Work Performed

In completing this engagement, Procure has completed the following tasks.

- + Noted that Council at its meeting held on 19 March 2016 determined that as landowner and party to the land swap there was a need to mitigate potential probity issues. In this regard, Council's Property Management and Commercial Business Unit engaged an independent planning consultant - GLN Planning Consultants - to prepare and lodge the Planning Proposal on Council's behalf. Council's Strategic Land Use Planning Unit engaged an independent planning consultant - MBWA Consulting - to assess the Planning Proposal;
- + Noted that the Planning Proposal was received by Council on 8 August 2016 and that (non-statutory) notification of the Planning Proposal was undertaken between 15 and 29 August 2016;
- + Participated in an initial meeting on 10 August 2016 with Council officers and the independent assessor to agree on the probity processes to be followed and Procure's role. Confirmed at the meeting that the independent assessor did not have any conflicts of interest which prevented her from conducting the assessment;
- + Noted that on 22 August 2016 Council staff in the Technical Team who may be required to provide comment on the Planning Proposal were advised that Procure had been engaged to oversee the probity arrangements for the conduct of the independent review of the Planning Proposal assessment process. Procure's contact details were provided these Council officers in order for contact to be made should any probity issues arise. Recipients were also reminded to ensure the confidentiality of any matters related to the assessment process.;
- + Matters referred by Council to Procure during the assessment period related to potential conflicts of interest by Council officers. No such matters involved any conflict of interest that required action other than disclosure. No referrals or complaints were received from the public;

Probity Report

- + Noted that as the result of additional information required to complete the assessment following the first period of public notification, a second period of non-statutory public notification of the Planning Proposal took place between 25 March 2017 and 10 April 2017;
- + Confirmed that for both public notifications, properties within Warriewood Valley and registered Community Groups were sent notification letters (approximately 1,750). Advertisements notifying of the Planning Proposal and inviting comment, were placed in the Manly Daily on 13 August 2016 and 25 March 2017. The relevant documents were made available electronically on Council's website on the 'Exhibitions' page and via the 'ePlanning' portal, and in hard copy in Customer Service Centres at Manly, Dee Why, Mona Vale and Avalon. In addition, a notification sign was placed on the site for both notification periods;
- + Noted that the public agencies being Rural Fire Service, NSW Office of Water and Ausgrid were also advised of the Planning Proposal and requested to provide comment;
- + Participated in meetings with Council officers and the independent assessor on 3 and 20 April 2017 to review progress;
- + Confirmed with the independent assessor in discussions on 10 May 2017 that she had not been subject to any influence or interference from Council officers in relation to the conduct of the assessment;
- + Confirmed with the Planner, Land Release who had overall administrative responsibility for the Proposal application process, that all the documentation related to the assessment process will be stored in a confidential folder in the Council Records System. At the time of conducting this review, Procure was advised that the confidentiality of all records has been maintained;
- + Confirmed with the Manager, Property Management and Commercial Business Unit on 10 May 2017 that total separation was maintained between her Unit and the assessment process. This was required as this Unit acted as the developer for the Planning Proposal and had engaged the planning consultant who prepared the Planning Proposal;
- + Noted that the Council report prepared to present the Assessment Report, the probity report and other relevant documents to Council includes the following details in relation to a Voluntary Planning Agreement (VPA) submitted along with the revised Planning Proposal (17 January 2017):
 - *The amended Planning Proposal, received on 17 January 2017, did not change in terms of the proposed amendments to the PLEP 2014 but responded to Council's request for additional information, addressing issues raised in its consultant's preliminary assessment and the submissions. A significant piece of new information accompanying this amended Planning Proposal was a preliminary 'draft version' of the Voluntary Planning Agreement (VPA) and Explanatory Note, "in the interest of clarity and transparency at this non-statutory exhibition phase". The Draft Voluntary Planning Agreement and Explanatory Note formed part of the documentation package that was released for preliminary (non-statutory) exhibition.*
 - *The preparation of a Draft Voluntary Planning Agreement (Draft VPA) originated from the Memorandum of Understanding between the then Pittwater Council and Frasers Property (formerly Australand) for the subject properties (now the subject of this Planning Proposal) in October 2015. On 19 March 2016, Council resolved, to authorise the General Manager to sign the Deed of Agreement where the parties are to enter into a future Planning Agreement as part of the completion conditions stipulated by the Deed.*
 - *On 18 April 2017, following the conclusion of the second preliminary (non-statutory) notification period for the Planning Proposal, the applicant formally withdrew the draft version of the Voluntary Planning Agreement.*
- + Noted that withdrawal of the VPA (as outlined in the previous point) removed the potential for a conflict of role for Council officers. This would have arisen in the circumstances where submissions in response to the Planning Proposal required comment and response from Council officers who

Northern Beaches Council
Planning Proposal PP0002/16

Probity Report

- previously had a role in preparing the VPA. Noted that the VPA will require presentation to Council and public exhibition before finalisation;
- + Reviewed the Assessment Report to Council which details the outcome of the assessment. Noted that it includes the following summary of public responses to the Planning Proposal:
 - *Six written submissions were received as a result of the second non-statutory notification of Planning Proposal P0002/16 – 1 submission in support of the proposal; 4 clearly objecting to the proposal; and 1 submission offering comment and clarification.*
 - + Further noted that the Assessment Report to Council included:
 - Outline of advice received from each Council Business Unit with responses;
 - Outline of advice received from each of the public agencies invited to comment on the Planning Proposal;
 - Outline of submissions from the community with responses; and
 - Outline of Assessment Criteria used and assessment comments in relation to each criterion
 - + Noted that to further maintain Council's independence from the decision-making process, Council is not seeking delegation to exercise the LEP making powers delegated under Section 59 of the Environmental Planning and Assessment Act 1979 in regard to this Planning Proposal. Instead the Department of Planning and Environment will undertake the plan making functions for the Planning Proposal;
 - + No breaches of confidentiality or other probity concerns have been reported to Procure;
 - + Noted then when the Assessment Report is presented to Council, members of the community will have the opportunity to present their views on the recommendations made by the independent assessor.

Conclusion

Based upon our work performed in the conduct of the review, as detailed in this report, no issues of a probity nature have come to our attention that would lead us to conclude that the assessment of Planning Proposal PP0002/16 by Council has not been undertaken in a transparent manner with due regard to probity.

Yours sincerely



Warwick Smith
Director
Procure Group Pty Ltd

MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

1	Parties Identity	Pittwater Council (PC) and Fraser's Property Limited (FP)
2	Form of Contract	Land Swap Agreement relating to land in Sector 9 within the Warriewood Valley Release Area, between Pittwater Council and FP. The lot details are identified in Item 3.
3	Properties	Land owned by FP to be acquired by PC: That part of Lot 11 DP 1092788, part of Lot 12 DP 1092788 and part of Lot 13 DP 1092788, each currently owned by FP and identified as being acquired by PC in Annexure A Land owned by PC to be acquired by FP: That part of Lot 5 DP 736961 currently owned by PC and identified as being acquired by FP in Annexure A.
4	Terms of Memorandum of Understanding (MOU)	The intent of this MOU is to set out and identify the terms of the proposed future deed of agreement between PC and FP. This MOU should not be construed by either party as being legally binding. The parties agree to work together in good faith to address and incorporate the items identified in the Council resolution of 18 May 2015 (Item C12.4) and in this MOU in any future deed of agreement.
5	Valuation and Negotiations	Each party agrees to undertake an independent valuation of the proposed land swap identified in Item 3 above. Each valuation is to be based on an agreed brief that values the land at its highest and best use. Specifically, part of Lot 5 DP 736961 currently owned by PC and identified to be acquired by FP in Annexure A is to be valued on the basis of it having a dwelling yield of 32 dwellings per developable hectare. The valuer must have current NSW registration, be a member of the Australian Property Institute with the appropriate classification and have at least 5 years of experience. Both parties are to pay their own costs in relation to the services of an independent valuer. The parties are to come to a negotiated outcome in relation to any financial adjustment as a result of the overall land swap transaction. Any financial adjustment is to take place on settlement.
6	Creek line Corridor	The transfer of creek-line corridor land owned by FP identified to be acquired by PC in Annexure A is to be completed as a separate financial transaction in accordance with the Warriewood Valley Section 94 Contributions Plan. The value of the creek line corridor land is to be based on the value specified in the Warriewood Valley Section 94 Contribution Plan in force at the date signing of the deed of agreement. The financial transaction is to be a separate item in the deed of agreement but is to be consolidated in the overall land swap transaction. Following any financial adjustment that is to be undertaken as outlined in item 5 above, the parties agree that the compensation set out in this Item 6 is to be paid to FP. This compensation can be used to offset any amount FP owes to PC.
7	Undergrounding of Overhead Power	PC to provide Ausgrid's approved design and costings to FP for the undergrounding of the existing High Voltage (HV) overhead cabling. The undergrounding of the overhead power where practical will be in

MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

		<p>accordance with Ausgrid requirements.</p> <p>The parties agree to share the cost of the undergrounding of the existing overhead HV cabling and if required based on Ausgrid's advice, the cost of any associated infrastructure requirements within the properties proposed to be swapped on a 50/50 basis.</p> <p>If there are any additional electrical undergrounding or upgrading required by Ausgrid outside of the land-swap proposed area, these costs will be the to be borne by PC.</p>
8	Road works	<p>The full road width construction, including stormwater infrastructure, are to be completed by FP at its sole cost. These roads are to be dedicated to PC as part of the future residential subdivision of the land.</p> <p>The parties are to consult in good faith in relation to whether a Planning Agreement under section 93F of the Environmental Planning & Assessment Act will be required to affect this aspect of the transaction.</p> <p>Note:</p> <p>Northern extension of Fern Creek Road: This road is only required to be 16m wide as per a "Local Road" under Warriewood Valley Roads Masterplan. In accordance with the Warriewood Valley Landscape Masterplan a 2.1m shared path is to be provided along the eastern side of this road, in lieu of the 1.5m footpath required by the Warriewood Valley Roads Masterplan. The 2.1m wide shared path is all inclusive of the 16m wide road reserve requirement for Fern Creek Road extension.</p> <p>New east-west road: This road is required to comply with the requirements of a "Local Road" under the Warriewood Valley Roads Masterplan. FP is required to construct a dish drain to the edge of the road treatment, however is not required to construct the parking bays and verge on the reserve side of the road.</p>
9	Pittwater LEP Amendment	<p>PC agrees to prepare and lodge a Planning Proposal to amend Pittwater LEP 2014 as follows:</p> <ul style="list-style-type: none"> (a) The part of Lot 5 DP 736961 owned by PC and identified in Annexure A to be acquired by FP will be allocated a maximum building height of 10.5 metres and a maximum yield of 17 dwellings based on a density of 32 dwellings per developable hectare; (b) The Lot 13 DP 1092788 and the part of Lot 11 DP 1092788 and part of Lot 12 DP 1092788 owned by FP and identified in Annexure A to be acquired by PC will have no dwelling yield allocated to it and will be rezoned to RE1 Public Recreation; and (c) The part of Lot 11 DP 1092788 owned by FP and identified in Annexure A to be retained by FP is to be allocated a yield of 3 dwellings based on a density of 10 dwellings per developable hectare; and (d) The part of Lot 12 DP 1092788 owned by FP and identified in Annexure A to be retained by FP is to be allocated a yield of 13 dwellings based on a density of 32 dwellings per developable

MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

		<p>hectare.</p> <p>PC will engage an independent consultant to prepare and progress the LEP amendment. All costs and relevant application fees in connection with the LEP amendment are to be borne equally by both parties.</p> <p>In the event that the proposed LEP amendment is not successful, the parties agree that the land swap contemplated by this MOU cannot occur and the proposed land swap arrangements will be at an end. In this event, all costs incurred, except as otherwise specified in Item 16, will be borne equally by both parties.</p>
10	Subdivision	<p>Following gazettal of the LEP amendment by Department of Planning & Environment, PC agrees to prepare and lodge a development application to subdivide the land to reflect the change in ownership proposed by this MOU.</p> <p>PC will engage a consultant to prepare and progress the development application. All costs and relevant application fees in connection with the development application are to be borne equally by both parties.</p>
11	Settlement	<p>Settlement of the land swap is conditional on the following:</p> <ul style="list-style-type: none"> (a) Registration of subdivision certificate in accordance with the development application described in Item 10; and (b) Gazettal of the LEP Amendment identified in Item 9. <p>Settlement will occur within 30 days of the successful completion of both (a) and (b) above.</p>
12	Storm-water Infrastructure	<p>An underground stormwater pipe is to be provided from the existing cul-de-sac in Fern Creek Road to Fern Creek. This pipe is to be constructed along the alignment of the existing drainage easement and is to be constructed to a standard specified by PC. The construction of this stormwater pipe is to be undertaken concurrent with the road construction. Each party is responsible for costs associated with undergrounding the section of stormwater infrastructure within their own land.</p> <p>The existing drainage easement is to be extinguished and replaced by a new easement along the same alignment and is to be of a suitable width specified by Council.</p> <p>All stormwater infrastructure required to service the future residential development is to comply with Pittwater 21 DCP, Control C6.21 Provision of Infrastructure.</p>
13	Probity	PC to appoint probity advisor to oversee and report on this transaction.
14	Other Issues: Contamination	<p>Both parties agree that as at the date of agreement of this MOU neither party is aware of any contamination affecting the properties identified in Item 3 which would make that property unsuitable for their intended use.</p> <p>FP and PC must not bring any materials or land fill onto their properties during the land swap transaction period which may cause contamination and will not allow any materials to be located on the properties which may cause contamination or detrimentally affect the land for its intended use.</p>
15	Other Issues: Legal Documentation	<p>PC is to prepare all legal documentation associated with this land swap.</p> <p>All reasonable costs associated with drafting and amending the legal</p>

MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

		documents leading to their signing are to be borne equally by both parties.
16	Other Issues: Other Costs and Invoicing	Both parties to pay their own respective legal costs, except as otherwise outlined in Item 15 above. All other costs, except as otherwise outlined in this MOU, are to be borne equally by both parties. In relation to these costs, PC agrees to pay these costs and invoice FP monthly. FP will be consulted prior to PC accepting any quotes for services for which the costs are to be borne equally.
17	Other Issues: Council endorsement	The parties acknowledge that the future land swap contemplated by this MOU is subject to endorsement by the elected Council and Board approval by FP.

Agreed by Frasers Property Ltd

Date:

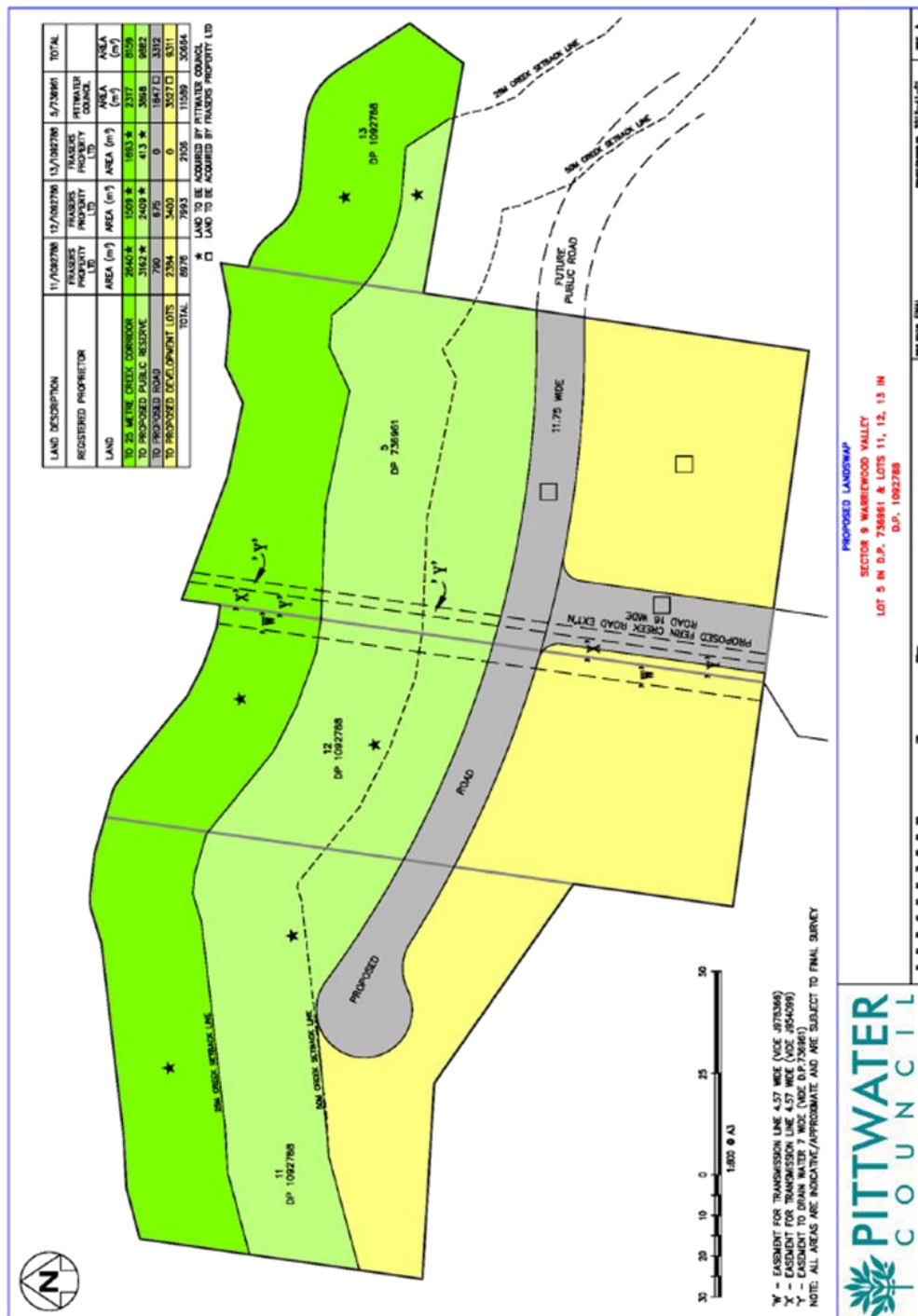
1/10/15

Agreed by Pittwater Council



Date: 22/9/15

ANNEXURE A



LAND SWAP DEED

PITTWATER COUNCIL

("Council")

and

FRASERS PROPERTY LIMITED

("FP")


MatthewsFolbigg
Lawyers
Matthews Folbigg Pty Ltd
"The Barrington" Level 7
10-14 Smith Street Parramatta 2150
PO Box 248 Parramatta 2124
DX 8233 Parramatta
T 9635 7966 | F 9633 9400

8 March 2016

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LAND SWAP DEED

Deed dated

19 April 2016

~~2015~~

PARTIES

PITTWATER COUNCIL (ABN 61 340 837 871) of 1 Park Street, Mona Vale NSW 2103

("Council")

FRASERS PROPERTY LIMITED (ACN 008 443 696) of 1 Homebush Bay Drive, Rhodes NSW 2138

("FP")

RECITALS AND BACKGROUND

- A Due to the population increase associated with the Warriewood Valley and in order to deliver greater open space by the provision of a 2 hectare Central Local Park, Council acquired an existing 1.15 hectare parcel of land (9 Fern Creek Road) in order to facilitate the southern half of the Central Local Park.
- B Due to the shape and location of such lot not matching the preferred layout for the open space land, it has been agreed that in order to better reflect and facilitate the final layout plan for such open space, that Council and FP transact a land exchange and for such acquired land by Council to be rezoned RE 1 Public Recreation by the amendment of Council's Local Environmental Plan ("LEP").
- C Council owns the Council Land and FP the FP Land.
- D Subject to the amendment of Council's LEP, Council and FP have agreed to subdivide the Council Land and FP Land respectively owned by them so as to enable:
 - (a) Council to transfer the Council Development Land to FP, being an area measuring approximately 5,374.4 square metres; and
 - (b) FP to transfer to Council the FP Public Reserve Land and the FP Creek Line Corridor Land, being an area measuring approximately 11,825.5 square metres, as shown in the plan attached at Annexure A.
- E To enable the transaction contemplated by these Recitals, Council and FP have agreed to enter into this deed.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

The following meanings apply unless the contrary intention appears:

Business Days means a day on which banks are open for general banking business in Sydney, New South Wales (not being a Saturday, Sunday or public holiday in that place).

Completion Date means the date which is on or before the date which is 30 Business Days after Council issues the notice to FP under clause 2.1(b).

Council Development Land means that part of the Development Land comprised in Lot 5 in Deposited Plan 736961.

Conditions Precedent has the meaning given to it in clause 2.1 of this deed.

Council Land means Lot 5 Deposited Plan 736961 (folio identifier 5/736961).

Creek Line Corridor Land means the land shown in dark green and marked "To 25 Metre Creek Corridor" on the plan attached to this deed as Annexure A.

Creek Line Corridor Purchase Price means an amount equal to [REDACTED] per square metre of the FP Creek Line Corridor Land (being approximately [REDACTED]).

Creek Line Corridor Transfer means a transfer of land in a registerable form in relation to the transfer of the FP Creek Line Corridor Land from FP to Council.

Development Land means the land shown in yellow and grey and marked "To Proposed Road" and "To Proposed Development Lots" on the plan attached to this deed as Annexure A.

Development Land Transfer means a registrable transfer of land form in relation to the transfer of the Council Development Land from Council to FP.

Development Land Purchase Price means [REDACTED]

Duty means any stamp, transaction or registration duty or similar charge which is imposed by the New South Wales Office of State Revenue and includes any interest, fine, penalty, charge or other amount which is imposed in relation to that duty or charge.

FP Creek Line Corridor Land means that part of the Creek Line Corridor Land comprised in Lots 11, 12 and 13 in Deposited Plan 109278.

FP Land means Lots 11, 12 and 13 in Deposited Plan 1092788 (folio identifiers 11/1092788, 12/1092788 and 13/1092788).

FP Public Reserve Land means that part of the Public Reserve Land comprised in Lots 11, 12 and 13 in Deposited Plan 109278.

GST has the meaning given to it in the GST Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (Cwlth).

GST Law has the meaning given in the GST Act.

LPI means Land & Property Information, New South Wales.

Plan of Subdivision means the proposed plan to subdivide the FP Land and the Council Land prepared by Council and approved by FP in accordance with clause 3.2.

Planning Agreement means a planning agreement between Council and FP on terms acceptable to the parties (acting reasonably) and in accordance with section 93F of the *Environmental Planning & Assessment Act 1979 (NSW)* in relation to the future residential subdivision of the Development Land which includes the provisions of the MOU made and agreed to between the parties dated 1 October 2015.

- (a) construction of stormwater infrastructure in relation to the land;
- (b) extension of Fern Creek Road; and
- (c) construction of New East-West Road.

Planning Proposal means the planning proposal to the Department of Planning and Environment to amend Council's LEP prepared by Council and approved by FP in accordance with clause 3.1.

Public Reserve Land means the land shown in light green and marked "To Proposed Public Reserve" on the plan attached to this deed as Annexure A.

Public Reserve Transfer Form means a registrable transfer of land form in relation to the transfer of the FP Public Reserve Land from FP to Council.

Sunset Date means 31 December 2018.

Undergrounding Works means the works associated with the undergrounding of the overhead power cables and lines along Council and FP's common boundary between Lot 5 in Deposited Plan 736961 and Lot 12 in Deposited Plan 1092788.

1.2 References to certain general terms

Unless the contrary intention appears, in this deed:

- (a) a reference to a document (including this contract) includes any variation or replacement of it;
- (b) a reference to a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this contract;
- (c) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (d) the word "law" includes common law, principles of equity, and laws made by parliament (and laws made by parliament include State, Territory and Commonwealth laws and regulations and other instruments under them, and consolidations, amendments, re-enactments or replacements of any of them);
- (e) the singular includes the plural and vice versa;

- (f) the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association, or any authority;
- (g) a reference to a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns;
- (h) a reference to a body or authority includes a reference, if that body or authority ceases to exist, to the body or authority which has substantially the same functions and objects as the first body or authority;
- (i) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them individually;
- (j) an agreement, representation or warranty by two or more persons binds them jointly and each of them individually;
- (k) a reference to a group of persons or things is a reference to any two or more of them jointly and to each of them individually;
- (l) a reference to Australian dollars, dollars, A\$ or \$ is a reference to the lawful currency of Australia;
- (m) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;
- (n) a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later;
- (o) a reference to accounting standards is a reference to the accounting standards as defined in the Corporations Act, and a reference to an accounting term is a reference to that term as it is used in those accounting standards, or, if not inconsistent with those standards, in accounting principles and practices generally accepted in Australia;
- (p) the words, "including", "for example" or "such as" when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind;
- (q) if an act under this contract to be done by a party on or by a given day is done after 5.30pm on that day, it is taken to be done on the next day;
- (r) a reference to time is a reference to time in New South Wales; and
- (s) a reference to any thing (including any amount) is a reference to the whole and each part of it.

1.3 Headings

Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this deed.

2. CONDITIONS PRECEDENT

2.1 Completion conditions

- (a) Both parties agree that their respective obligations to transfer the FP Public Reserve Land, the Council Development Land and FP Creek Line Corridor Land are subject to and conditional upon:
 - (i) the Department of Planning and Environment approving the Planning Proposal;
 - (ii) registration of the Plan of Subdivision at the LPI;
 - (iii) the parties entering into the Planning Agreement; and
 - (iv) registration of the Planning Agreement at the LPI,
 (together the "**Conditions Precedent**").
- (b) Council must notify FP in writing within ten 10 Business Days after the Conditions Precedent have been satisfied.

2.2 Date for Completion

The parties must complete the transfers of the FP Public Reserve Land, the Council Development Land and the FP Creek Line Corridor Land on the Completion Date.

2.3 Sunset Date

The parties agree that if the Condition Precedent at 2.1(a)(i) is not satisfied by the Sunset Date, then either party may rescind this deed by serving a notice on the other.

2.4 Release

If this deed is rescinded under clause 2.3 then each party releases other party from any liability or loss arising in connection with the rescission of this deed, except in relation to prior breaches and the sharing of costs contemplated under clauses 4(a), 4(b) and 4(c).

3. COUNCIL'S OBLIGATIONS

3.1 Planning Proposal

The Council must:

- (a) procure the preparation of the Planning Proposal to achieve the following:
 - (i) that the Council Development Land be allocated a maximum building height of 10.5 metres and a maximum yield of 17 dwellings based upon a density of 32 dwellings per developable hectare;
 - (ii) that the Public Reserve Land be rezoned RE 1 Public Recreation;
 - (iii) that the part of the Development Land currently contained within Lot 11

DP 1092788 be allocated a development yield of 3 dwellings based on a density of 10 dwellings per developable hectare; and

- (iv) that the part of Development Land currently contained within Lot 12 DP 1092788 be allocated a development yield of 13 dwellings based upon a density of 32 dwellings per developable hectare; and
- (b) give FP a copy of the Planning Proposal at least 10 Business Days before Council lodges the Planning Proposal with Council's planning and assessment department; and
- (c) consult with FP in connection with any comments, suggestions or objections which FP makes or seeks to make in connection with the Planning Proposal prior to lodgement with Council's planning and assessment department; and
- (d) not lodge the Planning Proposal with Council's planning and assessment department without FP's written consent (which may be withheld until Council has complied with clauses 3.1(b) and (c), but otherwise must not be unreasonably withheld if the application is consistent with the requirements set out in clauses 3.1(a)(i) – 3.1(a)(iv)); and
- (e) lodge the Planning Proposal with Council's planning and assessment department for approval within 5 Business Days after FP consents to the Planning Proposal; and
- (f) must not seek to amend the Planning Proposal after it has been lodged with Council's planning and assessment department without FP's written consent (which must not be unreasonably withheld if the amendment is consistent with the requirements set out in clauses 3.1(a)(i) – 3.1(a)(iv));

3.2 Plan of Subdivision

The Council must:

- (a) prepare the Plan of Subdivision in a form suitable for registration at the LPI to achieve the following:
 - (i) create separate lots comprising the Council Development Land, the FP Public Reserve Land and the FP Creek Line Corridor Land to allow the transfers contemplated under this deed; and
 - (ii) create the easements for transmission and draining shown on the Plan; and
- (b) prepare a development application in connection with the Plan of Subdivision and provide a copy of the Plan of Subdivision and any supporting documents (including any appropriate instrument under Section 88B of the *Conveyancing Act 1919 (NSW)* to FP and consult with FP in connection with the terms of such application and documentation.
- (c) not lodge the Plan of Subdivision or any supporting documents with the LPI without FP's written consent (which may be withheld until Council has complied with clauses 3.2 (b) but otherwise must not be unreasonably withheld if the application is consistent with the requirements set out in clauses 3.2(a)(i) – 3.2(a)(ii));

- (d) lodge the Plan of Subdivision with the LPI within 5 Business Days after FP consents in writing to the Plan of Subdivision;

4. FP'S OBLIGATIONS

FP must:

- (a) provide its consent to the lodgement in relation to the development application for the Plan of Subdivision once the Council's obligations in 3.2(b) have been satisfied and simultaneously submit the Planning Agreement to Council.
- (b) contribute 50% towards Council's reasonable and properly incurred costs of preparation and submission (including application fees) of the Planning Proposal to amend Council's LEP within 5 Business Days of receipt of a valid tax invoice from Council;
- (c) contribute 50% towards Council's reasonable and properly incurred legal costs associated with the drafting, negotiations and execution of this deed (plus GST and disbursements) and Council's surveyors costs.
- (d) contribute 50% towards Council's reasonable and properly incurred costs of engaging a consultant to prepare and progress a development application with respect to the subdivision of Council's and FP's Land within 5 Business Days of receipt of a valid tax invoice from Council;
- (e) contribute 50% towards the reasonable and properly incurred costs of the approved design and construction (including any associated infrastructure required by Ausgrid) of the Undergrounding Works within 5 Business Days of receipt of a valid tax invoice from Council;
- (f) provided that Council have complied with clause 3.2 of this deed, execute any documents necessary to facilitate registration of the Plan of Subdivision within 5 Business Days of receipt from Council or its solicitors and return such executed documents to Council or its solicitor;
- (g) procure the consent of any mortgagee of the FP Land to the Plan of Subdivision and arrange for the execution by any such mortgagee of any documents necessary to facilitate registration of the Plan of Subdivision;
- (h) produce, or procure production by any mortgagee of the certificates of Title for the FP Land at LPI NSW to facilitate the registration of the Plan of Subdivision;
- (i) remove at FP's cost any caveat or other encumbrance on the land being transferred by it which may prohibit registration of the Plan of Subdivision; and
- (j) do anything reasonably required of it to assist the Council in the obtaining of any necessary approval for registration of the Plan of Subdivision, including compliance with any requisition raised by LPI NSW relating to the Plan of Subdivision.

5. LAND SWAP

5.1 Transfers of the Development and Public Reserve Land

Subject to the satisfaction of the Conditions Precedent, the parties agree that FP will transfer all its estate and interest in the FP Public Reserve Land to Council and pay the Development Land Purchase Price (less any applicable credits that FP receives under clause 5.2 below) to Council on the Completion Date in exchange for the Council simultaneously transferring its estate and interest in the Council Development Land to FP in accordance with the procedures set out in this deed.

5.2 Acquisition of the Creek Line Corridor Land

- (a) Subject to satisfaction of the Conditions Precedent, Council agrees to acquire the FP Creek Line Corridor Land from FP on the Completion Date at a value of the Creek Line Corridor Price in accordance with the Warriewood Valley Section 94 Contributions Plan (Plan 15) (Amendment 16) (Revision 1).
- (b) The parties agree that the Creek Line Corridor Price payable by Council for the acquisition of the FP Creek Line Corridor Land must be utilised by FP by way of an offset against the Development Land Purchase Price payable by FP to Council under clause 5.1.

5.3 Interdependence

The transactions described in clauses 5.1 and 5.2 are interdependent. If one party defaults in respect of its obligation in clause 5.1 or 5.2, the other party need not comply with its obligation unless and until the first party remedies its default. If the transactions described in clause 5.1 or 5.2 do not proceed, any party which has carried out an action in anticipation of those transactions proceeding may undo such action.

5.4 Instruments of transfer

In respect of:

- (a) the transfer contemplated under clause 5.1, Council must deliver the stamped Development Land Transfer duly executed by Council to FP at least 5 Business Days before the Completion Date;
- (b) the transfer contemplated under clause 5.1, FP must deliver the stamped Public Reserve Transfer duly executed by FP to Council at least 5 Business Days before the Completion Date; and
- (c) the transfer contemplated under clause 5.2, Council must deliver the stamped Creek Line Corridor Transfer duly executed by Council to FP at least 5 Business Days before the Completion Date.

5.5 Acknowledgement

For the purposes of Section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* it is acknowledged that the agreement contained in this deed is an agreement on all relevant matters relating to the acquisition by the Council of FP Public Reserve Land and the FP Creek Line Corridor Land and that no other compensation whatsoever will be payable by the Council to FP.

5.6 No adjustments

No adjustment will take place between the Council and FP in relation to any council rates or charges, water and sewer rates and charges or any land tax that may be charged upon the FP Public Reserve Land or the FP Creek Line Corridor Land provided that FP must pay all such outgoings in respect of the FP Public Reserve Land or the FP Creek Line Corridor Land owned by it for the rate periods current as at the Completion Date.

6. COMPLETION

6.1 Completion

On the Completion Date:

- (a) Council must:
 - (ii) deliver the stamped and fully executed Development Land Transfer to FP along with a direction addressed to LPI in favour of FP authorising the issuing of the resultant Certificate of Title directly to FP; and
 - (iii) ensure that the certificate of title for the Council Development Land is placed on deposit at LPI; and
- (b) FP must:
 - (i) deliver the stamped and fully executed Public Reserve Land Transfer and the Corridor Creek Transfer to Council along with a direction addressed to LPI in favour of Council authorising the issuing of the resultant Certificate of Title directly to Council;
 - (ii) ensure that the certificates of title for the FP Public Reserve Land and the FP Corridor Creek Transfer are placed on deposit with LPI; and
 - (iii) subject to clause 5.2(b), a Settlement Cheque for an amount equal to the Development Land Purchase Price less the Creek Line Corridor Purchase Price.

7. UNDERGROUNDING OF OVERHEAD POWER

- (a) Council must procure Ausgrid's approved design and construction estimates in relation to the Undergrounding Works and provide them to FP as soon as reasonably practicable.
- (b) The parties agree that the Undergrounding Works will be undertaken by a third party contractor appointed by Council (and approved by FP acting reasonably). The costs of the Undergrounding Works will be paid for directly by Council. FP will contribute to those costs in accordance with clause 4(e).

8. DUTY AND LEGAL COSTS

8.1 Duty

In relation to Duty chargeable, payable or assessed in relation to this agreement or any transaction contemplated by this agreement:

- (a) FP agrees to pay the Duty in relation to the transfer of the Council Development Land and indemnifies and must keep indemnified Council against any liability to Duty which is the responsibility of FP pursuant to this clause 8.1(a); and
- (b) Council agrees to pay the Duty in relation to the transfer of the FP Public Reserve Land and the FP Creek Line Corridor Land and indemnifies and must keep indemnified FP against any liability to Duty which is the responsibility of Council pursuant to this clause 8.1(b).

8.2 Except as otherwise provided for in this agreement, each party will be responsible for its own legal fees in relation to:

- (a) the negotiation and execution of this agreement; and
- (b) otherwise in relation to the transfer of the Council Land and FP Land.

9. GST

9.1 Consideration GST inclusive

Aside from the consideration payable for the transfers contemplated in clause 5.1, all amounts payable or consideration to be provided under this agreement are exclusive of GST.

9.2 Payment of GST

Subject to clause 9.3, if GST is payable on any supply made under this agreement, for which the consideration is not expressly stated to include GST, the recipient agrees to pay to the supplier an additional amount equal to the GST payable at the same time that the consideration for the supply, or the first part of the consideration for the supply (as the case may be), is to be provided.

9.3 Tax invoice

The supplier must issue a tax invoice to the recipient of a taxable supply at the same time that the supplier makes a taxable supply.

9.4 Adjustments

If the amount of GST payable in relation to a taxable supply varies from the amount paid, or set off by, by the recipient in accordance with this clause agreement, then the supplier will provide a corresponding refund or credit to, or will be entitled to receive an additional amount of GST from, the recipient and the supplier will issue an adjustment note.

9.5 Reimbursements

If a party is required under this agreement to indemnify another party, or pay or reimburse costs of another party, that party agrees to pay the relevant amount less any input tax credits to which the other party (or to which the representative member for a GST group of which the other party is a member) is entitled.

9.6 Interpretation

For the purposes of this clause 9

- (a) a term which has a defined meaning in the GST Act has the same meaning when used in this clause 9; and
- (b) each periodic or progressive component of a supply to which section 156-5(1) of the GST Act applies will be treated as though it is a separate supply.

10. MISCELLANEOUS PROVISIONS

10.1 Governing Law

This Deed shall be governed by and construed in accordance with the laws of the State of New South Wales.

10.2 Jurisdiction

Any legal action or proceedings with respect to this Deed against any party or any of its property and assets may be brought in the Courts of the State of New South Wales and, by execution and delivery of this Deed that party accepts, for itself and in respect of its property and assets, generally and unconditionally the jurisdiction of the Courts of that State.

10.3 Variations

Any amendments, variation or modification to or of, or consent to departure by any party from the terms of this Deed shall have no force or effect unless effected by a document executed by the parties.

10.4 Third Parties

This Deed shall confer rights and benefits only upon a person expressed to be a party and not upon any other person.

10.5 Assignment

A party shall not transfer or assign its rights or obligations under this Deed without the prior consent in writing of the other party.

10.6 Waivers

The failure to exercise or delay in exercising by any party of any right conferred by this Deed shall not operate as a waiver and the single or partial exercise of any right by that party shall not preclude any other or further exercise of that or any other right by that party.

10.7 Remedies

The rights of a party conferred by this Deed are cumulative and are not exclusive of any rights provided by law.

10.8 Entire agreement

This deed constitutes the entire agreement of the parties about its subject matter and supersedes all previous agreements, understandings and negotiations on that subject matter except for the provisions related to and to be contained within the Planning Agreement.

10.9 Further Assistance

Each party shall execute all documents and perform all acts necessary to give full effect to this deed.

10.10 Severability

Any provision of this Deed which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of that prohibition or unenforceability, without invalidating the remaining provisions of this deed or affecting the validity or enforceability of that provision in any other jurisdiction.

10.11 Counterparts

This deed may be executed in any number of counterparts, all of which taken together shall be deemed to constitute one and the same document.

11. DISPUTE RESOLUTION

11.1 All disputes or differences arising out of this deed will be resolved in accordance with this clause 10, unless:

- (a) a party is seeking urgent interlocutory relief or a remedy where a delay in commencing proceedings in Court could prejudice the party's entitlement to seek that remedy;
- (b) an incident has arisen that requires urgent resolution which mediation might not resolve; or
- (c) the process in the remainder of this clause 10 has been exhausted.

11.2 Notice of Dispute

Either party may at any time notify the other party in writing that there is a dispute or difference concerning any matter in this deed (**Notice of Dispute**). That Notice of Dispute must:

- (a) identify the subject matter of the dispute;
- (b) identify the relevant provisions of this deed;
- (c) annex copies of any correspondence, or background material and information relevant to that dispute; and

(d) contain any particulars of quantification of the dispute.

11.3 Parties to Confer

The parties must, within twenty-one (21) days of the service of the Notice of Dispute, meet in an attempt to discuss, and to reach a mutually acceptable decision, on the matter of the dispute.

11.4 Referral to Mediation

If:

- (a) the matter in dispute is not settled within ten (10) business days of the meeting referred to in the preceding paragraph, or such later date as the parties may agree; or
- (b) either party refuses to attend a meeting in accordance with clause 11.3; then
- (c) the difference or dispute must be the subject of a mediation administered by the Australian Commercial Dispute Centre (ACDC) conducted and held in accordance with the mediation rules of the ACDC in force at the time of the appointment of a mediator.

11.5 The mediator will be appointed:

- (a) by the parties, from a panel suggested by the ACDC within twenty-eight (28) days of the referral of the difference or dispute for mediation; or
- (b) if a mediator is not appointed by agreement within that period, by the Secretary-General of the ACDC at the request of either party.

10.6 The costs of and associated with formal mediation before a mediator under this clause are to be paid by the parties to the mediation in such proportions as they may agree among themselves or, failing agreement, in equal shares.

12. NOTICES

Any notice given under this deed:

- (a) must be in writing addressed to the intended recipient at the address shown in the Deed or at the address last notified by the intended recipient to the sender;
- (b) must be signed by a person duly authorised by the sender;
- (c) will be taken to have been given when delivered, received or left at the address shown in this deed.

If delivery or receipt occurs on a date when business is not generally carried on in the place to which the notice is sent, or is sent later than 4.00pm (local time), it will be taken to have been duly given at the commencement of business on the next day when business is generally carried on in that place.

ANNEXURE "A"

DEED
8 March 2016

15

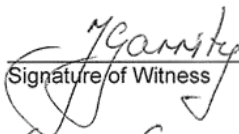


EXECUTION

Executed as Deed

Executed by the General Manager on behalf
of **PITTWATER COUNCIL (ABN 61 340 837
871)** pursuant to a delegation dated
under section 377 of the *Local Government
Act 1993* (NSW):




Signature of Witness

FIONA GARRITY
Name of Witness [BLOCK LETTERS]

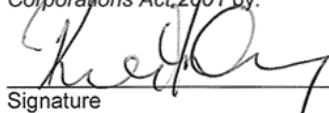

General Manager

MARK FERGUSON
Name of General Manager [BLOCK LETTERS]

5 VUKO PLACE WARRIWOOD
Address of Witness NSW 2102

29/3/2016.

EXECUTED by **FRASERS PROPERTY
LIMITED (ACN 008 443 696)** in accordance
with the requirements of section 127(1) of the
Corporations Act, 2001 by:


Signature

RODNEY VAUGHAN FEHRING
Name of Director


Signature

JANIS SHARON WOOD
Name of Secretary



C12.1 Warriewood Valley Open Space - Southern Component of Central Local Park (Sector 9)

Meeting: Sustainable Towns and Villages Committee

Date: 19 March 2016

COMMUNITY STRATEGIC PLAN STRATEGY:

- Recreational Management
- Corporate Management Strategy

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To develop, manage and maintain recreational facilities to best practice standards in a cost effective and sustainable manner
- To provide the community with a broad range of quality natural and built assets in a sustainable manner to meet the needs of current and future generations

DELIVERY PROGRAM ACTION:

- To provide planning, design, investigation and enhancement of recreational facilities
- Continue to implement Council's suite of developer contributions plans

1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

- 1.1.1 In 2008 Council resolved to purchase 9 Fern Creek Road to facilitate the delivery of the southern half of the Central Local Park in Warriewood Valley (commonly referred to as Fern Creek Park). 9 Fern Creek Road is within Sector 9 of the Warriewood Valley Release Area. The parcel is rectangular in shape and approximately 1.15 hectares in area and adjoins Fern Creek. The property is directly south of the northern portion of the Central Local Park which was delivered several years ago through the development of Sector 8.
- 1.1.2 At the time 9 Fern Creek Road was purchased the form and layout of development in Sector 9 was still uncertain and as such Council resolved that the land remain classified as Operational Land under the *Local Government Act 1993* to retain some flexibility around the future development of the sector.
- 1.1.3 In 2013, Australand (now known as Frasers Property), the owner of adjoining land parcels 11, 12 and 13 Fern Creek Road, put a formal land swap proposal to Council which would facilitate the development of its land holdings as well as achieve Council's preferred open space layout for the sector. This proposal involved swapping generally the northern portions of its three properties for the southern portion of Council's property (refer to **Attachment 2**).
- 1.1.4 Between May 2014 and May 2015 significant consultation occurred with the adjoining landowners and the Warriewood Residents Association (WRA) to examine Frasers' proposal as well as other potential options for the southern portion of the Central Local Park.
- 1.1.5 A revised concept plan with a larger area provided for the park was endorsed by Council for the land swap on 18 May 2015 when it authorised the General Manager to commence negotiations with Frasers (refer to **Figure 1** and **Figure 2**).

- 1.1.6 This revised concept included an additional 1,800 square metres for the park area (not including creek line corridor) and an increase in the width of the park in comparison to the original Frasers proposal by moving the roadway further from the creek line corridor.

1.2 OUTCOME OF NEGOTIATIONS

- 1.2.1 Following Council's decision of 18 May 2015, Council and Frasers have negotiated to finalise the terms of the land swap agreement.
- 1.2.2 In October 2015 the respective General Managers of Frasers and Council signed a Memorandum of Understanding addressing the key aspects of the transaction.
- 1.2.3 Both parties have received independent valuation advice and have negotiated and reached an agreement on an appropriate cash adjustment based on the proposed land transfers. The monetary gain as a result of the land swap is required to be reinvested into the Section 94 fund to implement the plan endorsed by Council and assist with delivering the remaining infrastructure and services required by the Release Area.
- 1.2.4 In terms of the area of land to be transferred between the parties, the land swap will involve:
- Approximately 5,374 square metres of Council land being transferred to Frasers, and
 - Approximately 11,826 square metres of land, made up of 5,984 square metres of land for public reserve and 5,842 metres of land for creek line corridor, being transferred to Council.
- 1.2.5 The proposed land swap will mean:
- Council will be able to deliver a park approximately 600 square metres larger than could be achieved on the current lot – approximately 9,900 square metres (excluding creek line corridor land). 9 Fern Creek Road in its current configuration is approximately 9,300 square metres (excluding creek line corridor land).
 - Frasers delivering important infrastructure which is critical to unlocking development opportunities for the northern half of Sector 9, including:
 - the extension of Fern Creek Road and the construction of a new east-west road connecting Fern Creek Road with the eastern half of Sector 9.
 - the section of stormwater infrastructure within the Fern Creek Road extension.
 - The capacity to underground the high voltage power lines that currently run along the boundary of 9 and 12 Fern Creek Road, with the costs agreed to be shared between Council and Frasers. Note negotiations are currently underway with other landholders.
- 1.2.6 Following agreement on the key terms of the proposed transaction, Council and Frasers have worked to finalise a Deed of Agreement which stipulates the details of how the land swap transaction will occur. This document once signed will be legally binding on the parties. The deed represents the final agreed position of Council staff and Frasers (refer to **Attachment 5**). Attached to the deed is the agreed land swap plan referred to as Annexure A.

1.3 NEXT STEPS

- 1.3.1 In order for the land swap to occur an amendment to Pittwater Local Environmental Plan 2014 and development application will be required.

- 1.3.2 Council's Commercial Property and Projects Business Unit will engage an independent planning consultant to prepare and lodge these applications on Council's behalf. To mitigate potential probity issues, an independent planning consultant will also be engaged to assess these applications on behalf of Council's Planning and Assessment Business Unit.
- 1.3.2 The transfer of land and funds will take place at the completion of these steps. It is estimated that it could take up to 9 to 12 months for these aspects of the transaction to be completed.

2.0 RECOMMENDATION

1. *That Council note:*
 - a. *The comprehensive community engagement that has occurred in relation to this matter*
 - b. *The terms of the Memorandum of Understanding*
 - c. *The independent valuation advice*
 - d. *The terms of the Deed of Agreement*
 - e. *That the cash adjustment from the proposed land transfers will be reinvested into the Section 94 fund to implement the plan as endorsed by Council.*
 - f. *The findings of the probity report prepared by Procure Group (Attachment 6).*
 2. *That Council endorse the proposed terms of the land swap and authorise the General Manager to sign the deed of agreement for the land swap (Attachment 5).*
 3. *That Council support the progression of the land swap agreement, comprising:*
 - a. *Preparation and lodgement of a Planning Proposal to amend Pittwater LEP 2014 to reallocate dwelling yield and rezone the future park to a recreation zone as outlined in the Deed of Agreement,*
 - b. *Preparation and lodgement of a development application to subdivide/consolidate the existing land parcels to enable the transfer of land to occur.*
 4. *That a future report be brought to Council at the completion of the transaction.*
 5. *That Council endorse the concept masterplan for the southern component of the Central Local Park (Figure 2) to enable it to be progressed following the land swap.*
-

3.0 BACKGROUND

3.1 PURPOSE

In accordance with Council's resolution of 18 May 2015, the purpose of this report is to:

- Inform Council of the outcomes of the negotiations with Frasers Property (Frasers).
- Outline the key terms of the Memorandum of Understanding.
- Inform Council of the valuation advice received and the financial adjustment agreed between the parties.
- Outline the key terms of the Deed of Agreement.
- Present the probity advisor's audit report on the negotiations.
- Outline the next steps to finalise the land swap agreement.

3.2 BACKGROUND

3.2.1 Open Space Requirements in Warriewood Valley

To ensure that the wider Pittwater community is not burdened as a result of the development of the Warriewood Valley Release Area, the Warriewood Valley Section 94 Contributions Plan (Section 94 Plan) has been prepared to enable Council to impose as a condition of development consent a requirement to make a contribution toward the provision of public infrastructure and services.

In relation to open space and recreation facilities, the Section 94 Plan identifies a demand for a total of 18.7 hectares of open space and recreation facilities for both passive and active use to service the forecast population of Warriewood Valley. The Section 94 Plan identifies that within Sectors 8 and 9 of the Release Area, either side of Fern Creek, approximately 2.1 hectares (exclusive of creek line corridor land) of passive open space land will be delivered. This open space area is referred to as the Warriewood Central Local Park.

As outlined in previous reports to Council, it is Council's intention that the Central Local Park be generally linear in shape, with a central bulge either side of Fern Creek, connected by a pedestrian/cyclist bridge, providing for passive recreation opportunities.

The northern portion of the Central Local Park was delivered several years ago as part of the development of Sector 8 by Australand. The northern half of the park includes a playground component, a large open grassed area, picnic facilities including barbeques, a public amenities facility and associated car parking.

The southern portion of the Central Local Park is still to be delivered. Council's intention is that the southern portion of the park mirrors the shape of the northern half of the park.

3.2.2 Purchase of 9 Fern Creek Road

In 2008 an opportunity arose to acquire a parcel of land within Sector 9. The property, 9 Fern Creek Road, is rectangular in shape and approximately 1.15 hectares in area and adjoins Fern Creek and is directly south of the northern portion of the Central Local Park. At the time, the parcel of land was considered to be the most appropriate available land in Sector 9 for open space purposes.

On 21 April 2008 Council resolved to purchase 9 Fern Creek Road to facilitate the delivery of the remaining half of the park. The Council resolved that the land remain classified as Operational Land under the *Local Government Act 1993* upon acquisition to retain some flexibility around the future development of Sector 9.

3.2.3 Land swap proposal and Council resolution of 19 May 2014

Unlike Sector 8, the development of Sector 9 has not been progressed via a sector approach. In recognition of the protracted and unsuccessful attempts by landowners to rezone the sector for residential development, Council initiated the rezoning of the sector, allowing individual land parcels within the sector to develop independently.

Frasers own three parcels of land at the northern end of Sector 9, adjoining Fern Creek – 11, 12 and 13 Fern Creek Road (refer to **Attachment 1**). Although zoned for residential development the parcels are land locked and, as such, in order to be developed would need to establish legal access.

In 2013, Australand (now known as Frasers Property and to avoid confusion referred to as Frasers Property from this point in the report), the owner of adjoining land parcels 11, 12 and 13 Fern Creek Road, put a formal land swap proposal to Council to facilitate both the development of their land holdings as well as Council's preferred open space layout for the sector (refer to **Attachment 2**).

On 19 May 2014 this initial proposal was put forward to Council for consideration. Council resolved as follows:

- "1. That Council give in principle support for the development of a large local park in Sector 9 of Warriewood Valley.*
- 2. That the General Manager enter into discussions with surrounding land owners with a view to achieving an understanding of the possibilities within that area.*
- 3. That Lot 5 // DP 736961 be valued at its highest and best use.*
- 4. That at the conclusion of discussions, and before reaching a final agreement, the General Manager is to report back to Council.*
- 5. That in parallel to the General Manager's negotiations that community consultation is undertaken with residents of Warriewood Valley and any other interested parties with regard to a large local park."*

3.2.4 Updated and larger land swap proposal following community consultation

Following this meeting extensive consultation occurred with the surrounding land owners and the Warriewood Residents Association. This consultation included:

- Mail out to every resident and land owner in Warriewood Valley advising of the preliminary land swap proposal.
- Notification on Council's website and in Manly Daily.
- Public meeting held on 17 October 2014.
- Discussions with owners of 11, 12 and 13 Fern Creek Road (Australand), 4 Fern Creek Road (private owner), 5 Fern Creek Road (private owner), 2 Fern Creek Road (ABAX Contracting) and 1 Fern Creek Road (Dragon Eye Properties).
- Numerous meetings with Warriewood Residents Association to discuss land swap proposal as well as the group's alternate proposal

Following considerable consultation and negotiation with the adjoining land owners and community, the land swap as initially proposed by Frasers was modified to increase the width of the open space component to maximise the recreational utility of the future park and ensure that there is no net loss of public open space.

A revised concept plan with a larger area provided for the park was endorsed by Council for the land swap on 18 May 2015 when it authorised the General Manager to commence negotiations with Frasers (refer to Figure 1 and Figure 2).

This revised concept included an additional 1,800 square metres for the park area (not including creek line corridor) and an increase in the width of the park in comparison to the original Frasers proposal by moving the roadway further from the creek line corridor.

The consultation provided an opportunity to analyse Frasers' initial proposal, consider all other alternatives and incorporate pertinent issues into a revised park layout. Through this consultation it was confirmed that in the context of Council's limited resources and the other competing infrastructure priorities in the Valley, the land swap proposal, as modified, remains the preferred outcome for the sector.

On 18 May 2015 a concept plan for the proposal was put forward to Council for endorsement for the purpose of progressing negotiations with Frasers on the other aspects of the agreement. Council's resolution is as follows:

- "1. That the Concept Layout Plan for the Central Local Park, in particular the southern half located within Sector 9 be endorsed as an indicative plan only and the General Manager be authorised to enter into negotiations with Australand, the owner of the adjoining lands to progress this outcome.*
- 2. That the transaction be captured by a Memorandum of Understanding between the parties and be based on the following:*

- *The valuation of the lands to be swapped being based on highest and best use.*
 - *A financial adjustment to be made noting the difference in land valuations.*
 - *The undergrounding of the overhead power where practical as per Ausgrid requirements.*
 - *That undergrounded stormwater management along the drainage easement be included.*
 - *The direct provision of full width road infrastructure (excluding parking bays on the reserve side) by Australand.*
 - *The land being swapped to be rezoned to be consistent with the intended future land use. In this regard:*
 - I. the part of the land owned by Council currently zoned residential with no dwelling yield would be rezoned to residential with a potential yield of 32 dwellings per developable hectare;*
 - II. the part of the land owned by Australand currently zoned for residential would be rezoned to recreational and the adjoining land not being swapped provided a pro-rata development potential where this is already a lower fixed yield.*
 - *That the landswap area be calculated from the edge of the riparian zone (at 25m).*
- 3. The creekline corridor acquisition is completed as a separate financial transaction as per the S94 Plan prior to the landswap to establish net areas of land involved.*
 - 4. An area for area swap of land so that the net open space compared to the current rectangle is not reduced.*
 - 5. That an updated valuation be obtained from an independent Valuer to ascertain the likely land values of the various parcels involved in the overall transaction.*
 - 6. That a probity advisor be appointed to oversee and report on this transaction.*
 - 7. That a report be brought back to Council detailing the negotiation, the Memorandum of Understanding and the financial aspects of the transaction."*

A copy of the concept plan endorsed by Council on 18 May 2015 is attached to report (refer to **Attachment 3**).

3.3 POLICY IMPLICATIONS

The proposed land swap has implications for layout of the southern portion of the Central Local Park but also the future roads within the sector. The land swap proposal therefore has implications for the layout of developments at the northern end of the sector and, in turn, the assessment of development applications against Pittwater 21 Development Control Plan (DCP).

Due to the ongoing uncertainty around the shape of the southern portion of the Central Local Park and the location of the future east-west road within the sector a number of developments within Sector 9 have been unable to be progressed beyond a certain point. It is now critical that the park and road layout for the sector be confirmed to enable the development of the sector to proceed.

3.4 RELATED LEGISLATION

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2000

Local Government Act 1993

Pittwater Local Environmental Plan 2014

3.5 FINANCIAL ISSUES

3.5.1 Budget

As agreed and outlined in the deed, the majority of costs associated with the land swap agreement are to be shared equally between the parties.

The monetary gain as a result of the land swap is required to be reinvested into the Section 94 fund to assist with delivering the remaining infrastructure and services required by the Release Area as endorsed by Council.

3.5.1 Resources Implications

As stated above, the monetary gain as a result of the land swap is required to be reinvested into the Section 94 fund to assist with delivering the remaining infrastructure and services required by the Release Area as endorsed by Council.

4.0 KEY ISSUES

4.1 SUMMARY OF NEGOTIATIONS

Following Council's decision of 18 May 2015, Council and Frasers have negotiated to finalise the terms of the land swap agreement.

4.1.1 Key amendments to land swap agreement

Following Council's meeting of 18 May 2015, discussions commenced with Frasers to confirm the area of land to be swapped as part of the agreement. Based on Council's endorsed concept plan, a detailed land swap plan was prepared identifying the areas of land to swapped and retained by the parties. This Plan ultimately formed Annexure A to the Memorandum of Understanding (MOU) that was later negotiated and agreed to by the parties.

The key differences between the land swap plan originally proposed by Frasers in 2013/14 (**Attachment 2**) and the land swap plan now agreed to between the parties are as follows:

- The park area is increased by over 1,800 square metres (not including creek line corridor land) and the development area has been reduced.
- The width of the park has been increased along its length – at the narrowest point the width of the park has been increased by approximately 17 metres (not including creek line corridor land) and at its widest point the park has been increased by approximately 8 metres (not including creek line corridor land).

4.1.2 Memorandum of Understanding

Once the land swap areas were agreed to, Council and Frasers worked to finalise a MOU which would guide the further work that needed to be done to finalise the agreement. The MOU was not intended to be legally binding, but rather address the main issues related to the transaction and identify the terms of a future deed of agreement, which would be binding on the parties once signed.

In October 2015 the respective General Manager of Frasers and Council signed a MOU addressing the following matters:

- Area of land to be swapped,
- Creek line corridor dedication and offset,
- Undergrounding of high voltage power lines,
- Road and stormwater construction,
- Necessary amendments to Pittwater LEP 2014,
- Development application to subdivide/consolidate existing lots,
- Costs,
- Probity advisor.

A copy of the agreed MOU is attached to this report (**Attachment 4**).

4.1.3 Deed of Agreement

Since October 2015 Council and Frasers have worked to finalise a Deed of Agreement which stipulates the details of how the land swap transaction will occur. This document once signed will be legally binding on the parties.

During this time a surveyor was also engaged by Council to review the land swap proposal and confirm the areas of the land that would be swapped and retained by the parties.

The Deed of Agreement is attached to this report (refer to **Attachment 5**). This deed represents the final agreed position of Council staff and Frasers. Attached to the deed is the agreed land swap plan referred to as Annexure A. The figures in this plan are based on the figures provided by Council's surveyor.

The key terms of the deed are discussed in detail at section 4.2 of this report.

4.2 KEY TERMS OF DEED

4.2.1 Area of land to be swapped

Figure 1 identifies the area of land to be swapped between Council and Frasers as well as the area of land that will be retained by each party. Figure 1 should be read in conjunction with Table 1, which specifies the exact area of land proposed to be swapped and retained by the parties. In summary, the two indicate that under the proposal:

- Approximately 5,374 square metres of Council land being transferred to Frasers, and
- Approximately 11,826 square metres of land, made up of 5,984 square metres of land for public reserve and 5,842 metres of land for creek line corridor, being transferred to Council.
- At its narrowest point, the park will be 25 metres wide (not including the creek line corridor). Combined with the creek line corridor, the park will be 50 metres wide at its narrowest point.
- At its widest point, the park will be 51 metres wide (not including the creek line corridor land). Combined with the creek line corridor, the park will be 76 metres wide at its widest point.
- At the centre of the park, at the point where the two halves of the park will be joined by a bridge, the Central Local Park will be approximately 175 metres wide and approximately 280 metres long.

Table 2 details the land use areas proposed under the land swap agreement. In summary, Table 2 indicates that under the proposal:

- The public park (excluding creek line corridor land) will be approximately 9,900 square metres.
- Combined, the public park and creek line corridor will total approximately 18,000 square metres.
- The developable land, including the public road, will total approximately 12,600 square metres.

Compared to 9 Fern Creek Road in its current configuration which is approximately 9,300 square metres (excluding creek line corridor land), the proposed park will be increased by over 600 square metres – approximately 9,900 square metres (excluding creek line corridor land).

Based on this proposal, Council staff have developed a concept masterplan for the southern component of the Central Local Park (refer to Figure 2). It is intended that the southern half of the Central Local Park will complement the northern half. As indicated on Figure 2, the intention is to provide a large grassed area with a perimeter shared path, picnic shelters, barbeques, car parking and landscaping.

The two halves of the park will be connected by a bridge and paths wide enough for pedestrians and cyclists.

The embellishment of the park will be funded through the Section 94 Plan, and therefore the timing of these works will be subject to the availability of funds.

In addition, Frasers will fund a number of infrastructure improvements as described in section 4.2.4 below.

Table 1: Summary of land proposed to be swapped and retained by land owners

Legal Description	Address	Land owner	Land to be swapped (m ²)	Land to be retained (m ²)	Total (m ²)
5/736961	9 Fern Creek Road	Pittwater Council	5,374.3	6,215.8 (3898.8 exclusive of creek line land)	11,590.1
11/1092788	11 Fern Creek Road	Frasers Property	5,801.4 (3161.4 exclusive of creek line corridor land)	3,174	8,975.4
12/1092788	12 Fern Creek Road	Frasers Property	3,917.8 (2408.8 exclusive of creek line corridor land)	4,075.8	7,993.6
13/1092788	13 Fern Creek Road	Frasers Property	2,106.3 (413.3 exclusive of creek line corridor land)	0	2,106.3
Pittwater Council Total			5,374.3	6,215.8 (3898.8 exclusive of creek line land)	11,590.1
Frasers Property Total			11,825.5 (5986.5 exclusive of creek line corridor land)	7,249.8	19,075.3
Total (m²)			17199.8	13465.6	30,665.4

Table 2: Summary of proposed land use areas

Legal Description	5/736961	11/1092788	12/1092788	13/1092788	Total (m²)
Address	9 Fern Creek Road	11 Fern Creek Road	12 Fern Creek Road	13 Fern Creek Road	
Land owner	Pittwater Council	Frasers Property	Frasers Property	Frasers Property	
Creek line corridor land (m ²)	2,317	2,640	1,509	1,693	8,159
Public park (m ²)	3,898.8	3,161.4	2,408.8	413.3	9,882.3
Public road (m ²)	1,847.3	789.5	675.3	0	3,312.1
Development land (m ²)	3,527	2,384.5	3,400.5	0	9,312
Total (m²)	11,590.1	8,975.4	7,993.6	2,106.3	30,665.4

Figure 1: Proposed areas to be swapped and retained by land owners



Figure 2: Concept Masterplan for Central Local Park

4.2.2 Creek line corridor transfer

The Warriewood Valley Section 94 Contributions Plan identifies sections of creek line land within the catchment to be acquired and reconstructed in order to manage stormwater runoff and flooding issues generated by the development within the Release Area. The creek land within 11, 12 and 13 Fern Creek Road currently owned by Frasers is also proposed to be transferred to Council as part of the land



swap agreement in order to facilitate the integrated development of the southern portion of the Central Local Park.

The creek line corridor transfer will be undertaken in accordance with the Section 94 Plan and be based on the current rates outlined in the Plan.

4.2.3 Valuation advice and financial adjustment

Both parties have received independent valuation advice and have negotiated and reached an agreement on an appropriate cash adjustment based on the proposed land transfers.

Refer to the corresponding Confidential Report in the Council Agenda.

4.2.4 Infrastructure provision

In relation to the provision of infrastructure, the parties have agreed:

- Frasers will fund and construct both the extension of Fern Creek Road and the construction of a new east-west road connecting Fern Creek Road with the eastern half of Sector 9.
- Frasers will fund and construct the section of stormwater infrastructure that is required to be located within the Fern Creek Road extension.
- Council will fund and construct the section of stormwater infrastructure between Fern Creek Road (as constructed by Frasers) and Fern Creek.
- The cost of undergrounding the high voltage power lines that current run along the parties' common boundary at 9 and 12 Fern Creek Road will be shared equally. This work will be undertaken by a third party contractor, likely in conjunction with the undergrounding of the other sections of high voltage wires within the sector. Note negotiations are currently underway with other landholders.

The details related to these arrangements will be captured in a Planning Agreement that will accompany the future development application (this is discussed in further detail at section 4.4.3).

4.3 PROBITY AUDIT OF NEGOTIATIONS

Given their previous involvement in several key projects related to the Warriewood Valley Release Area, Procure Group was engaged to oversee the land swap negotiations.

The tasks undertaken by Procure Group have included:

- Overseeing negotiations and where required providing probity advice and services in regard to the negotiations.
- Attendance at all meetings between Frasers and Council officers where it could be deemed that Council has a potential conflict of interest.
- Undertaking of a probity audit at the conclusion of the negotiations and preparation of a probity report summarising the management of probity matters.

The report prepared by Procure Group is attached to report (refer to **Attachment 6**).

4.4 NEXT STEPS

4.4.1 Deed of Agreement

If supported by Council, the General Manager and the relevant executive/s from Frasers will sign the Deed of Agreement which will establish the legal framework and the risk and obligations of each party to enable the transaction to be completed.

4.4.2 Planning Proposal

As outlined in the MOU and the deed, a Planning Proposal will be required to reallocate dwelling yields to the reconfigured land parcels, amend the maximum building height permitted and rezone the proposed park to a recreation zone.

In regard to the reallocation of dwelling yields:

- The part of land owned by Council and proposed to be transferred to Frasers will be allocated a dwelling yield based on a density of 32 dwelling per hectare.
- The part of the land currently and to be retained by Frasers will be allocated a pro-rata yield based on the current density, which varies from between 10 and 32 dwelling per hectare.

Council's Commercial Property and Projects Business Unit will engage an independent planning consultant to prepare and lodge the Planning Proposal on Council's behalf. To mitigate potential probity issues, an independent planning consultant will also be engaged to assess the Planning Proposal on behalf of Council's Planning and Assessment Business Unit

A future report will be brought to Council after the lodgement and assessment of the Planning Proposal.

4.4.3 Development Application

Also outlined in the MOU and deed is the need for a future development application to subdivide and consolidate the parcels of land to allow the relevant parcels of land to be transferred between the parties.

As outlined above at section 4.2.4, a Planning Agreement is required to be entered into by the parties to capture the infrastructure works that will be undertaken by Frasers as part of this transaction. The draft Planning Agreement will be lodged and exhibited with the development application. Once agreed to by Council, the obligations of the Planning Agreement will carry to the title of each new parcel of land created.

Again, Council's Commercial Property and Projects Business Unit will engage an independent planning consultant to prepare and lodge this application and a separate planning consultant will be engaged assess the application.

4.4.4 Settlement

The transfer of land and funds will take place following:

- Notification of LEP amendment by Department of Planning and Environment,
- Approval of development application by Council,
- Entering into of the Planning Agreement, and
- Registration of the Planning Agreement on title.

It is estimated that it could take up to 9 to 12 months for these aspects of the transaction to be completed.

5.0 ATTACHMENTS / TABLED DOCUMENTS

Attachment 1 – Aerial image of Sector 9

Attachment 2 – Original land swap proposal – Reported to Council 19 May 2014

Attachment 3 – Concept Plan – Endorsed by Council 18 May 2015

Attachment 4 – Signed Memorandum of Understanding

Attachment 5 – Deed of Agreement

Attachment 6 – Probity Report by Procure Group

6.0 SUSTAINABILITY ASSESSMENT

6.1 GOVERNANCE & RISK

6.1.1 Community Engagement

As per the Council recommendation of 19 May 2014, Council staff have extensively engaged with Sector 9 land owners, the local resident group (Warriewood Residents Association) and the broader community. The land swap proposal was amended to respond to the concerns raised by the stakeholders during this consultation.

6.1.2 Risk Management

Strict probity protocols have been put in place throughout the negotiations to manage these risks. Council intends to continue to engage a probity advisor to oversee the completion of the transaction, in particular the assessment of the Planning Proposal and development application.

6.2 ENVIRONMENT

6.2.1 Environmental Impact

The creek line corridors through the Warriewood Valley generally have a 50 metre wide central corridor that contains riparian habitat as well as shared path connections. These corridors provide important continuous wildlife connections from the escarpment to the Warriewood Wetlands.

The Central Local Park is dissected by Fern Creek as a central environmental feature. The northern half of this corridor has already been acquired and co-joins the recreational open space. The southern half of the creekline corridor will be acquired through this transaction and will adjoin the recreation space within the southern half of the park. This will ensure there is a broad expanse of adjoining open space that can suitably integrate both environmental and recreational requirements, providing a gateway to the escarpment to the west

6.2.2 Mitigation Measures

The environmental impact of the proposed recreational area is minimal and will generally be similar to the impact of the current grassed paddocks, albeit better maintained. The proposed perimeter pathway also provides a managed edge between the riparian plantings and the recreational area. The riparian corridor will provide an important connection to the escarpment, providing habitat for aquatic and terrestrial species. In this regard it will be important that cats and dogs of the adjoining residential development are effectively managed to prevent fauna loss.

6.3 **SOCIAL**

6.3.1 **Address Community Need & Aspirations**

The land swap proposal, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9 by integrating the open space with the existing park in Sector 8 and unlocking the development opportunity of the remaining portion of 9 Fern Creek Road and allowing development to be more appropriately positioned on surrounding properties. The proposal will result in a similar open space layout to the existing arrangement on the northern side of Fern Creek (within Sector 8), thereby achieving a more integrated and cohesive open space arrangement with the existing park.

6.3.2 **Strengthening local community**

The land swap proposal, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9. In conjunction with the bridge connection and other pathways, the proposal will significantly strengthen the local communities to the south, north and east adding to the liveability and appeal of Warriewood Valley.

6.4 **ECONOMIC**

6.4.1 **Economic Development**

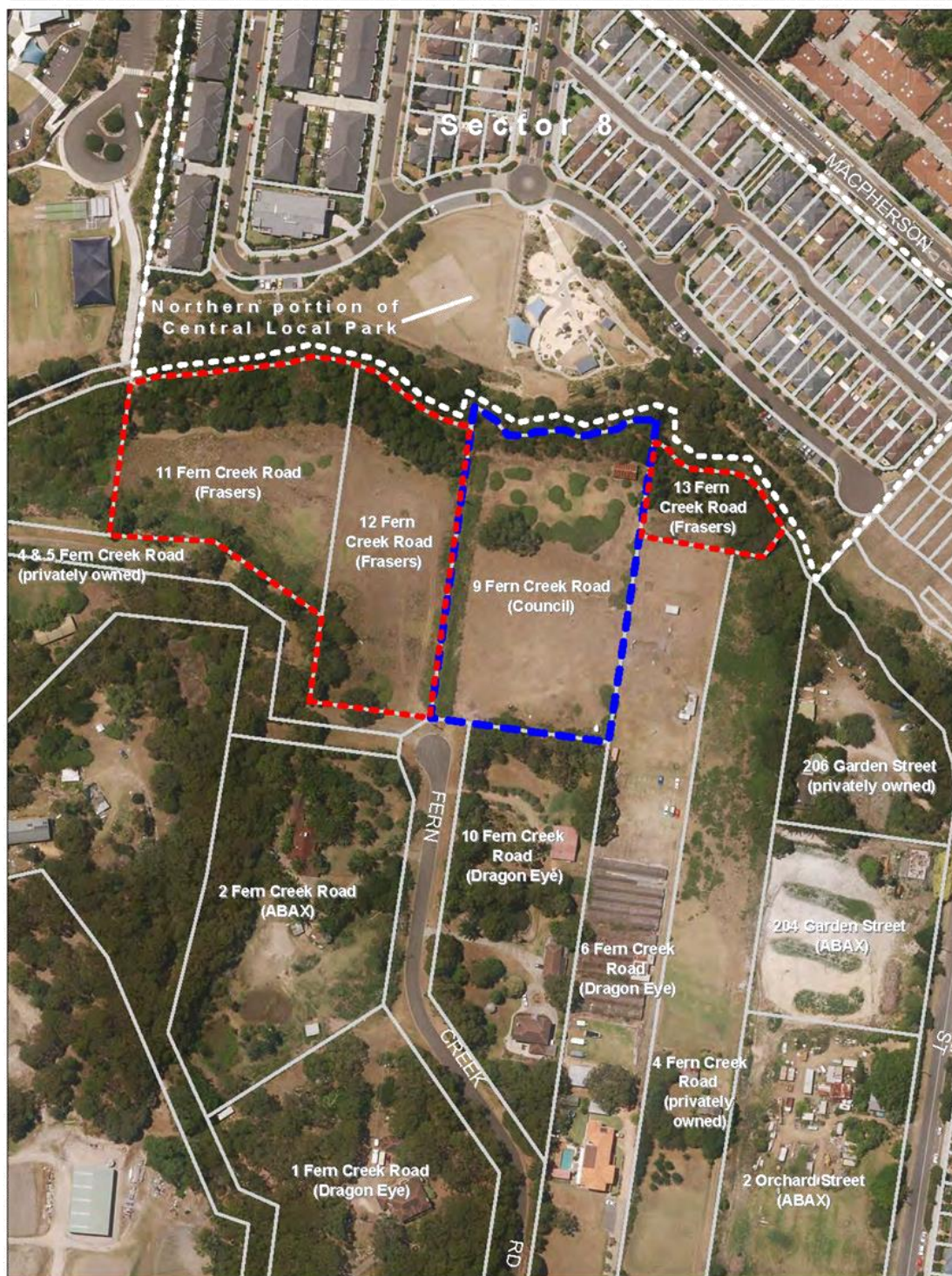
The land swap, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9 by integrating the open space with the existing park in Sector 8 and unlocking the development opportunities within Sector 9. Unlocking the development opportunities in Sector 9 is vitally important to ensuring the timely delivery of infrastructure under the Section 94 Plan.

The monetary gain as a result of the land swap is required to be reinvested into the Section 94 fund to assist with delivering the remaining infrastructure and services required by the Release Area. These could be utilised specifically to achieve other identified open space outcomes, in particular the potential acquisition of land in the Southern Buffer for future playing fields.

Report prepared by
Tija Stagni, Local Infrastructure Coordinator

Arianna Henty
MANAGER, COMMERCIAL PROPERTY & PROJECTS

ATTACHMENT 1

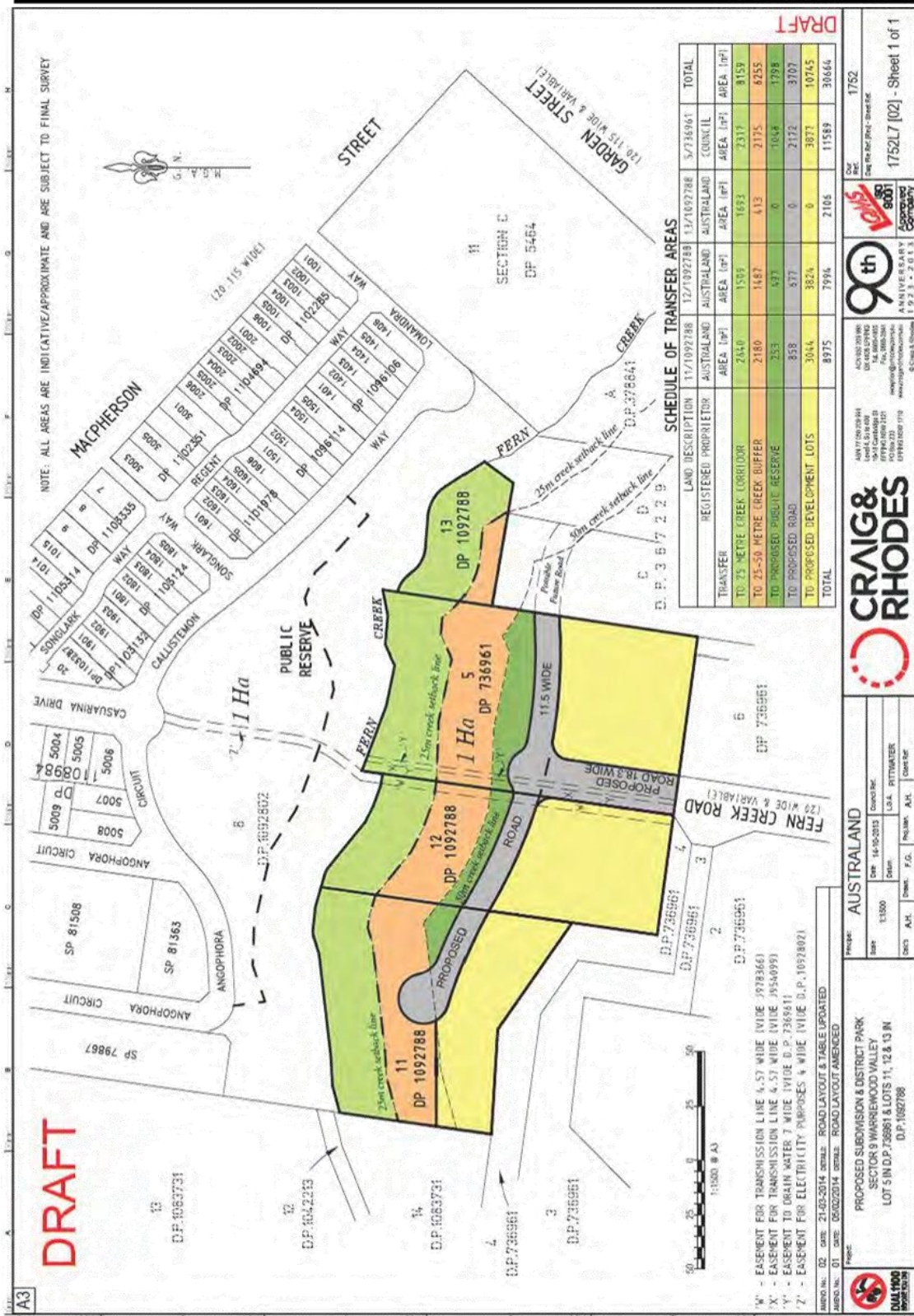


Aerial Photography - 2015
Licensed from NearMap.
This plan is not survey accurate.

Sector 9 Land Ownership



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

1	Parties Identity	Pittwater Council (PC) and Frasers Property Limited (FP)
2	Form of Contract	Land Swap Agreement relating to land in Sector 9 within the Warriewood Valley Release Area, between Pittwater Council and FP. The lot details are identified in Item 3.
3	Properties	Land owned by FP to be acquired by PC: That part of Lot 11 DP 1092788, part of Lot 12 DP 1092788 and part of Lot 13 DP 1092788, each currently owned by FP and identified as being acquired by PC in Annexure A Land owned by PC to be acquired by FP: That part of Lot 5 DP 736961 currently owned by PC and identified as being acquired by FP in Annexure A.
4	Terms of Memorandum of Understanding (MOU)	The intent of this MOU is to set out and identify the terms of the proposed future deed of agreement between PC and FP. This MOU should not be construed by either party as being legally binding. The parties agree to work together in good faith to address and incorporate the items identified in the Council resolution of 18 May 2015 (Item C12.4) and in this MOU in any future deed of agreement.
5	Valuation and Negotiations	Each party agrees to undertake an independent valuation of the proposed land swap identified in Item 3 above. Each valuation is to be based on an agreed brief that values the land at its highest and best use. Specifically, part of Lot 5 DP 736961 currently owned by PC and identified to be acquired by FP in Annexure A is to be valued on the basis of it having a dwelling yield of 32 dwellings per developable hectare. The valuer must have current NSW registration, be a member of the Australian Property Institute with the appropriate classification and have at least 5 years of experience. Both parties are to pay their own costs in relation to the services of an independent valuer. The parties are to come to a negotiated outcome in relation to any financial adjustment as a result of the overall land swap transaction. Any financial adjustment is to take place on settlement.
6	Creek line Corridor	The transfer of creek-line corridor land owned by FP identified to be acquired by PC in Annexure A is to be completed as a separate financial transaction in accordance with the Warriewood Valley Section 94 Contributions Plan. The value of the creek line corridor land is to be based on the value specified in the Warriewood Valley Section 94 Contribution Plan in force at the date signing of the deed of agreement. The financial transaction is to be a separate item in the deed of agreement but is to be consolidated in the overall land swap transaction. Following any financial adjustment that is to be undertaken as outlined in item 5 above, the parties agree that the compensation set out in this item 6 is to be paid to FP. This compensation can be used to offset any amount FP owes to PC.
7	Undergrounding of Overhead Power	PC to provide Ausgrid's approved design and costings to FP for the undergrounding of the existing High Voltage (HV) overhead cabling. The undergrounding of the overhead power where practical will be in

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MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

		<p>accordance with Ausgrid requirements.</p> <p>The parties agree to share the cost of the undergrounding of the existing overhead HV cabling and if required based on Ausgrid's advice, the cost of any associated infrastructure requirements within the properties proposed to be swapped on a 50/50 basis.</p> <p>If there are any additional electrical undergrounding or upgrading required by Ausgrid outside of the land-swap proposed area, these costs will be the to be borne by PC.</p>
8	Road works	<p>The full road width construction, including stormwater infrastructure, are to be completed by FP at its sole cost. These roads are to be dedicated to PC as part of the future residential subdivision of the land.</p> <p>The parties are to consult in good faith in relation to whether a Planning Agreement under section 93F of the Environmental Planning & Assessment Act will be required to affect this aspect of the transaction.</p> <p>Note:</p> <p>Northern extension of Fern Creek Road: This road is only required to be 16m wide as per a "Local Road" under Warriewood Valley Roads Masterplan. In accordance with the Warriewood Valley Landscape Masterplan a 2.1m shared path is to be provided along the eastern side of this road, in lieu of the 1.5m footpath required by the Warriewood Valley Roads Masterplan. The 2.1m wide shared path is all inclusive of the 16m wide road reserve requirement for Fern Creek Road extension.</p> <p>New east-west road: This road is required to comply with the requirements of a "Local Road" under the Warriewood Valley Roads Masterplan. FP is required to construct a dish drain to the edge of the road treatment, however is not required to construct the parking bays and verge on the reserve side of the road.</p>
9	Pittwater LEP Amendment	<p>PC agrees to prepare and lodge a Planning Proposal to amend Pittwater LEP 2014 as follows:</p> <ul style="list-style-type: none"> (a) The part of Lot 5 DP 736961 owned by PC and identified in Annexure A to be acquired by FP will be allocated a maximum building height of 10.5 metres and a maximum yield of 17 dwellings based on a density of 32 dwellings per developable hectare; (b) The Lot 13 DP 1092788 and the part of Lot 11 DP 1092788 and part of Lot 12 DP 1092788 owned by FP and identified in Annexure A to be acquired by PC will have no dwelling yield allocated to it and will be rezoned to RE1 Public Recreation; and (c) The part of Lot 11 DP 1092788 owned by FP and identified in Annexure A to be retained by FP is to be allocated a yield of 3 dwellings based on a density of 10 dwellings per developable hectare; and (d) The part of Lot 12 DP 1092788 owned by FP and identified in Annexure A to be retained by FP is to be allocated a yield of 13 dwellings based on a density of 32 dwellings per developable

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MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

		<p>hectare.</p> <p>PC will engage an independent consultant to prepare and progress the LEP amendment. All costs and relevant application fees in connection with the LEP amendment are to be borne equally by both parties.</p> <p>In the event that the proposed LEP amendment is not successful, the parties agree that the land swap contemplated by this MOU cannot occur and the proposed land swap arrangements will be at an end. In this event, all costs incurred, except as otherwise specified in Item 16, will be borne equally by both parties.</p>
10	Subdivision	<p>Following gazettal of the LEP amendment by Department of Planning & Environment, PC agrees to prepare and lodge a development application to subdivide the land to reflect the change in ownership proposed by this MOU.</p> <p>PC will engage a consultant to prepare and progress the development application. All costs and relevant application fees in connection with the development application are to be borne equally by both parties.</p>
11	Settlement	<p>Settlement of the land swap is conditional on the following:</p> <ul style="list-style-type: none"> (a) Registration of subdivision certificate in accordance with the development application described in Item 10; and (b) Gazettal of the LEP Amendment identified in Item 9. <p>Settlement will occur within 30 days of the successful completion of both (a) and (b) above.</p>
12	Storm-water infrastructure	<p>An underground stormwater pipe is to be provided from the existing cul-de-sac in Fern Creek Road to Fern Creek. This pipe is to be constructed along the alignment of the existing drainage easement and is to be constructed to a standard specified by PC. The construction of this stormwater pipe is to be undertaken concurrent with the road construction. Each party is responsible for costs associated with undergrounding the section of stormwater infrastructure within their own land.</p> <p>The existing drainage easement is to be extinguished and replaced by a new easement along the same alignment and is to be of a suitable width specified by Council.</p> <p>All stormwater infrastructure required to service the future residential development is to comply with Pittwater 21 DCP, Control C6.21 Provision of Infrastructure.</p>
13	Probity	PC to appoint probity advisor to oversee and report on this transaction.
14	Other Issues: Contamination	<p>Both parties agree that as at the date of agreement of this MOU neither party is aware of any contamination affecting the properties identified in Item 3 which would make that property unsuitable for their intended use.</p> <p>FP and PC must not bring any materials or land fill onto their properties during the land swap transaction period which may cause contamination and will not allow any materials to be located on the properties which may cause contamination or detrimentally affect the land for its intended use.</p>
15	Other Issues: Legal Documentation	<p>PC is to prepare all legal documentation associated with this land swap.</p> <p>All reasonable costs associated with drafting and amending the legal</p>

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MEMORANDUM OF UNDERSTANDING

Lot 11 DP 1092788 (FP) / Lot 12 DP 1092788 (FP) / Lot 5 DP 736961 (PC) / Lot 13 1092788 (FP)

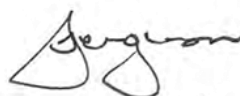
		documents leading to their signing are to be borne equally by both parties.
16	Other Issues: Other Costs and Invoicing	Both parties to pay their own respective legal costs, except as otherwise outlined in Item 15 above. All other costs, except as otherwise outlined in this MOU, are to be borne equally by both parties. In relation to these costs, PC agrees to pay these costs and invoice FP monthly. FP will be consulted prior to PC accepting any quotes for services for which the costs are to be borne equally.
17	Other Issues: Council endorsement	The parties acknowledge that the future land swap contemplated by this MOU is subject to endorsement by the elected Council and Board approval by FP.

Agreed by Frasers Property Ltd

Date:

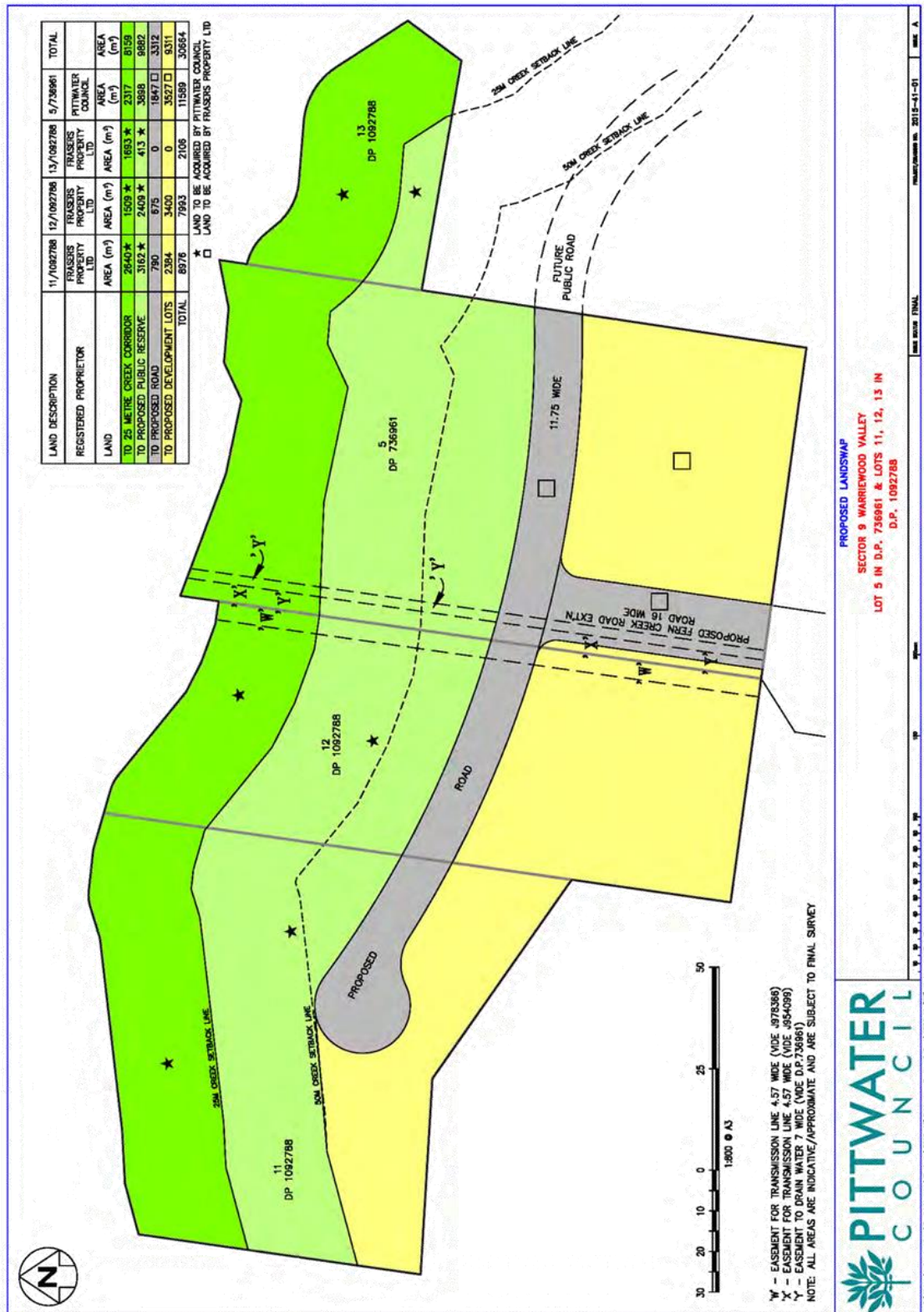
1/10/15

Agreed by Pittwater Council



Date: 29/9/15

ANNEXURE A



ATTACHMENT 5

LAND SWAP DEED

PITTWATER COUNCIL

("Council")

and

FRASERS PROPERTY LIMITED

("FP")

MatthewsFolbigg
LAWYERS
Matthews Folbigg Pty Ltd
"The Barrington" Level 7
10-14 Smith Street Parramatta 2150
PO Box 248 Parramatta 2124
DX 8233 Parramatta
T 9635 7966 | F 9633 9400

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8 March 2016

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LAND SWAP DEED

Deed dated

2015

PARTIES

PITTWATER COUNCIL (ABN 61 340 837 871) of 1 Park Street, Mona Vale NSW 2103

("Council")

FRASERS PROPERTY LIMITED (ACN 008 443 696) of 1 Homebush Bay Drive, Rhodes NSW 2138

("FP")

RECITALS AND BACKGROUND

- A Due to the population increase associated with the Warriewood Valley and in order to deliver greater open space by the provision of a 2 hectare Central Local Park, Council acquired an existing 1.15 hectare parcel of land (9 Fern Creek Road) in order to facilitate the southern half of the Central Local Park.
- B Due to the shape and location of such lot not matching the preferred layout for the open space land, it has been agreed that in order to better reflect and facilitate the final layout plan for such open space, that Council and FP transact a land exchange and for such acquired land by Council to be rezoned RE 1 Public Recreation by the amendment of Council's Local Environmental Plan ("LEP").
- C Council owns the Council Land and FP the FP Land.
- D Subject to the amendment of Council's LEP, Council and FP have agreed to subdivide the Council Land and FP Land respectively owned by them so as to enable:
 - (a) Council to transfer the Council Development Land to FP, being an area measuring approximately 5,374.4 square metres; and
 - (b) FP to transfer to Council the FP Public Reserve Land and the FP Creek Line Corridor Land, being an area measuring approximately 11,825.5 square metres, as shown in the plan attached at Annexure A.
- E To enable the transaction contemplated by these Recitals, Council and FP have agreed to enter into this deed.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

The following meanings apply unless the contrary intention appears:

Business Days means a day on which banks are open for general banking business in Sydney, New South Wales (not being a Saturday, Sunday or public holiday in that place).

Completion Date means the date which is on or before the date which is 30 Business Days after Council issues the notice to FP under clause 2.1(b).

Council Development Land means that part of the Development Land comprised in Lot 5 in Deposited Plan 736961.

Conditions Precedent has the meaning given to it in clause 2.1 of this deed.

Council Land means Lot 5 Deposited Plan 736961 (folio identifier 5/736961).

Creek Line Corridor Land means the land shown in dark green and marked "To 25 Metre Creek Corridor" on the plan attached to this deed as Annexure A.

Creek Line Corridor Purchase Price means an amount equal to \$ [REDACTED] per square metre of the FP Creek Line Corridor Land (being approximately \$ [REDACTED]).

Creek Line Corridor Transfer means a transfer of land in a registerable form in relation to the transfer of the FP Creek Line Corridor Land from FP to Council.

Development Land means the land shown in yellow and grey and marked "To Proposed Road" and "To Proposed Development Lots" on the plan attached to this deed as Annexure A.

Development Land Transfer means a registrable transfer of land form in relation to the transfer of the Council Development Land from Council to FP.

Development Land Purchase Price means [REDACTED]

Duty means any stamp, transaction or registration duty or similar charge which is imposed by the New South Wales Office of State Revenue and includes any interest, fine, penalty, charge or other amount which is imposed in relation to that duty or charge.

FP Creek Line Corridor Land means that part of the Creek Line Corridor Land comprised in Lots 11, 12 and 13 in Deposited Plan 109278.

FP Land means Lots 11, 12 and 13 in Deposited Plan 1092788 (folio identifiers 11/1092788, 12/1092788 and 13/1092788).

FP Public Reserve Land means that part of the Public Reserve Land comprised in Lots 11, 12 and 13 in Deposited Plan 109278.

GST has the meaning given to it in the GST Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (Cwlth).

GST Law has the meaning given in the GST Act.

LPI means Land & Property Information, New South Wales.

Plan of Subdivision means the proposed plan to subdivide the FP Land and the Council Land prepared by Council and approved by FP in accordance with clause 3.2.

Planning Agreement means a planning agreement between Council and FP on terms acceptable to the parties (acting reasonably) and in accordance with section 93F of the *Environmental Planning & Assessment Act 1979 (NSW)* in relation to the future residential subdivision of the Development Land which includes the provisions of the MOU made and agreed to between the parties dated 1 October 2015.

- (a) construction of stormwater infrastructure in relation to the land;
- (b) extension of Fern Creek Road; and
- (c) construction of New East-West Road.

Planning Proposal means the planning proposal to the Department of Planning and Environment to amend Council's LEP prepared by Council and approved by FP in accordance with clause 3.1.

Public Reserve Land means the land shown in light green and marked "To Proposed Public Reserve" on the plan attached to this deed as Annexure A.

Public Reserve Transfer Form means a registrable transfer of land form in relation to the transfer of the FP Public Reserve Land from FP to Council.

Sunset Date means 31 December 2018.

Undergrounding Works means the works associated with the undergrounding of the overhead power cables and lines along Council and FP's common boundary between Lot 5 in Deposited Plan 736961 and Lot 12 in Deposited Plan 1092788.

1.2 References to certain general terms

Unless the contrary intention appears, in this deed:

- (a) a reference to a document (including this contract) includes any variation or replacement of it;
- (b) a reference to a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this contract;
- (c) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (d) the word "law" includes common law, principles of equity, and laws made by parliament (and laws made by parliament include State, Territory and Commonwealth laws and regulations and other instruments under them, and consolidations, amendments, re-enactments or replacements of any of them);
- (e) the singular includes the plural and vice versa;

- (f) the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association, or any authority;
- (g) a reference to a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns;
- (h) a reference to a body or authority includes a reference, if that body or authority ceases to exist, to the body or authority which has substantially the same functions and objects as the first body or authority;
- (i) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them individually;
- (j) an agreement, representation or warranty by two or more persons binds them jointly and each of them individually;
- (k) a reference to a group of persons or things is a reference to any two or more of them jointly and to each of them individually;
- (l) a reference to Australian dollars, dollars, A\$ or \$ is a reference to the lawful currency of Australia;
- (m) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;
- (n) a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later;
- (o) a reference to accounting standards is a reference to the accounting standards as defined in the Corporations Act, and a reference to an accounting term is a reference to that term as it is used in those accounting standards, or, if not inconsistent with those standards, in accounting principles and practices generally accepted in Australia;
- (p) the words, "including", "for example" or "such as" when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind;
- (q) if an act under this contract to be done by a party on or by a given day is done after 5.30pm on that day, it is taken to be done on the next day;
- (r) a reference to time is a reference to time in New South Wales; and
- (s) a reference to any thing (including any amount) is a reference to the whole and each part of it.

1.3 Headings

Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this deed.

2. CONDITIONS PRECEDENT

2.1 Completion conditions

- (a) Both parties agree that their respective obligations to transfer the FP Public Reserve Land, the Council Development Land and FP Creek Line Corridor Land are subject to and conditional upon:
 - (i) the Department of Planning and Environment approving the Planning Proposal;
 - (ii) registration of the Plan of Subdivision at the LPI;
 - (iii) the parties entering into the Planning Agreement; and
 - (iv) registration of the Planning Agreement at the LPI,
 (together the "**Conditions Precedent**").
- (b) Council must notify FP in writing within ten 10 Business Days after the Conditions Precedent have been satisfied.

2.2 Date for Completion

The parties must complete the transfers of the FP Public Reserve Land, the Council Development Land and the FP Creek Line Corridor Land on the Completion Date.

2.3 Sunset Date

The parties agree that if the Condition Precedent at 2.1(a)(i) is not satisfied by the Sunset Date, then either party may rescind this deed by serving a notice on the other.

2.4 Release

If this deed is rescinded under clause 2.3 then each party releases other party from any liability or loss arising in connection with the rescission of this deed, except in relation to prior breaches and the sharing of costs contemplated under clauses 4(a), 4(b) and 4(c).

3. COUNCIL'S OBLIGATIONS

3.1 Planning Proposal

The Council must:

- (a) procure the preparation of the Planning Proposal to achieve the following:
 - (i) that the Council Development Land be allocated a maximum building height of 10.5 metres and a maximum yield of 17 dwellings based upon a density of 32 dwellings per developable hectare;
 - (ii) that the Public Reserve Land be rezoned RE 1 Public Recreation;
 - (iii) that the part of the Development Land currently contained within Lot 11 DP 1092788 be allocated a development yield of 3 dwellings based on

a density of 10 dwellings per developable hectare; and

- (iv) that the part of Development Land currently contained within Lot 12 DP 1092788 be allocated a development yield of 13 dwellings based upon a density of 32 dwellings per developable hectare; and
- (b) give FP a copy of the Planning Proposal at least 10 Business Days before Council lodges the Planning Proposal with Council's planning and assessment department; and
- (c) consult with FP in connection with any comments, suggestions or objections which FP makes or seeks to make in connection with the Planning Proposal prior to lodgement with Council's planning and assessment department; and
- (d) not lodge the Planning Proposal with Council's planning and assessment department without FP's written consent (which may be withheld until Council has complied with clauses 3.1(b) and (c), but otherwise must not be unreasonably withheld if the application is consistent with the requirements set out in clauses 3.1(a)(i) – 3.1(a)(iv)); and
- (e) lodge the Planning Proposal with Council's planning and assessment department for approval within 5 Business Days after FP consents to the Planning Proposal; and
- (f) must not seek to amend the Planning Proposal after it has been lodged with Council's planning and assessment department without FP's written consent (which must not be unreasonably withheld if the amendment is consistent with the requirements set out in clauses 3.1(a)(i) – 3.1(a)(iv));

3.2 Plan of Subdivision

The Council must:

- (a) prepare the Plan of Subdivision in a form suitable for registration at the LPI to achieve the following:
 - (i) create separate lots comprising the Council Development Land, the FP Public Reserve Land and the FP Creek Line Corridor Land to allow the transfers contemplated under this deed; and
 - (ii) create the easements for transmission and draining shown on the Plan; and
- (b) prepare a development application in connection with the Plan of Subdivision and provide a copy of the Plan of Subdivision and any supporting documents (including any appropriate instrument under Section 88B of the *Conveyancing Act 1919 (NSW)* to FP and consult with FP in connection with the terms of such application and documentation.
- (c) not lodge the Plan of Subdivision or any supporting documents with the LPI without FP's written consent (which may be withheld until Council has complied with clauses 3.2 (b) but otherwise must not be unreasonably withheld if the application is consistent with the requirements set out in clauses 3.2(a)(i) – 3.2(a)(ii));

- (d) lodge the Plan of Subdivision with the LPI within 5 Business Days after FP consents in writing to the Plan of Subdivision;

4. FP'S OBLIGATIONS

FP must:

- (a) provide its consent to the lodgement in relation to the development application for the Plan of Subdivision once the Council's obligations in 3.2(b) have been satisfied and simultaneously submit the Planning Agreement to Council.
- (b) contribute 50% towards Council's reasonable and properly incurred costs of preparation and submission (including application fees) of the Planning Proposal to amend Council's LEP within 5 Business Days of receipt of a valid tax invoice from Council;
- (c) contribute 50% towards Council's reasonable and properly incurred legal costs associated with the drafting, negotiations and execution of this deed (plus GST and disbursements) and Council's surveyors costs.
- (d) contribute 50% towards Council's reasonable and properly incurred costs of engaging a consultant to prepare and progress a development application with respect to the subdivision of Council's and FP's Land within 5 Business Days of receipt of a valid tax invoice from Council;
- (e) contribute 50% towards the reasonable and properly incurred costs of the approved design and construction (including any associated infrastructure required by Ausgrid) of the Undergrounding Works within 5 Business Days of receipt of a valid tax invoice from Council;
- (f) provided that Council have complied with clause 3.2 of this deed, execute any documents necessary to facilitate registration of the Plan of Subdivision within 5 Business Days of receipt from Council or its solicitors and return such executed documents to Council or its solicitor;
- (g) procure the consent of any mortgagee of the FP Land to the Plan of Subdivision and arrange for the execution by any such mortgagee of any documents necessary to facilitate registration of the Plan of Subdivision;
- (h) produce, or procure production by any mortgagee of the certificates of Title for the FP Land at LPI NSW to facilitate the registration of the Plan of Subdivision;
- (i) remove at FP's cost any caveat or other encumbrance on the land being transferred by it which may prohibit registration of the Plan of Subdivision; and
- (j) do anything reasonably required of it to assist the Council in the obtaining of any necessary approval for registration of the Plan of Subdivision, including compliance with any requisition raised by LPI NSW relating to the Plan of Subdivision.

5. LAND SWAP

5.1 Transfers of the Development and Public Reserve Land

Subject to the satisfaction of the Conditions Precedent, the parties agree that FP will transfer all its estate and interest in the FP Public Reserve Land to Council and pay the Development Land Purchase Price (less any applicable credits that FP receives under clause [5.2] below) to Council on the Completion Date in exchange for the Council simultaneously transferring its estate and interest in the Council Development Land to FP in accordance with the procedures set out in this deed.

5.2 Acquisition of the Creek Line Corridor Land

- (a) Subject to satisfaction of the Conditions Precedent, Council agrees to acquire the FP Creek Line Corridor Land from FP on the Completion Date at a value of the Creek Line Corridor Price in accordance with the Warriewood Valley Section 94 Contributions Plan (Plan 15) (Amendment 16) (Revision 1).
- (b) The parties agree that the Creek Line Corridor Price payable by Council for the acquisition of the FP Creek Line Corridor Land must be utilised by FP by way of an offset against the Development Land Purchase Price payable by FP to Council under clause [5.1].

5.3 Interdependence

The transactions described in clauses [5.1] and [5.2] are interdependent. If one party defaults in respect of its obligation in clause [5.1] or [5.2] the other party need not comply with its obligation unless and until the first party remedies its default. If the transactions described in clause [5.1] or [5.2] do not proceed, any party which has carried out an action in anticipation of those transactions proceeding may undo such action.

5.4 Instruments of transfer

In respect of:

- (a) the transfer contemplated under clause [5.1] Council must deliver the stamped Development Land Transfer duly executed by Council to FP at least 5 Business Days before the Completion Date;
- (b) the transfer contemplated under clause [5.1] FP must deliver the stamped Public Reserve Transfer duly executed by FP to Council at least 5 Business Days before the Completion Date; and
- (c) the transfer contemplated under clause [5.2] Council must deliver the stamped Creek Line Corridor Transfer duly executed by Council to FP at least 5 Business Days before the Completion Date.

5.5 Acknowledgement

For the purposes of Section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* it is acknowledged that the agreement contained in this deed is an agreement on all relevant matters relating to the acquisition by the Council of FP Public Reserve Land and the FP Creek Line Corridor Land and that no other compensation whatsoever will be payable by the Council to FP.

5.6 No adjustments

No adjustment will take place between the Council and FP in relation to any council rates or charges, water and sewer rates and charges or any land tax that may be charged upon the FP Public Reserve Land or the FP Creek Line Corridor Land provided that FP must pay all such outgoings in respect of the FP Public Reserve Land or the FP Creek Line Corridor Land owned by it for the rate periods current as at the Completion Date.

6. COMPLETION

6.1 Completion

On the Completion Date:

(a) Council must:

- (ii) deliver the stamped and fully executed Development Land Transfer to FP along with a direction addressed to LPI in favour of FP authorising the issuing of the resultant Certificate of Title directly to FP; and
- (iii) ensure that the certificate of title for the Council Development Land is placed on deposit at LPI; and

(b) FP must:

- (i) deliver the stamped and fully executed Public Reserve Land Transfer and the Corridor Creek Transfer to Council along with a direction addressed to LPI in favour of Council authorising the issuing of the resultant Certificate of Title directly to Council;
- (ii) ensure that the certificates of title for the FP Public Reserve Land and the FP Corridor Creek Transfer are placed on deposit with LPI; and
- (iii) subject to clause 5.2(b) a Settlement Cheque for an amount equal to the Development Land Purchase Price less the Creek Line Corridor Purchase Price.

7. UNDERGROUNDING OF OVERHEAD POWER

- (a) Council must procure Ausgrid's approved design and construction estimates in relation to the Undergrounding Works and provide them to FP as soon as reasonably practicable.
- (b) The parties agree that the Undergrounding Works will be undertaken by a third party contractor appointed by Council (and approved by FP acting reasonably). The costs of the Undergrounding Works will be paid for directly by Council. FP will contribute to those costs in accordance with clause 4(e).

8. DUTY AND LEGAL COSTS

8.1 Duty

In relation to Duty chargeable, payable or assessed in relation to this agreement or any transaction contemplated by this agreement:

- (a) FP agrees to pay the Duty in relation to the transfer of the Council Development Land and indemnifies and must keep indemnified Council against any liability to Duty which is the responsibility of FP pursuant to this clause 8.1(a) and
- (b) Council agrees to pay the Duty in relation to the transfer of the FP Public Reserve Land and the FP Creek Line Corridor Land and indemnifies and must keep indemnified FP against any liability to Duty which is the responsibility of Council pursuant to this clause 8.1(b)

8.2 Except as otherwise provided for in this agreement, each party will be responsible for its own legal fees in relation to:

- (a) the negotiation and execution of this agreement; and
- (b) otherwise in relation to the transfer of the Council Land and FP Land.

9. GST

9.1 Consideration GST inclusive

Aside from the consideration payable for the transfers contemplated in clause 5.1 all amounts payable or consideration to be provided under this agreement are exclusive of GST.

9.2 Payment of GST

Subject to clause 9.3 if GST is payable on any supply made under this agreement, for which the consideration is not expressly stated to include GST, the recipient agrees to pay to the supplier an additional amount equal to the GST payable at the same time that the consideration for the supply, or the first part of the consideration for the supply (as the case may be), is to be provided.

9.3 Tax invoice

The supplier must issue a tax invoice to the recipient of a taxable supply at the same time that the supplier makes a taxable supply.

9.4 Adjustments

If the amount of GST payable in relation to a taxable supply varies from the amount paid, or set off by, by the recipient in accordance with this clause agreement, then the supplier will provide a corresponding refund or credit to, or will be entitled to receive an additional amount of GST from, the recipient and the supplier will issue an adjustment note.

9.5 Reimbursements

If a party is required under this agreement to indemnify another party, or pay or reimburse costs of another party, that party agrees to pay the relevant amount less any input tax credits to which the other party (or to which the representative member for a GST group of which the other party is a member) is entitled.

9.6 Interpretation

For the purposes of this clause [9]

- (a) a term which has a defined meaning in the GST Act has the same meaning when used in this clause [9] and
- (b) each periodic or progressive component of a supply to which section 156-5(1) of the GST Act applies will be treated as though it is a separate supply.

10. MISCELLANEOUS PROVISIONS

10.1 Governing Law

This Deed shall be governed by and construed in accordance with the laws of the State of New South Wales.

10.2 Jurisdiction

Any legal action or proceedings with respect to this Deed against any party or any of its property and assets may be brought in the Courts of the State of New South Wales and, by execution and delivery of this Deed that party accepts, for itself and in respect of its property and assets, generally and unconditionally the jurisdiction of the Courts of that State.

10.3 Variations

Any amendments, variation or modification to or of, or consent to departure by any party from the terms of this Deed shall have no force or effect unless effected by a document executed by the parties.

10.4 Third Parties

This Deed shall confer rights and benefits only upon a person expressed to be a party and not upon any other person.

10.5 Assignment

A party shall not transfer or assign its rights or obligations under this Deed without the prior consent in writing of the other party.

10.6 Waivers

The failure to exercise or delay in exercising by any party of any right conferred by this Deed shall not operate as a waiver and the single or partial exercise of any right by that party shall not preclude any other or further exercise of that or any other right by that party.

10.7 Remedies

The rights of a party conferred by this Deed are cumulative and are not exclusive of any rights provided by law.

10.8 Entire agreement

This deed constitutes the entire agreement of the parties about its subject matter and supersedes all previous agreements, understandings and negotiations on that subject matter except for the provisions related to and to be contained within the Planning Agreement.

10.9 Further Assistance

Each party shall execute all documents and perform all acts necessary to give full effect to this deed.

10.10 Severability

Any provision of this Deed which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of that prohibition or unenforceability, without invalidating the remaining provisions of this deed or affecting the validity or enforceability of that provision in any other jurisdiction.

10.11 Counterparts

This deed may be executed in any number of counterparts, all of which taken together shall be deemed to constitute one and the same document.

11. DISPUTE RESOLUTION

11.1 All disputes or differences arising out of this deed will be resolved in accordance with this clause 10, unless:

- (a) a party is seeking urgent interlocutory relief or a remedy where a delay in commencing proceedings in Court could prejudice the party's entitlement to seek that remedy;
- (b) an incident has arisen that requires urgent resolution which mediation might not resolve; or
- (c) the process in the remainder of this clause 10 has been exhausted.

11.2 Notice of Dispute

Either party may at any time notify the other party in writing that there is a dispute or difference concerning any matter in this deed (**Notice of Dispute**). That Notice of Dispute must:

- (a) identify the subject matter of the dispute;
- (b) identify the relevant provisions of this deed;
- (c) annex copies of any correspondence, or background material and information relevant to that dispute; and

- (d) contain any particulars of quantification of the dispute.

11.3 Parties to Confer

The parties must, within twenty-one (21) days of the service of the Notice of Dispute, meet in an attempt to discuss, and to reach a mutually acceptable decision, on the matter of the dispute.

11.4 Referral to Mediation

If:

- (a) the matter in dispute is not settled within ten (10) business days of the meeting referred to in the preceding paragraph, or such later date as the parties may agree; or
- (b) either party refuses to attend a meeting in accordance with clause 11.3; then
- (c) the difference or dispute must be the subject of a mediation administered by the Australian Commercial Dispute Centre (ACDC) conducted and held in accordance with the mediation rules of the ACDC in force at the time of the appointment of a mediator.

11.5 The mediator will be appointed:

- (a) by the parties, from a panel suggested by the ACDC within twenty-eight (28) days of the referral of the difference or dispute for mediation; or
- (b) if a mediator is not appointed by agreement within that period, by the Secretary-General of the ACDC at the request of either party.

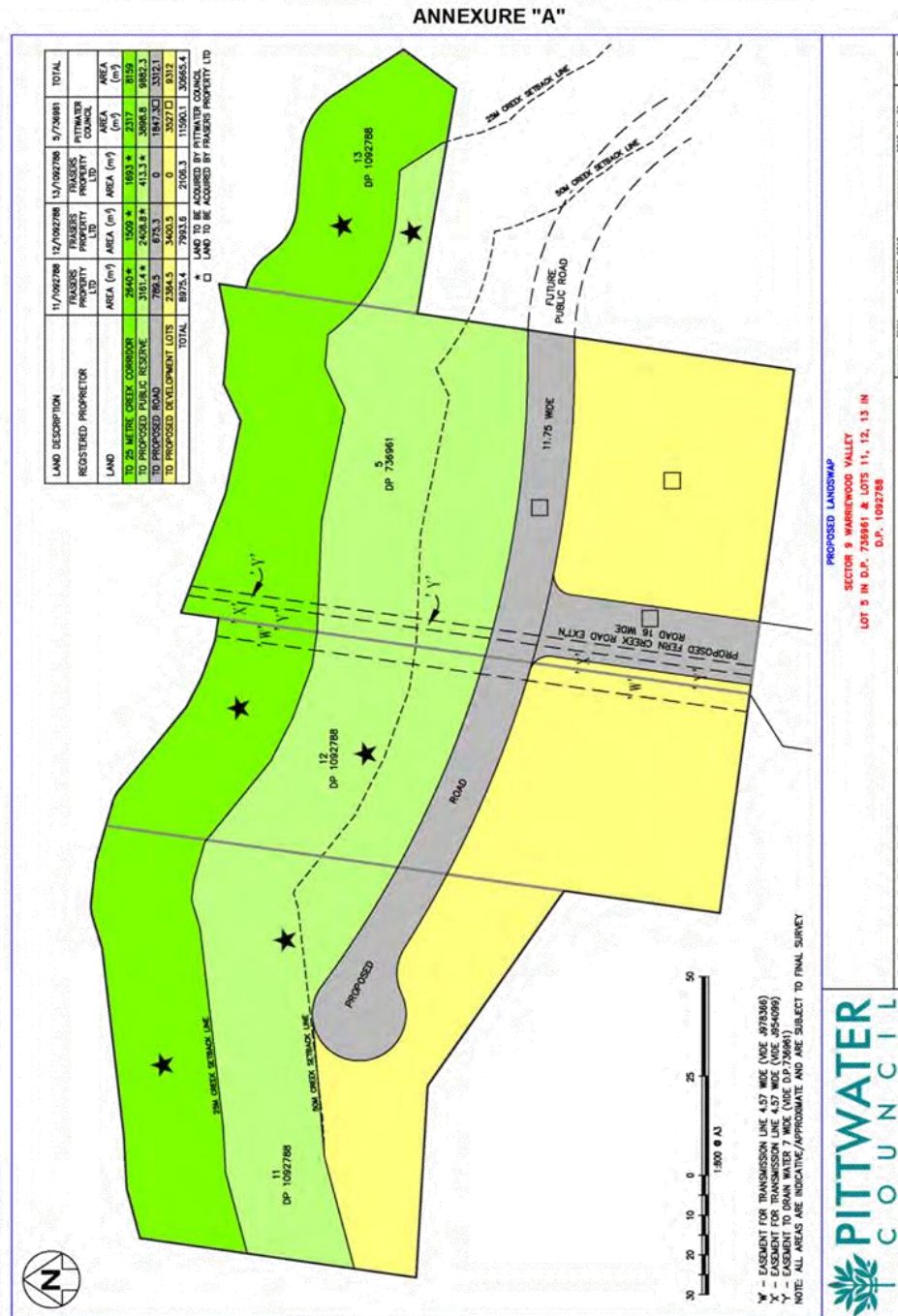
- 10.6 The costs of and associated with formal mediation before a mediator under this clause are to be paid by the parties to the mediation in such proportions as they may agree among themselves or, failing agreement, in equal shares.

12. NOTICES

Any notice given under this deed:

- (a) must be in writing addressed to the intended recipient at the address shown in the Deed or at the address last notified by the intended recipient to the sender;
- (b) must be signed by a person duly authorised by the sender;
- (c) will be taken to have been given when delivered, received or left at the address shown in this deed.

If delivery or receipt occurs on a date when business is not generally carried on in the place to which the notice is sent, or is sent later than 4.00pm (local time), it will be taken to have been duly given at the commencement of business on the next day when business is generally carried on in that place.



EXECUTION

Executed as Deed

Executed by the General Manager on behalf
of **PITTWATER COUNCIL (ABN 61 340 837
871)** pursuant to a delegation dated
under section 377 of the *Local Government
Act 1993* (NSW):

Signature of Witness

General Manager

Name of Witness [BLOCK LETTERS]

Name of General Manager [BLOCK LETTERS]

Address of Witness

EXECUTED by **FRASERS PROPERTY
LIMITED (ACN 008 443 696)** in accordance
with the requirements of section 127(1) of the
Corporations Act 2001 by:

Signature

Signature

Name of Director

Name of Secretary

ATTACHMENT 6


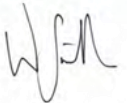


PITTWATER COUNCIL

NEGOTIATIONS FOR A LAND SWAP IN
WARRIWOOD VALLEY

PROBITY COMPLIANCE REPORT – 14 MARCH 2016

DOCUMENT INFORMATION

Client	Pitwater Council
Project	Negotiations for a land swap in Warriewood Valley
Report status	Final
Prepared for	Mr Mark Ferguson General Manager Pitwater Council
Prepared by	Vic Baueris 
Approved by	Warwick Smith 

STATEMENT OF RESPONSIBILITY

This probity report has been prepared for the purpose of assisting Pitwater Council in its decision making regarding negotiations for a land swap in Warriewood Valley. Procure has compiled the report on the basis of:

- (a) information it has been given and which it has reviewed;
- (b) the processes and procedures it has observed; and
- (c) the issues raised with it.

The conclusion stated in section 2 of this report is based upon the work performed as documented in it. While Procure has identified probity risks and considered the controls, environment and action taken by Pitwater Council to address those risks, probity issues may nevertheless have arisen that have not been identified. While Procure may provide input into processes followed, Pitwater Council retains responsibility for the probity of its personnel and processes. The report cannot be relied upon by any other party or for any other purpose.

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1. INTRODUCTION

Procure Group Pty Ltd (Procure) was engaged by Pittwater Council (Council) on 1 July 2015 to provide probity advisory services for Council in relation to the conduct of negotiations between Council and Frasers Property (formerly Australand) (Frasers) for a land swap in the Warriewood Valley.

The properties the subject of the negotiations are 9 Fern Creek Road (owned by Council) and 11, 12 and 13 Fern Creek Road (owned by Frasers). The intention of the land swap is to facilitate the development of Frasers' land holdings (11 and 12 Fern Creek Road are currently both land locked with no public road access) as well as help Council to achieve the desired shape and layout for the southern portion of the Central Local Park in Warriewood Valley.

This matter was reported to the Council Meeting held on 18 May 2015 where the Council endorsed a concept plan for the land swap and authorised the General Manager to enter into negotiations with Frasers. The Council's resolution is attached to this report (Attachment 1). The resolution includes a requirement *that a probity adviser be appointed to oversee and report on this transaction.* (Point 4).

Council officers have prepared a report for consideration at the Council meeting scheduled for 19 March 2016 where Council will consider endorsement of the outcome achieved as a result of the negotiations. This probity report will be presented to Council at the same time.

2. SCOPE AND METHODOLOGY

2.1 ROLE OF PROBITY ADVISER

In its publication *Probity and Probity Advising* (November 2005) the Independent Commission Against Corruption (ICAC) describe a probity adviser as:

an individual or organisation engaged to observe, review and provide guidance on the probity framework and/or processes of a project. Agencies use internal or external probity advisers to verify that the processes followed are consistent with government regulations, policies, guidelines and best practice principles. A probity adviser provides opinions and guidance on probity risks and issues that may arise during the process and confirms, in writing, whether the concluded process is consistent with the requirements outlined in a probity plan as well as general probity fundamentals. If probity requirements are not being or have not been met, the adviser identifies the

non-conformities and any reasons for these in a written report, and if necessary, suggests solutions and monitors their implementation.

A probity adviser is chiefly concerned with ensuring the integrity of the procedures and processes of the project, rather than project outcomes. That is, the focus is on the means, not the ends of the project. The probity advising role is essentially preventive.

2.2 PROBITY FUNDAMENTALS

In undertaking the probity advisory role, Procure general has regard to the "probity fundamentals" described in the ICAC publication. These probity fundamentals are:

- ☐ Maintaining impartiality
- ☐ Managing conflicts of interest
- ☐ Maintaining accountability and transparency
- ☐ Maintaining confidentiality
- ☐ Obtaining value for money.

2.3 BRIEF FOR THE PROBITY ADVISER

The Brief outlined by Council was for Procure to undertake the following tasks:

- ☐ *Oversee and where required provide probity advice and services in regard to the negotiations.*
- ☐ *Attend meetings with Frasers and Council officers where it may be deemed that Council has a potential conflict of interest. In the event that attendance is not possible, review meeting notes of such meetings that have been held.*
- ☐ *At the conclusion of the negotiations, undertake a probity audit of the negotiations and prepare a report in regard to the management of the probity matters. It is envisaged that this report will be provided to the Council when this matter is reported back to Council at the conclusion of the negotiations.*

This probity report relates to the work of the Council officers in conducting the negotiations and preparing a final recommendation to Council. The probity report does not deal with the actions of the elected Council members, Frasers (other than as recorded in this report) or any other Government agencies.

3. WORK PERFORMED

In undertaking tasks required by the Brief, Procure has completed the following:

- ☐ Noted the decision of Council, at its meeting held on 18 May 2015 which included authorisation for the General Manager of Council to enter into negotiations with Frasers with a view to achieving the land swap under a series of conditions to be captured by a Memorandum of Understanding (MOU). The full text of the Council decision is Attachment 1 to this report.
- ☐ Reviewed the Draft MOU and plan of the proposed land provided by Council officers on 20 August 2015. On the same date, these documents were forwarded to Frasers and to Council's solicitors for their consideration and comment.
- ☐ Noted that the Draft MOU as prepared by Council was consistent with the requirements of the Council decision of 18 May 2015.
- ☐ Attended the meeting held with Frasers on 25 September 2015 to discuss comments and proposed amendments to the MOU as provided by Frasers. Procure explained its role to Frasers and all parties agreed that Procure will receive copies of all communications whether by email or letter.
- ☐ Noted that subsequent to this meeting, agreement was reached in relation to the wording of the MOU. The MOU was signed by the General Manager of Council on 29 September and by the authorised representative of Frasers on 1 October 2015. The MOU addressed the following matters, consistent with the Council resolution of 18 May 2015:
 - ☐ Area of land to be swapped
 - ☐ Creek line corridor dedication and offset
 - ☐ Undergrounding of high voltage power lines
 - ☐ Road and stormwater construction
 - ☐ Necessary amendments to Pittwater LEP 2014
 - ☐ Development application to subdivide and consolidate existing lots
 - ☐ Costs
 - ☐ Engagement of the Probity Advisor,
- ☐ Noted the agreement that each party would obtain a separate valuation of the land to be swapped. Further noted that Council advised that its policy required that the valuation received by Council not be made available to Frasers.
- ☐ Noted that on 28 September 2015, Council provided Frasers with a package of information to be conveyed to Frasers' land valuers in order to ensure that both Parties received valuations based on identical information.
- ☐ Noted that by email on 19 November 2015, the General Manager of Council determined the range of price negotiation to be conducted by Council officers. The range was based on the advice provided by Council's independent valuers.

6

- Attended the meeting held with Frasers on 20 November 2015 where Council officers presented the Council's position in regard to the financial transfer to Council required from Frasers for the land swap to proceed. Noted that justification provided by Council officers was the value of the increased yield available to Frasers resulting from the proposed land swap.
- Further noted that there was a substantial difference between Frasers and Council in relation to the proposed payment to Council and Frasers agreed to give the issues related to the basis of valuation further consideration.
- Noted that on 24 November 2015, Council provided further information related to dwelling yields and planning controls to Frasers for their consideration.
- Noted that on 16 December 2015, Frasers advised Council by letter of an increased financial offer.
- Noted that further correspondence ensued between Council and Frasers in January 2016 and subsequently by letters dated 2 February 2016 from Council and 16 February 2015 from Frasers and that agreement was reached on the level of payment to be made by Frasers. As stated in the letter from Council, the agreement was subject to endorsement by the elected Council and by the Board of Frasers.
- Contacted representatives of Frasers by email on 9 March 2016 to confirm that they did not have any probity concerns with the manner in which Council conducted the negotiations. No probity concerns have been raised.
- Noted that this agreement was to be finalised by the enactment of a Deed of Agreement which had been drafted by Council's legal advisers and provided to Frasers for comment. Noted that on 8 March 2016, Frasers advised that they had no further comments and were in agreement with the Deed of Agreement as then worded.
- Attended Council premises on 9 March 2016 to review relevant documentation held by Council. Confirmed with the Council officers responsible for the negotiations that no conflict of interest issues or other probity concerns had arisen during the negotiations.
- Reviewed the draft report to Council on the outcome of the land swap negotiations and confirmed that it was an accurate representation of the process followed and outcomes achieved.

4. PROBITY ISSUES

Procure was engaged by Council due to Council's wish to ensure that negotiations regarding Council-owned land are conducted with due transparency, impartiality and achieve value for money. The elected Council will be accountable for the final decision.

It is important in this context to recognise the issues that face councils in dealing with council-owned land. The ICAC has recognised that in this circumstance councils face a conflict of roles which is not the same as a conflict of interest. The risk is that the matters in which a council has a direct role may not be dealt with impartially. An important means to mitigate this risk is to ensure that decision-making related to council-owned land is consultative and transparent to the community.

In this context, Procure notes:

- That the proposed development of this and surrounding land was first considered by Council in May 2014 and over the following 12 months substantial consultation with affected landowners was undertaken.
- That a public meeting will be held on 17 March 2016 to discuss the outcome of the negotiations prior to the report to an open Council meeting on 19 March 2016.

5. CONCLUSION

Based upon our work performed and detailed in this report, no issues of a probity nature have come to our attention that would lead us to conclude that the process followed in the conduct of negotiations by Council officers with Frasers regarding the land swap in the Warriewood Valley has not been conducted in an accountable and transparent manner and with due regard to addressing the probity fundamentals.

Attachment 1

C12.4 Warriewood Valley Open Space- Southern Component of Central Local Park (Sector 9)

Meeting: Sustainable Towns & Villages Committee Date: 18 May 2015

COMMITTEE RECOMMENDATION

1. That the Concept Layout Plan for the Central Local Park, in particular the southern half located within Sector 9 be endorsed as an indicative plan only and the General Manager be authorised to enter into negotiations with Australand, the owner of the adjoining lands to progress this outcome.
2. That the transaction be captured by a Memorandum of Understanding between the parties and be based on the following:
 - ☐ the creekline corridor acquisition is completed as a separate financial transaction as per the S94 Plan prior to the landswap to establish net areas of land involved.
 - ☐ an area for area swap of land so that the net open space compared to the current rectangle is not reduced.
 - ☐ the valuation of the lands to be swapped being based on highest and best use.
 - ☐ a financial adjustment to be made noting the difference in land valuations.
 - ☐ the undergrounding of the overhead power where practical as per Ausgrid requirements.
 - ☐ that undergrounded stormwater management along the drainage easement be included.
 - ☐ the direct provision of full width road infrastructure (excluding parking bays on the reserve side) by Australand.
 - ☐ the land being swapped to be rezoned to be consistent with the intended future land use. In this regard: I. the part of the land owned by Council currently zoned residential with no dwelling yield would be rezoned to residential with a potential yield of 32 dwellings per developable hectare; II. the part of the land owned by Australand currently zoned for residential would be rezoned to recreational and the adjoining land not being swapped provided a prorata development potential where this is already a lower fixed yield.
 - ☐ that the landswap area be calculated from the edge of the riparian zone (at 25m).
3. That an updated valuation be obtained from an independent Valuer to ascertain the likely land values of the various parcels involved in the overall transaction.
4. That a probity advisor be appointed to oversee and report on this transaction.
5. That a report be brought back to Council detailing the negotiation, the Memorandum of Understanding and the financial aspects of the transaction.



COUNCIL MEETING

MINUTES

19 March 2016

Meeting commenced at 9.00am

held at Mona Vale Memorial Hall,
Mona Vale

M J Ferguson
General Manager



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ATTENDANCE

Members

Townsend, J (Mayor & Chairperson)
Ferguson, K (Deputy Mayor)
Grace, B
Griffith, S
McTaggart, A
Millar, K
White, I
Young, S

Officers

Ferguson, M (General Manager)
Hewitt, M (DGM, Environmental Planning & Community)
Taylor, B (DGM, Urban & Environmental Assets)
Lawrence, W (Manager, Administration & Governance)
Griffith, N (Manager, Place Management)
Mulroney, J (Manager, Community Engagement)
Henty, A (Manager, Commercial Property & Projects)
Stagni, T (S94 Coordinator)
Tasker, P (Administration Officer/ Minute Secretary)

Council Meeting

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General Manager

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Mayor

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Minutes of the Council Meeting held on 19 March 2016.

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General Manager

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Mayor

Notes:

1. The Council Meeting commenced at 9.00am and adjourned at 9.09am, recommenced at 9.34am and adjourned at 10.12am, recommenced at 10.17am and adjourned at 10.33pm, recommenced at 10.48am and concluded at 10.50am.
2. The Sustainable Towns and Villages Committee Meeting commenced at 9.10am and concluded at 9.33am.
3. The Leading and Learning Committee Meeting commenced at 10.34am and concluded at 10.47am.

Council Meeting

1.0 Public Forum

Nil.

2.0 Resident Questions

Nil.

3.0 Apologies

COUNCIL DECISION

That apologies be received and accepted from Cr Hegarty and leave of absence be granted from the Council Meeting held on 19 March 2016.

(Cr Millar / Cr Ferguson)

4.0 Declarations of Pecuniary and Conflict of Interest including any Political Donations and Gifts

Cr Millar declared a less than significant non pecuniary interest in Item C12.1 – Warriewood Valley Open Space – Southern Component of Central Local Park (Sector 9) and elected to remain in the meeting and to take part in discussion and voting on this item. The reason given by Cr Millar was:

"I live in Warriewood Valley, however this should not exclude me from participating in discussion and debate."

5.0 Confirmation of Minutes

COUNCIL DECISION

That the Minutes of the Council Meeting held on 7 March 2016 copies of which were circulated to all Councillors be and are hereby confirmed as a true and accurate record of the proceedings of that meeting.

(Cr Ferguson / Cr Millar)

6.0 Public Addresses

C12.1 – Warriewood Valley Open Space – Southern Component of Central Local Park (Sector 9) – with the leave of the Council Mr Chris Hornsby (President, Warriewood Residents Association) addressed the meeting speaking in support of the recommendation on this item.

7.0 Councillor Questions with Notice

Nil.

8.0 Mayoral Minutes

Nil.

9.0 Business by Exception

COUNCIL DECISION

That Items C11.2, C11.4, C11.6 and C11.7 be dealt with by exception and the recommendations contained in the reports for these items be adopted.

(Cr White / Cr Ferguson)

Procedural Motion (COUNCIL DECISION)

That the Council Meeting be adjourned and the Sustainable Towns and Villages Committee Meeting now commence.

(Cr White / Cr Millar)

Notes:

1. The Council Meeting adjourned at 9.09am and the Sustainable Towns and Villages Committee Meeting commenced at 9.10am.
2. Cr Griffith assumed the Chair.

Sustainable Towns and Villages Committee

12.0 Sustainable Towns and Villages Committee Business

C12.1 Warriewood Valley Open Space- Southern Component of Central Local Park (Sector 9)

COMMITTEE RECOMMENDATION

1. That Council note:
 - a. The comprehensive community engagement that has occurred in relation to this matter
 - b. The terms of the Memorandum of Understanding
 - c. The independent valuation advice
 - d. The terms of the Deed of Agreement
 - e. That the cash adjustment from the proposed land transfers will be reinvested into the Section 94 fund to implement the plan as endorsed by Council.
 - f. The findings of the probity report prepared by Procure Group (Attachment 6).
2. That Council endorse the proposed terms of the land swap and authorise the General Manager to sign the deed of agreement for the land swap.

Minutes of the Council Meeting held on 19 March 2016.

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General Manager

.....
Mayor

3. That Council support the progression of the land swap agreement, comprising:
 - a. Preparation and lodgement of a Planning Proposal to amend Pittwater LEP 2014 to reallocate dwelling yield and rezone the future park to a recreation zone as outlined in the Deed of Agreement,
 - b. Preparation and lodgement of a development application to subdivide/consolidate the existing land parcels to enable the transfer of land to occur.
4. That a future report be brought to Council at the completion of the transaction.
5. That Council endorse the concept masterplan for the southern component of the Central Local Park (Figure 2) to enable it to be progressed following the land swap.
6. That Council include stakeholders in the design of the southern component of the Central Local Park (Sector 9).

(Cr Millar / Cr Ferguson)

Note:

Cr Millar declared a less than significant non pecuniary interest in Item C12.1 – Warriewood Valley Open Space – Southern Component of Central Local Park (Sector 9) and elected to remain in the meeting and to take part in discussion and voting on this item. The reason given by Cr Millar was:

"I live in Warriewood Valley, however this should not exclude me from participating in discussion and debate."





Traffic Study


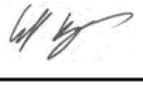
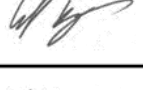
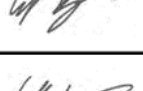
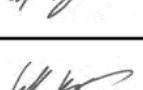

Planning Proposal to allow Secondary Dwellings Terrey Hills and Duffys Forest

Reference: 16.137r01v6 TRAFFIX TIA Report, October 2016

traffix
traffic & transport planners
Suite 2.08, 50 Holt Street
Surry Hills NSW 2011
t: +61 2 8324 8700
w: www.traffix.com.au



Document Verification

Job Number:	16.137			
Project:	Planning Proposal to allow Secondary Dwellings			
Client:	Northern Beaches Council			
Revision	Date	Prepared By	Checked By	Signed
v01 - DRAFT	26/08/2016	Asad Rajbhoy	Geoff Higgins	
v02 - DRAFT	31/08/2016	Asad Rajbhoy	Geoff Higgins	
v03 - DRAFT	14/09/2016	Asad Rajbhoy	Geoff Higgins	
v04 - DRAFT	20/09/2016	Asad Rajbhoy	Geoff Higgins	
v05 - DRAFT	26/09/2016	Asad Rajbhoy	Geoff Higgins	
v06 - FINAL	06/10/2016	Asad Rajbhoy	Geoff Higgins	



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1. Introduction

TRAFFIX has been commissioned by Northern Beaches Council to undertake a traffic study in support of a Planning Proposal to allow secondary dwellings in the Terrey Hills and Duffys Forest area on blocks zoned RU4 – Primary Production Small Lots in Warringah Local Environment Plan (2011). This report should be read in context of the “Planning Proposal: Permitting Secondary Dwellings in RU4 – Primary Production Small Lots” prepared by Warringah Council in October 2015.

This traffic assessment has been prepared in response to correspondence between Council and the NSW Rural Fire Service and Gateway Determination dated 18/11/15 from the Department of Planning and Environment (Condition 2(d)). Specifically a letter dated 31 March 2015 (ref 2015/053337), whereby the NSW Rural Fire Service request a traffic study be undertaken to assess the impact of the increased housing density on the existing road network and how the current roads will perform in an emergency evacuation situation.

The report is structured as follows:

- Section 2: Describes the site and its location
- Section 3: Documents existing road network
- Section 4: Describes the methodology of this study
- Section 5: Assesses traffic impacts
- Section 6: Discusses access routes within the site
- Section 7: Presents the overall study conclusions.



2. Location and Site

The subject study area is located within the Terrey Hills and Duffys Forest suburbs of the Northern Beaches Council LGA. It is located approximately 19.3 kilometres north of Macquarie Park, approximately 23.1 kilometres north of North Sydney and approximately 26.8 kilometres north of the Sydney CBD.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**. Reference should also be made to the Photographic Record presented in **Appendix A**, which provides an appreciation of the general character of roads and other key attributes in proximity to the site.



16.137r01v6 TRAFFIX TIA Report, October 2016



Figure 2: Site Plan



3. Existing Road Network

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- **Mona Vale Road** An RMS Main Road (MR 162) that traverses generally in a north-south direction between Pacific Highway in the south and Pittwater Road in the north. It carries approximately 48,500vpd in the vicinity of the site and is subject to 80km/hr speed zoning. Mona Vale Road provides two lanes of traffic in each direction within a divided carriageway of width 26.0 metres.
- **Forest Way** An RMS Main Road (MR 529) that traverses generally in a north-south direction between Mona Vale Road in the north and Warringah Road in the south. It is subject to 80km/hr speed zoning and provides two lanes of traffic in each direction within a divided carriageway of width 22.0 metres.
- **Booralie Road:** A local collector road that runs in an east-west direction between Mona Vale Road in the east and Cullamine Road in the west. It is generally subject to a 50km/h speed zoning and generally carries a single lane of traffic in each direction.

It can be seen from **Figure 3** that the study area has only one main collector road, Booralie Road, connecting to the arterial road network. Therefore, the study area lacks a high level of internal connectivity.

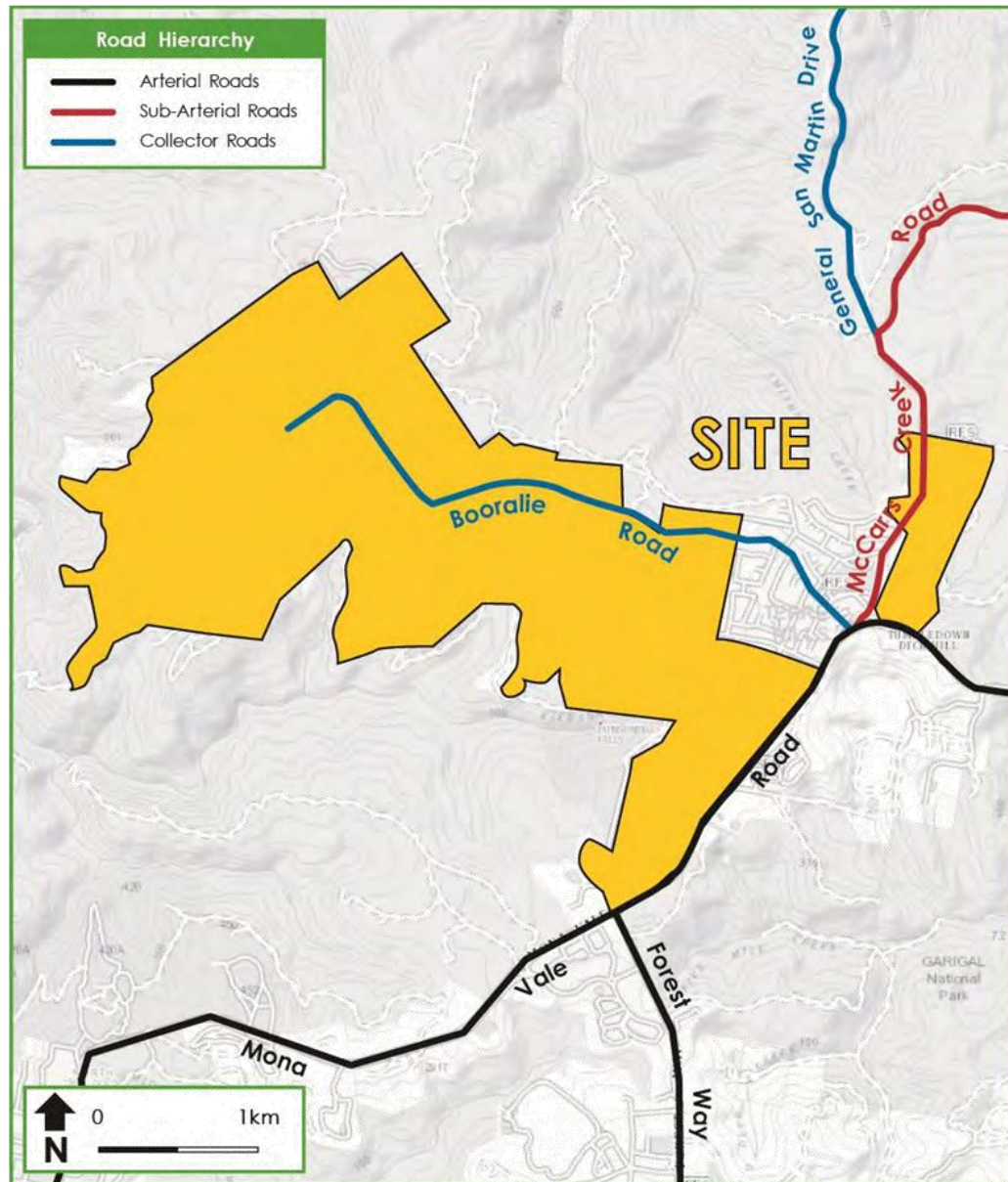


Figure 3: Road Hierarchy



4. Traffic Study Methodology

This report is a targeted traffic study to demonstrate the effects of secondary dwellings in Terrey Hills and Duffys Forest area, as shown in **Figure 3**, on the existing road network and specifically with regards to emergency evacuation routes, such as in the event of a bushfire.

This assessment considers an intensification of the RU4 zoned residential developments predominantly located in the West Terrey Hills and Duffys Forest area. In this regard, a sensitivity test has been undertaken to assess the impacts of the additional residential dwellings in the area on the existing road network. Mid-block assessment has been undertaken for the key routes within the study area. Intersection performance testing has also been undertaken for the key intersection serving as the primary access point for the study area.

The results of this study will be used to make recommendations regarding the available emergency evacuation routes for the area as well as the general capacity of the local road network.

The traffic impacts arising from the development are discussed in **Section 5**.



Figure 4: Study Area



5. Traffic Impacts

5.1 Survey of Existing Road Network

5.1.1 Tube Count Surveys

Tube count surveys have been undertaken along the key roads within the study area for a duration of one (1) week. These locations are labelled from 1 to 4 on **Figure 4** and are described as follows:

- 📍 Location 1: Booralie Road, north of Thuddungra Road
- 📍 Location 2: Booralie Road, east of Kinka Road
- 📍 Location 3: Booralie Road, east of Kallaroo Road
- 📍 Location 4: Cooyong Road, east of Kallaroo Road.

These locations encompass the largest catchment within the study area, however consideration has also been given to Myoora Road. This road has a much smaller catchment area than Booralie Road, it is also wider and better formed with multiple opportunities to access Mona Vale Road along its length. As such Booralie Road and Cooyong Road are considered the critical routes for assessment.

The weekday average mid-block traffic volumes along the critical routes were found to be as follows, with the full survey results included in **Appendix B** for reference:

Table 1: Daily and Peak Hour Traffic Volumes at Tube Count Locations

Location	Weekday Daily	AM Peak Hour	PM Peak Hour
Booralie Rd, north of Thuddungra Rd	1,445	110	146
Booralie Rd, east of Kinka Rd	2,450	178	228
Booralie Rd, east of Kallaroo Rd	4,745	696	576
Cooyong Rd, east of Kallaroo Rd	1,452	211	173



The daily counts collected will be used to assess the mid-block capacity of the road network, whereas the peak hour volumes will provide an estimation of the trip generation resulting from the different residential uses in the Duffys Forest area.

5.1.2 Road Width Surveys

A survey of the road widths has also been undertaken along the key access routes on the road network, with the following carriageway widths obtained:

Booralie Road, near Kallaroo Road	8.50 metres
Booralie Road, near Kinka Road	7.85 metres
Booralie Road, near Thuddungra Road	6.30 metres
Cooyong Road, near Kallaroo Road	6.30 metres

5.1.3 Intersection Turning Count Surveys

The key intersections of the study area, at Location 5 labelled on **Figure 4**, were surveyed during the morning peak period between 7:00am and 9:00am, where the school peak period coincides with the commuter peak period. Surveys were not undertaken in the afternoon, as the school PM peak (3pm to 4pm) and the commuter PM peak (5pm to 6pm) ensures the traffic load is spread throughout the afternoon. The assessment incorporates the following intersections:

- Mona Vale Road and McCarrs Creek Road.
- Booralie Road and McCarrs Creek Road.

The traffic volumes obtained from this survey are being referred to as the 'Existing' scenario.

5.2 Traffic Generation from Secondary Dwellings

The planning proposal for the Terrey Hills and Duffys Forest area seeks to intensify the residential use in the Duffys Forest area through the provision of secondary dwellings, as defined under SEPP 2009 (Affordable Rental Housing). These dwellings are attached to the primary dwelling and rented to potential tenants. There are approximately 320 lots zoned RU4 in the study area under assessment.



The RMS Guide to Traffic Generating Developments (2002) does not provide a traffic generation rate for secondary dwellings that are attached to a primary residential dwelling. In the absence of this surveyed data an assumption of two trips per day has been assumed for each dwelling, i.e. one trip out and one trip back per secondary dwelling per day.

This estimate is considered a reasonable assumption for the following reasons:

- ➊ The secondary dwelling or 'Granny Flat' is limited in size to a studio/one bedroom unit and is located on an existing occupied residential lot.
- ➋ A secondary dwelling is not required to provide additional parking for the site, providing a lower amenity for a tenant relying on private vehicle use. Tenants bringing a private vehicle are required to negotiate the availability of on-site parking with the primary owner.
- ➌ Secondary dwellings are an affordable housing option located behind a pre-existing dwelling. As such they often attract such tenants as elderly relatives or young students who are less likely to require the daily use of a private car.
- ➍ As the dwellings represent an additional bedroom on an existing family house the total trip rate for the dwelling is increasing the existing trip rate for a low density residential dwelling from 7.4 trips per day in regional areas to 9.4 trips per day.

As such the estimate of 2 trips per day, roughly half that of a two bedroom medium density unit, is considered a reasonable estimate for the purposes of assessment.

In this regard, a conservative sensitivity test has been undertaken for the study area whereby it is assumed that 100% of the residential lots in the Duffys Forest area will accommodate a secondary dwelling. It is considered that in reality perhaps 50% of homeowners would take up the option of building a secondary dwelling to let out and so this assessment can be considered to be double the expected volume of traffic. Nevertheless, this scenario is being tested to assess the impact on the mid-block capacity of the existing roads in the study area.

Accordingly, an additional two vehicle trips per dwelling have been added to the surveyed traffic volumes identified in **Table 1** at each surveyed point on the network. The traffic volumes resulting from this sensitivity test are being referred to as the 'Future' Scenario.



5.3 Mid-Block Assessment

The daily mid-block traffic volumes for the Existing and Future scenarios have been assessed with regards to the minimum traffic lane widths as per the AMCORD Guide to Residential Development. The AMCORD guide provides a guide to the road network infrastructure required to support residential development. Table 1 of Section 2.1 – *Street Design and On-Street Carparking* within the guide provides characteristics of street types in support of infrastructure. These street design characteristics have been presented in **Table 2** for reference.

Table 2: AMCORD Road Design Guide

Type	Indicative max traffic volume (vpd)	Street reserve width min (m)	Carriageway min width (m)
Access Lane	100	varies	3
Access Street (Type 1)	0-300	12	5
Access Street (Type 2)	300-1000	12	5.5
Access Street (Type 3)	1000-2000	13.5	5.5-7
Minor Collector	1000-3000	16.5	7-7.5
Major Collector	3000-6000	Site Specific Criteria	Site Specific Criteria

An assessment of the existing scenario and the traffic volumes under the maximum 'future' scenario has been assessed against the requirements of the design guide has been undertaken with the results presented in **Table 3**.

Table 3: Daily Traffic Volumes and Traffic Lane Widths

Location	Scenario	Weekday Daily Volume	Road Type	Existing Width (m)	Required Width (m)	Requirement Met
Booralie Rd, north of Thuddungra Rd	Existing	1,445	Minor Collector	7.0	7.0 - 7.5	Yes
	Future	1,611	Minor Collector	7.0	7.0 - 7.5	Yes
Booralie Rd, east of Kinka Rd	Existing	2,450	Minor Collector	7.85	7.0 - 7.5	Yes
	Future	2,738	Minor Collector	7.85	7.0 - 7.5	Yes



Booralie Rd, east of Kallaroo Rd	Existing	4,745	Major Collector	8.5	8.5	Yes
	Future	5,098	Major Collector	8.5	8.5	Yes
Cooyong Rd, east of Kallaroo Rd	Existing	1,452	Access Street (Type 3)	6.3	5.5 – 7.0	Yes
	Future	1,517	Access Street (Type 3)	6.3	5.5 – 7.0	Yes

As shown in **Table 3**, the cross-sections of the key access routes assessed meet the requirement of the AMCORD guide in both the current and future design scenarios. As such, it is considered these roads as designed will meet the current and future needs of the study area with no additional works required at these locations to support the proposal.

5.4 Intersection Performance

An assessment has been undertaken of the key access to the arterial network, identified as the intersections of Booralie Road / McCarrs Creek Road and Mona Vale Road, labelled as Location '5' in **Figure 4** above.

For the purposes of assessing the peak hour traffic volumes generated from the additional residential development, it has been assumed that the traffic is distributed onto the key intersections in the same pattern as the existing surveyed traffic flows (i.e. 73% of vehicles turn right onto Mona Vale Road and 27% turn left, whilst vehicles turning from Mona Vale Road to McCarrs Creek road were observed to be split in a 50/50 distribution).

A peak hour traffic volume taken as 10% of the assumed daily traffic volume has been assessed, with an assumed 80:20 distribution of departures and arrivals during the critical AM peak period. This results in the following additional traffic predicted for the key intersection of Mona Vale Road / Booralie Road:

- 64 vehicle trips per hour in the AM peak (13 in and 51 out)

The additional volumes and distribution of traffic was then added to the existing traffic volumes, resulting in the 'Future' scenario.



The 'Existing' and 'Future' scenarios were analysed using the SIDRA Network program to determine their performance characteristics. The SIDRA model produces a range of outputs, the most useful of which are the Degree of Saturation (DOS) and Average Vehicle Delay per vehicle (AVD). The AVD is in turn related to a level of service (LOS) criteria. These performance measures can be interpreted using the following explanations:

DOS - the DOS is a measure of the operational performance of individual intersections. As both queue length and delay increase rapidly as DOS approaches 1, it is usual to attempt to keep DOS to less than 0.9. When DOS exceeds 0.9 residual queues can be anticipated, as occurs at many major intersections throughout the metropolitan area during peak periods. For intersections controlled by roundabout or give way/stop control, satisfactory intersection operation is generally indicated by a DOS of 0.8 or less.

AVD - the AVD for individual intersections provides a measure of the operational performance of an intersection. In general, levels of acceptability of AVD for individual intersections depend on the time of day (motorists generally accept higher delays during peak commuter periods) and the road system being modelled (motorists are more likely to accept longer delays on side streets than on the main road system).

LOS - this is a comparative measure which provides an indication of the operating performance of an intersection as shown below:

Table 4: Intersection Performance Indicators

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
E	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode



F	More than 70	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode or major treatment.
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The summary of the modelling results of the Existing and Future scenarios is provided in **Table 5** below. Reference should also be made to the detailed SIDRA outputs which are provided in **Appendix C**, which provide detailed results for individual lanes and approaches.

Table 5: Intersection Performance: AM Peak Hour

Intersection Description	Control Type	Scenario	Degree of Saturation	Intersection Delay	Level of Service
Mona Vale Road / McCarrs Creek Road	Signal	Existing	0.942	57.6	E
		Future	0.980	67.6	E
McCarrs Creek Road / Booralie Road	Roundabout	Existing	0.490	7.3	A
		Future	0.558	7.5	A

It can be seen from **Table 5** that the key intersections operate satisfactorily under both the Existing and Future scenarios during the critical AM peak period and with only minimal increase in degree of saturation and intersection delay due to the development traffic. No change is recorded to the level of service at either intersection.

It is noted that the signalised intersection of Mona Vale Road / McCarrs Creek Road is currently operating at close to capacity with delays experienced during the morning peak hour. An examination of the full SIDRA outputs contained in **Appendix C** reveals the largest delay relates to vehicles travelling westbound on Mona Vale Road undertaking a right turn to access Terrey Hills. Assumed to predominantly be students accessing the Northern Beaches Christian School and the Sydney Japanese International School. It is considered this right turn movement would remain largely unaffected in the critical AM peak by the proposal for secondary dwellings within the subject site area.

Accordingly, the additional traffic expected under the proposal will have negligible impacts on key intersections analysed above and can easily be accommodated within the local road network.



It is also emphasized that this assessment assumes every eligible lot in the subject area builds a secondary dwelling to house a lodger on their property.



6. Access Routes

6.1 Existing Routes

The primary route taken by residents of the Duffys Forest area to the closest arterial network is Booralie Road to Mona Vale Road, via McCarrs Creek Road. This route is 4.6 kilometres and results in a driving time of 6-7 minutes.

Developments located to the east of Kinka Road, can also access the arterial network via Tooronga Road and Cooyong Road, exiting to Mona Vale road in the east without the use of Booralie Road.

It should be noted that currently all developments to the west of Kinka Road have no alternate access route to the arterial road network via sealed roads. However, a section of road along Weemala Road between Killawarra Road to the west and Kinka Road to the east permits vehicle access via a single lane, unsealed road, closed off via a gate.

6.2 Emergency Routes

Whilst the majority of lots in the Terrey Hills / Duffy's Forest area have multiple emergency access routes residents residing in the southwest of Duffys Forest to the south west of the NSW Gun Club currently have one option of a sealed access road, being Thuddungara Road, accessing Boralie Road. There is currently a second route option to access the south-west of Duffy's Forest, being an unsealed road at Weemala road between Killawarra Road and Kinka Road, understood to be a Crown Road. This access is typically closed off with a gate, preventing day to day traffic movements and only utilised for emergency access.

The Planning For Bushfire Protection (2006) guidelines and the AMCORD Design Guide - Element 5.4 (Bushfire Protection) recommends at least two different access options be provided for emergency access. The AMCORD guide recommends these roads should be all weather and sufficiently wide to accommodate firefighting appliances.



As such, it is recommended the unsealed section of Weemala Road be regularly monitored and maintained to ensure a reliable all weather alternative access option is available to/from the south-west.

In addition, the Planning For Bushfire Protection guide requires access roads to be provided with a minimum width of 6.5m for two way flow and a minimum width of 3.5m for single lane flow (additional width is required at bends in the road).

A swept path assessment has also been undertaken of the primary access routes to the extremities of the site area using a 10.1m General Fire Appliance to confirm access availability. The results of this swept path assessment can be viewed in **Appendix D** for reference.

6.3 Evacuation Procedure

As assessed in **Section 5** it is considered the existing road network as designed will accommodate the traffic volumes associated with the future design scenario.

The evacuation procedure is expected to be overseen by emergency services, as such the operation of key intersections such as the intersection of McCarr's Creek Road / Mona Vale Road will be controlled to permit a free flow of exiting vehicles ensuring a safe and efficient evacuation procedure.

As discussed in **Section 6.2** it is recommended the unsealed section of Weemala Road be regularly maintained to preserve the all-weather reliability of the route to this section of the Duffy's Forest Study Area.

In this regard the proposal is considered supportable from a traffic planning perspective.



7. Conclusions

In summary:

- The subject planning proposal will permit the construction of secondary dwellings on the approximately 320 lots zoned RU4 – Primary Production Small Lots.
- A midblock assessment has been undertaken along the key access routes using tube count surveys with a turning count survey undertaken at the key intersection of McCarrs Creek Road with Mona Vale Road.
- The traffic network currently performs adequately, with the existing road design appropriate for the recorded flows. In addition, a conservative assessment of the 'future' land use scenario indicates the road network will continue to perform with acceptable traffic volumes.
- At least two routes for emergency access/egress are provided to all sections of the study area. However at the south west sector of Duffys Forest one of these access routes is an unsealed road, closed off with a gate outside of emergency operations. It is recommended this access be regular monitored and maintained to ensure reliable access in the event of an emergency procedure.
- During an evacuation procedure the operation of key intersections such as the intersection of McCarrs Creek Road / Mona Vale Road will be overseen by emergency personnel to permit a free flow of evacuating vehicles.

It is therefore concluded that the proposed development is supportable on traffic planning grounds.



Appendix A

Photographic Record

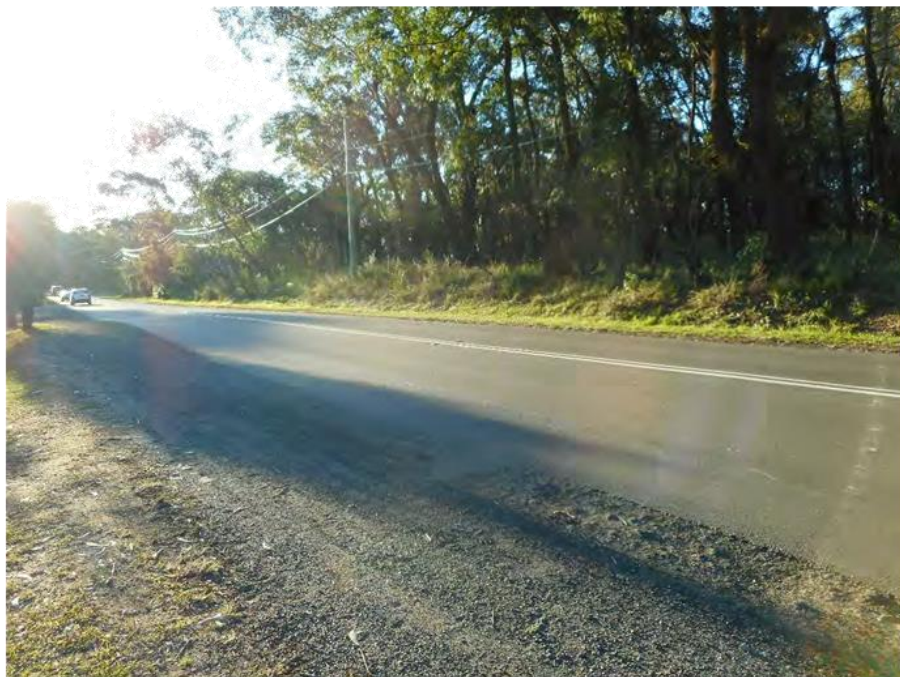


View looking northeast along Booralie Road at the bus stop near the Kallaroo Road intersection

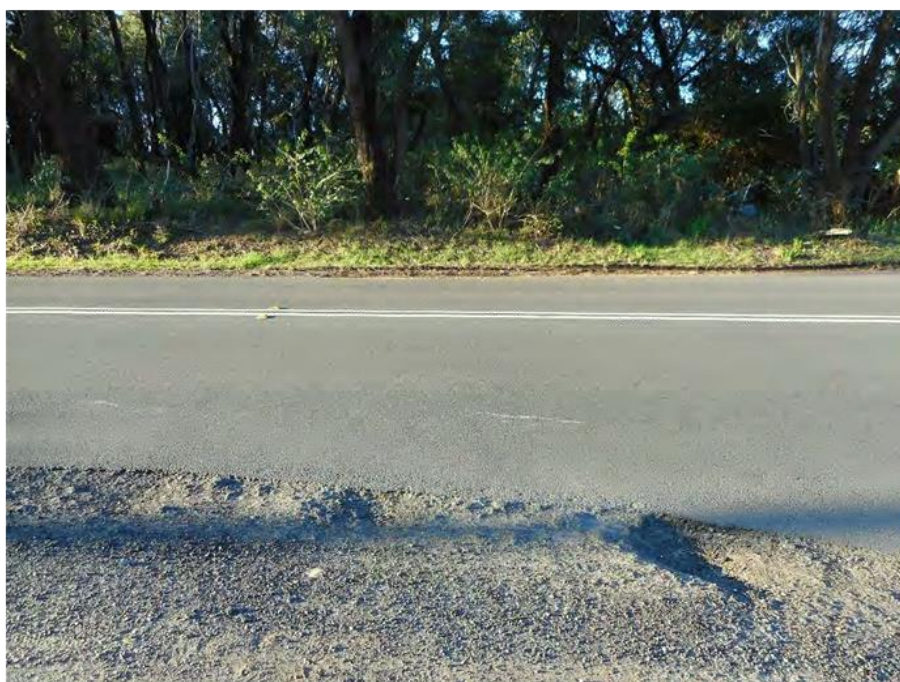


View looking north along Weemala Road at the unsealed section of road





View looking northwest along Booralie Road, west of Kallaroo Road, showing the condition of the road



View looking north across Booralie Road, west of Kallaroo Road, showing the condition of the road





Appendix B

Traffic Count Surveys

R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph. 88196847, Fax 88196849, Mob. 0418-239019



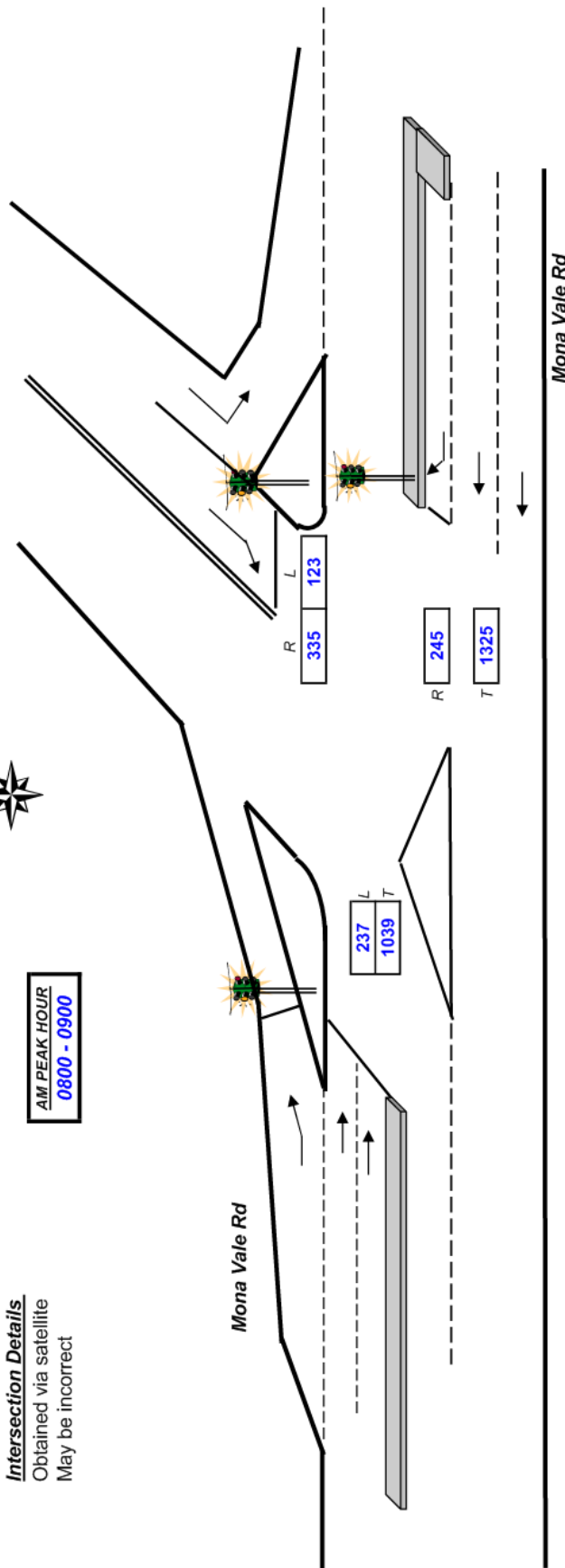
Client : Traffic
Job No/Name : 6161 TERRY HILLS Booralie Rd
Day/Date : Monday 1st August 2016



Intersection Details

Obtained via satellite
May be incorrect

AM PEAK HOUR
0800 - 0900



PM PEAK HOUR
1600 - 1700



Weather >>>

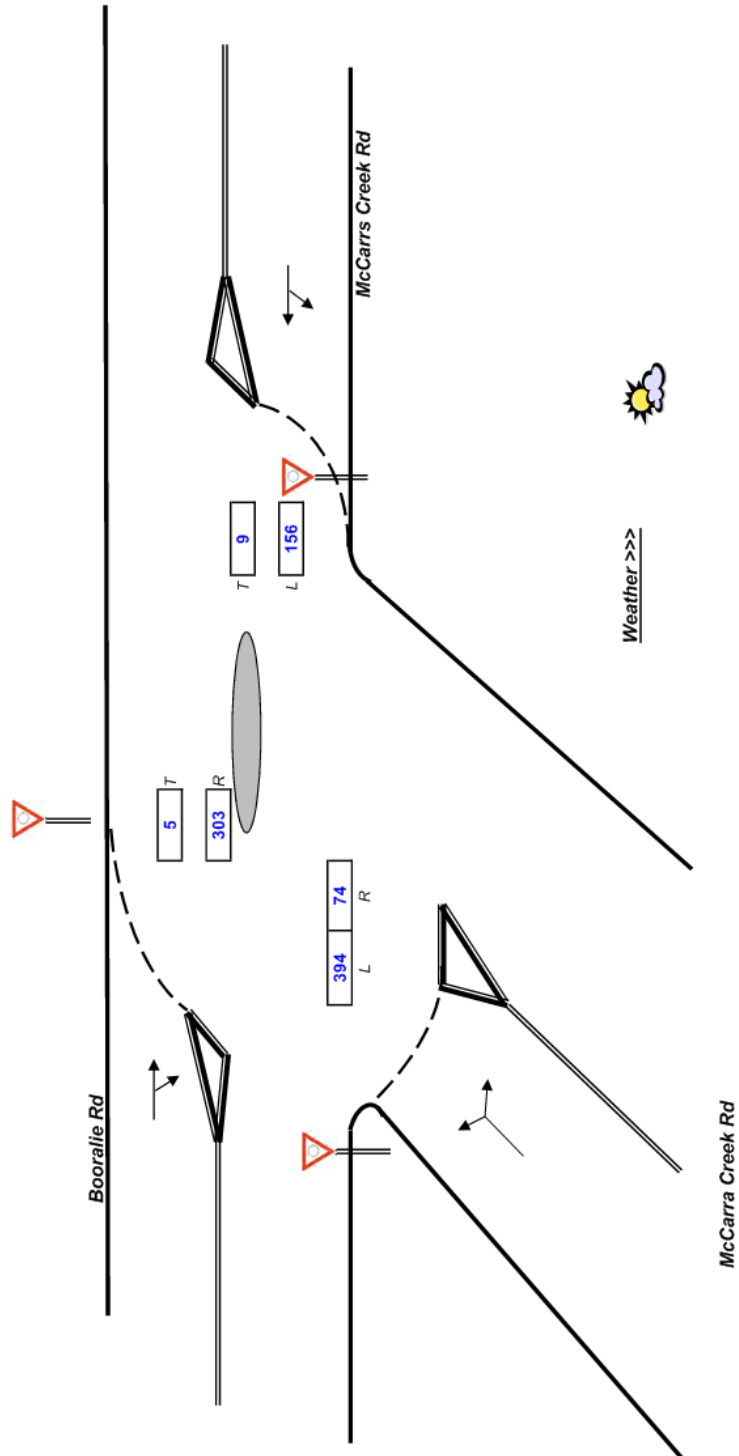
Client : Traffix
Job No/Name : 6161 TERRY HILLS Booralie Rd
Day/Date : Monday 1st August 2016

R.O.A.R. DATA
Reliable, Original & Authentic Results
Ph.88196847, Fax 88196849, Mob.0418-239019



Intersection Details
Obtained via satellite
May be incorrect

AM PEAK HOUR
0800 - 0900



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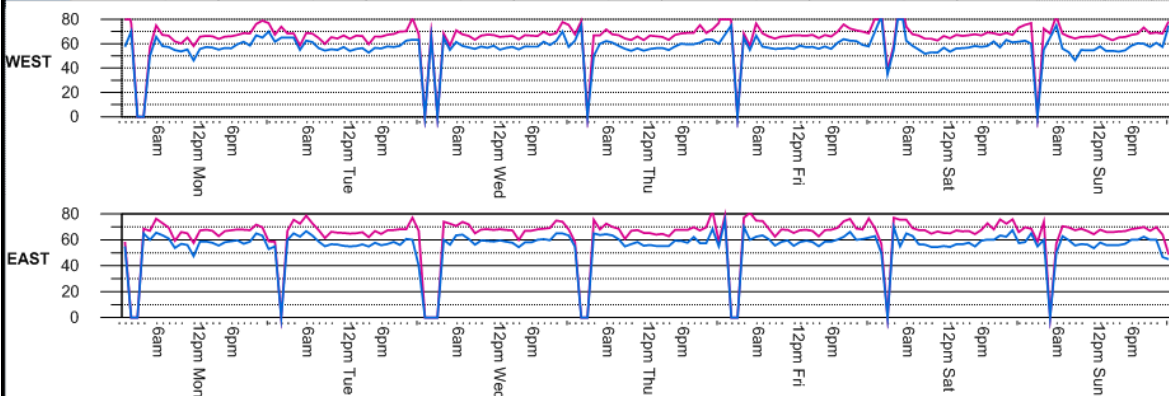
One Page Summary

Count Number 3959 Lat/Long : S33 40.698 / E151 12.956 UBD 136 F-5
Street BOORALIE ROAD, DUFFYS FOREST : Between Mc CARRS CREEK ROAD & KU-RING-GAI NATIONAL P
Location East of Kallaroo Road, Property No.93, Horse Riding Sign.

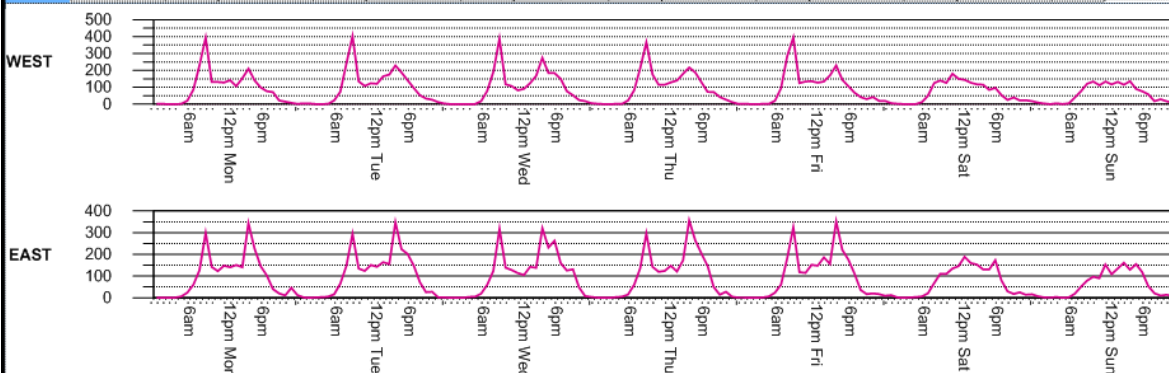
Start Date 27-JUL-16
Start Time 1400
Duration 7 DAYS
Interval 1 HOUR

Speed Limit 60
Weekly 50th Percentile Speed WEST 56 EAST 57 COMBINED 57
Weekly 85th Percentile Speed WEST 66 EAST 67 COMBINED 67
Five Day AADT WEST 2302 EAST 2442 COMBINED 4745
Seven Day AADT WEST 2088 EAST 2195 COMBINED 4283

	MON 01-AUG-16			TUE 02-AUG-16			WED 27-JUL-16			THU 28-JUL-16			FRI 29-JUL-16			SAT 30-JUL-16			SUN 31-JUL-16			SEVENDAY AVERAGE		
	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir
85%ile	65.7	66.4	66.1	65.4	65.8	65.6	66.4	67.6	67.1	66.5	66.5	66.8	66.8	67.3	67.0	66.6	67.1	66.9	66.4	67.2	66.8	66.3	66.9	66.6
50%ile	55.9	56.7	56.3	55.8	56.2	56.0	57.0	58.0	57.5	56.8	56.9	56.8	56.9	57.6	57.3	55.7	56.7	56.2	55.1	56.8	56.0	56.2	57.0	56.6
> 70 k	71	102	173	85	101	186	93	176	269	104	108	212	121	146	267	90	110	200	72	85	157	90.86	118.3	209.1
%age	3.3	4.4	3.9	3.6	4.1	3.9	4.0	6.8	5.5	4.5	4.5	5.2	6.0	5.6	5.4	6.3	5.9	5.0	6.0	5.5	4.4	5.4	4.9	
> 80 k	9	9	18	8	9	17	10	10	20	8	13	21	14	19	33	13	8	21	4	5	9	9.429	10.43	19.86
%age	.4	.4	.4	.3	.4	.4	.4	.4	.4	.3	.5	.4	.6	.8	.7	.8	.5	.6	.3	.4	.3	.5	.5	.5



Short %	91.5	91.8	91.7	90.8	91.3	91.0	92.8	93.0	92.9	90.6	91.4	91.0	89.3	90.5	89.9	94.2	95.4	94.8	95.1	96.6	95.8	91.8	92.5	92.2
Med %	7.6	7.7	7.6	8.4	7.8	8.1	6.6	6.4	6.5	8.7	7.9	8.3	9.7	8.7	9.2	5.3	4.3	4.8	4.2	3.1	3.6	7.5	6.9	7.2
Long %	.8	.5	.7	.8	.9	.8	.6	.6	.6	.7	.7	.7	1.0	.9	.9	.5	.2	.4	.8	.3	.5	.8	.6	.7
AM Pk Vo	394	299	693	403	295	698	388	318	706	366	297	663	395	325	720	180	146	315	134	153	287	323	262	583
PM Pk Vo	210	344	554	229	348	577	274	320	594	217	357	574	229	352	581	144	189	333	136	162	277	206	296	499
7-7pm	1942	2090	4032	2127	2237	4364	2061	2184	4245	2041	2234	4275	2054	2243	4297	1461	1585	3046	1302	1332	2634	1855	1986	3842
24Hr Tot	2173	2311	4484	2364	2460	4824	2338	2589	4927	2308	2416	4724	2329	2436	4765	1663	1734	3397	1442	1421	2863	2088	2195	4283
Class 0	34	18	52	51	27	78	18	12	30	52	32	84	47	27	74	109	33	142	128	50	178	63	28	91
Class 1	1921	2072	3993	2079	2202	4281	2132	2374	4506	2018	2154	4172	2004	2152	4156	1424	1578	3002	1200	1284	2484	1825	1974	3799
Class 2	34	32	66	16	17	33	20	23	43	21	23	44	29	25	54	33	44	77	43	39	82	28	29	57
Class 3	141	153	294	153	147	300	137	149	286	162	150	312	166	158	324	70	71	141	49	44	93	125	125	250
Class 4	22	22	44	42	43	85	13	14	27	34	38	72	54	50	104	3	3	6	0	0	24	24	48	
Class 5	3	2	5	4	2	6	4	2	6	5	3	8	6	3	9	15	1	16	11	0	11	7	2	9
Class 6	11	7	18	10	14	24	8	9	17	11	8	19	9	11	20	5	3	8	3	1	4	8	16	10
Class 7	6	5	11	6	7	13	3	3	6	2	7	9	12	7	19	1	1	2	4	3	7	5	5	10
Class 8	0	0	0	1	1	2	0	1	1	0	0	0	1	0	4	0	0	0	0	0	0	0	1	
Class 9	1	0	1	1	1	2	1	2	3	0	0	0	1	0	1	0	0	1	3	0	2	2	1	
Class 10	0	0	0	1	0	1	1	1	2	0	0	0	0	0	0	2	0	2	1	0	1	1	1	
Class 11	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



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One Page Summary

Count Number 3960

Lat/Long : S33 40.589 / E151 12.065

UBD 135 D-4

Street **BOORALIE ROAD, DUFFYS FOREST : Between Mc CARRS CREEK ROAD & KU-RING-GAI NATIONAL P**

Location East of Kinka Road, Japanese School. 40 KPH School Sign Opposite ELP TH1111

Start Date 27-JUL-16

Start Time 1400

Duration 7 DAYS

Interval 1 HOUR

Speed Limit 60

WEST

EAST

COMBINED

Weekly 50th Percentile Speed

58

58

58

Weekly 85th Percentile Speed

68

68

68

Five Day AADT

1216

1235

2450

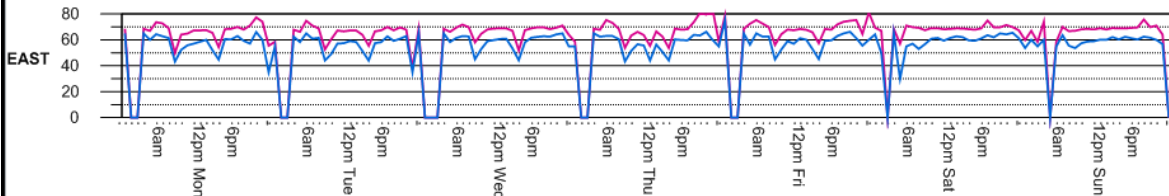
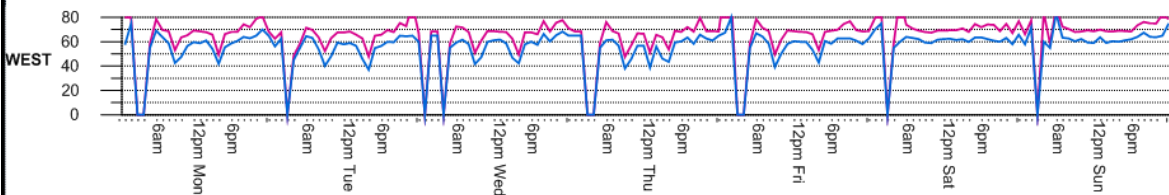
Seven Day AADT

1208

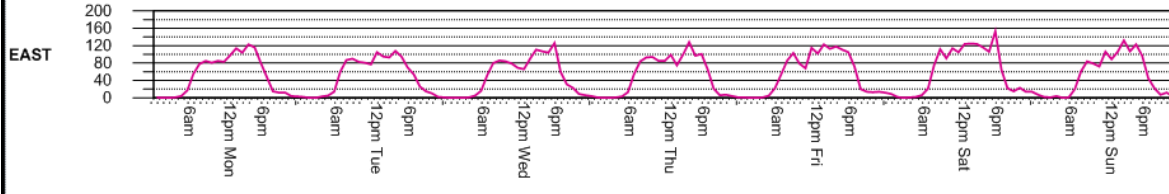
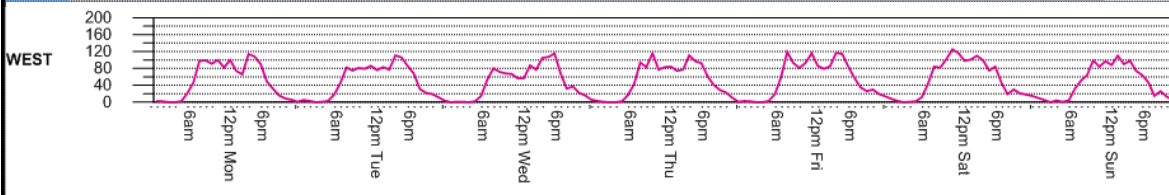
1256

2464

	MON 01-AUG-16			TUE 02-AUG-16			WED 27-JUL-16			THU 28-JUL-16			FRI 29-JUL-16			SAT 30-JUL-16			SUN 31-JUL-16			SEVENDAY AVERAGE		
	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir	WEST	EAST	BiDir
85%ile	67.5	67.3	67.4	66.5	66.8	66.7	67.6	68.0	67.8	66.4	66.2	66.3	68.2	68.0	68.1	69.7	68.9	69.3	69.4	68.7	69.1	67.9	67.7	67.8
50%ile	56.0	56.3	56.2	55.0	55.8	55.4	56.6	57.8	57.2	53.9	54.4	54.2	57.2	57.4	57.3	61.7	60.9	61.3	61.4	60.1	60.7	57.4	57.5	57.5
> 70 k	93	79	172	69	62	131	85	96	181	76	65	141	126	112	238	179	143	322	136	114	250	109.1	95.86	205
%age	7.7	6.5	7.1	5.9	5.3	5.6	7.4	7.9	7.7	6.2	5.3	5.8	9.4	8.3	8.9	13.8	9.9	11.8	12.6	9.7	11.0	9.0	7.6	8.3
> 80 k	13	6	19	11	5	16	14	10	24	12	10	22	19	15	34	24	15	39	14	16	30	15.29	11	26.29
%age	1.1	.5	.8	.9	.4	.7	1.2	.8	1.0	1.0	.8	.9	1.4	1.1	1.3	1.9	1.0	1.4	1.3	1.4	1.3	1.3	.9	1.1



Short %	93.2	93.8	93.5	92.0	91.8	91.9	94.7	94.3	94.5	93.2	93.4	93.3	91.8	92.1	92.0	97.2	95.9	96.5	97.4	97.4	97.4	94.2	94.1	94.1
Med %	6.1	5.7	5.9	7.4	7.4	7.4	4.5	5.0	4.8	6.3	6.2	6.2	7.3	7.2	7.3	2.3	3.5	2.9	2.1	2.2	2.2	5.2	5.3	5.3
Long %	.7	.5	.6	.6	.8	.7	.8	.7	.8	.5	.5	.5	.8	.7	.8	.5	.6	.5	.5	.4	.4	.6	.6	.6
AM Pk Vo	100	85	185	86	90	169	80	86	160	116	94	210	119	115	231	125	114	239	99	106	203	104	99	200
PM Pk Vo	114	123	237	111	108	219	115	126	241	111	128	239	117	123	235	110	153	237	110	132	222	113	128	233
7-7pm	1071	1096	2167	1010	1038	2048	958	1061	1801	1049	1107	2156	1124	1195	2319	1122	1310	2432	966	1101	2067	1043	1130	2173
24hr Tot	1209	1220	2429	1173	1176	2349	1143	1208	2351	1220	1219	2439	1334	1350	2684	1294	1439	2733	1082	1181	2263	1208	1256	2464
Class 0	11	23	34	13	43	56	10	13	23	19	47	66	11	33	44	31	91	122	24	112	136	17	52	69
Class 1	1094	1101	2195	1055	1026	2081	1114	1114	2176	1107	1075	2182	1185	1184	2369	1198	1264	2462	988	1000	1988	1098	1109	2208
Class 2	22	20	42	11	11	22	10	12	22	11	16	27	29	26	55	29	25	54	42	38	80	22	21	43
Class 3	58	56	114	59	57	116	47	53	100	61	59	120	59	54	113	29	36	65	21	20	41	48	48	96
Class 4	16	14	30	27	25	52	4	6	10	16	15	31	37	39	76	0	0	0	2	0	2	15	14	29
Class 5	0	0	0	1	5	6	1	1	2	0	1	1	2	4	6	1	14	15	0	6	6	4	4	5
Class 6	5	3	8	3	4	7	4	5	9	5	3	8	3	4	7	4	4	8	2	1	3	4	3	7
Class 7	2	2	4	3	4	7	2	2	4	1	3	4	7	5	12	2	1	3	2	3	5	3	3	6
Class 8	0	0	0	1	1	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1	1
Class 9	0	1	1	0	0	0	2	1	1	0	0	0	1	0	0	0	0	0	0	0	0	1	1	1
Class 10	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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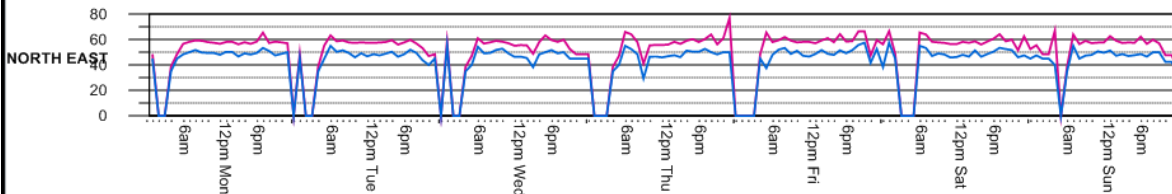
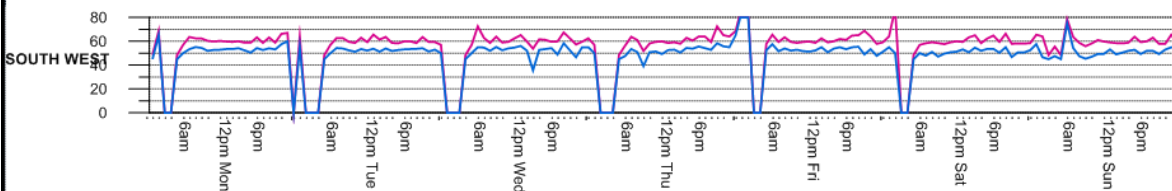
One Page Summary

Count Number 3961 **Lat/Long** : S33 40.330 / E151 11.387 **UBD** 135 L-2
Street **BOORALIE ROAD, DUFFYS FOREST : Between Mc CARRS CREEK ROAD & KU-RING-GAI NATIONAL P**
Location East of Thuddungra Road, Property No. 313, NSW Gun Club, ELP MC1065 and Horse Ridding Sign

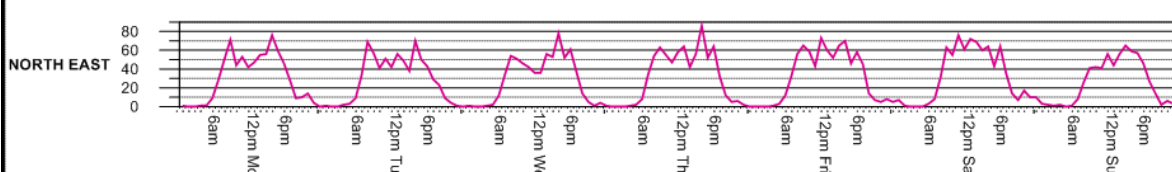
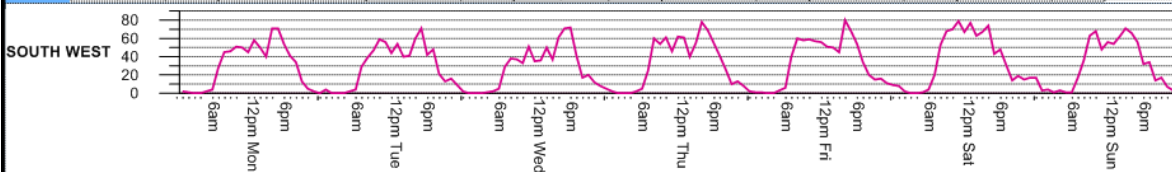
Start Date 27-JUL-16
Start Time 1400
Duration 7 DAYS
Interval 1 HOUR

Speed Limit 60 **SOUTH WEST** **NORTH EAST** **COMBINED**
Weekly 50th Percentile Speed 52 49 51
Weekly 85th Percentile Speed 60 58 59
Five Day AADT 729 717 1445
Seven Day AADT 746 708 1454

	MON 01-AUG-16			TUE 02-AUG-16			WED 27-JUL-16			THU 28-JUL-16			FRI 29-JUL-16			SAT 30-JUL-16			SUN 31-JUL-16			SEVENDAY AVERAGE		
	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir	SOUTH	NORTH	BIDir
85%ile	60.0	58.1	59.1	59.8	58.1	59.1	60.6	57.8	59.2	59.8	57.8	59.0	60.3	59.1	59.7	59.7	58.2	59.1	59.2	58.2	58.8	59.9	58.2	59.1
50%ile	53.2	49.3	51.5	52.8	48.7	51.0	53.2	48.4	51.1	52.3	47.6	50.2	53.2	49.6	51.7	51.5	48.1	49.8	50.2	48.1	49.2	52.4	48.5	50.7
> 70 k	4	6	10	10	5	15	3	2	5	8	6	14	19	6	25	10	10	20	11	9	20	9.286	6.286	15.57
%age	.6	.9	.7	1.4	.7	1.1	.5	.3	.4	1.0	.8	.9	2.4	.8	1.6	1.2	1.3	1.2	1.5	1.5	1.2	9.9	6.1	1.1
> 80 k	0	0	0	1	0	1	0	0	0	1	0	1	2	0	2	2	2	4	2	2	4	1.143	.5714	1.714
%age	.0	.0	.0	.1	.0	.1	.0	.0	.0	.1	.0	.1	.3	.0	.1	.2	.3	.2	.3	.3	.1	.1	.1	.1



Short %	90.7	94.0	92.4	88.2	91.3	89.7	90.8	92.3	91.6	89.0	92.5	90.7	88.3	91.7	90.0	93.1	96.4	94.7	93.3	97.2	95.1	90.5	93.6	92.0
Med %	8.8	6.0	7.4	10.7	8.2	9.5	7.9	6.9	7.4	9.9	7.3	8.6	10.7	7.7	9.2	5.7	3.5	4.7	6.0	2.7	4.5	8.5	6.1	7.3
Long %	.4	.0	.2	1.1	.4	.8	1.4	.7	1.0	1.0	.3	.7	1.0	.6	.8	1.2	.1	.7	.7	.2	5	1.0	.3	.7
AM Pk Vo	51	71	117	59	69	108	51	54	93	62	63	120	60	73	129	79	76	155	68	56	112	61	66	119
PM Pk Vo	71	76	147	71	70	130	72	78	139	78	86	164	80	70	150	77	72	149	71	65	136	74	74	145
7-7pm	622	627	1249	601	595	1196	562	602	1164	682	673	1355	672	692	1364	740	693	1433	646	560	1206	646	635	1281
24Hr Tot	713	704	1417	701	680	1381	661	677	1338	775	743	1518	794	779	1573	857	770	1627	718	603	1321	746	708	1454
Class 0	20	6	26	29	11	40	7	2	9	42	15	57	32	2	34	77	12	89	96	11	107	43	8	52
Class 1	614	641	1255	581	604	1185	585	613	1198	640	662	1302	652	694	1346	700	708	1408	554	553	1107	618	639	1257
Class 2	13	15	28	8	6	14	8	10	18	8	10	18	17	18	35	21	22	43	20	22	42	14	15	28
Class 3	57	39	96	57	38	95	51	44	95	61	45	106	64	46	110	36	27	63	29	16	45	51	36	87
Class 4	5	3	8	15	18	33	1	3	4	13	8	21	17	13	30	1	0	1	0	0	0	7	6	14
Class 5	1	0	1	3	0	3	0	3	0	3	1	4	4	1	5	12	0	12	14	0	14	5	1	6
Class 6	2	0	2	1	1	2	3	2	5	3	1	4	2	3	5	1	1	2	2	1	3	1	3	3
Class 7	0	0	0	2	2	4	3	1	4	1	0	1	4	1	5	1	0	1	0	0	2	2	1	2
Class 8	0	0	0	1	0	1	0	0	1	1	1	1	1	1	2	0	0	0	0	0	0	1	1	2
Class 9	0	0	0	2	0	2	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Class 10	0	0	0	1	0	1	1	1	1	2	2	0	2	0	0	0	3	2	1	0	1	1	1	1
Class 11	1	0	1	1	0	1	0	0	0	2	0	0	0	0	0	0	0	0	1	0	1	1	1	1
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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One Page Summary

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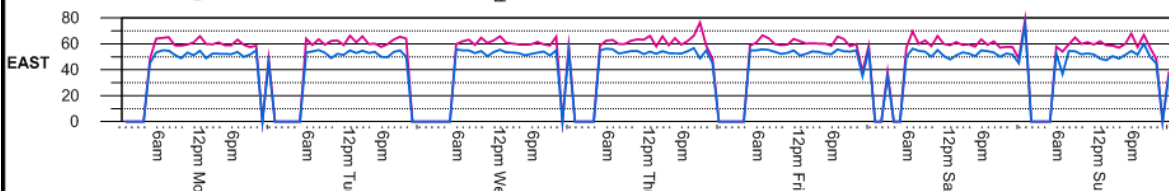
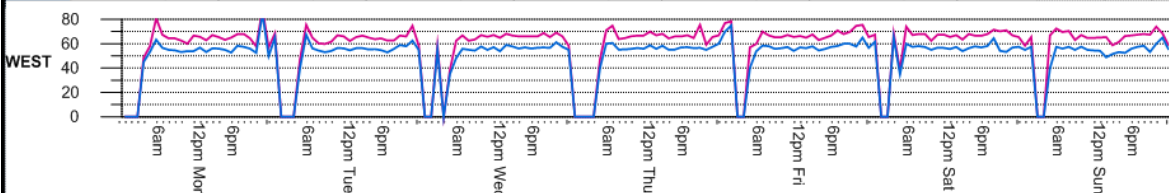
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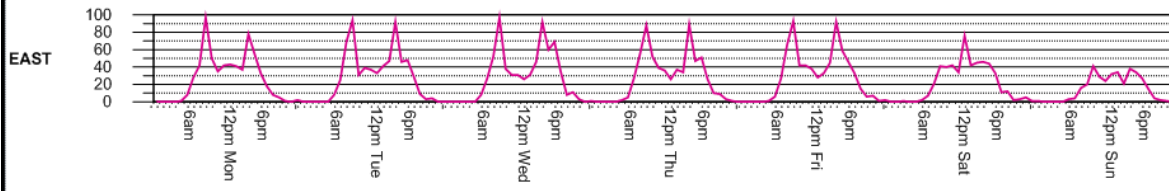
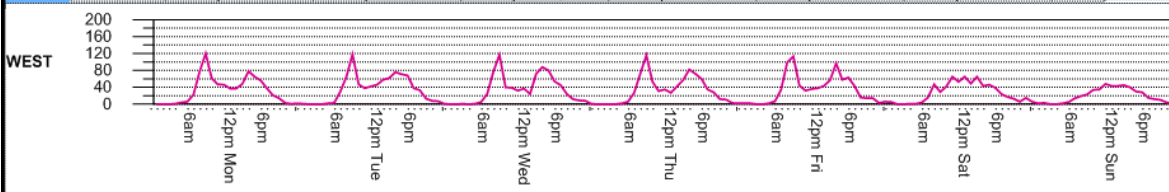
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Seven Day AADT		729	589	1318

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	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir	WEST	EAST	BIDir
85%ile	65.2	60.0	63.5	64.4	61.1	63.2	65.9	60.3	64.2	66.4	61.2	64.8	66.6	60.8	65.0	66.9	59.8	65.0	65.5	59.9	63.8	65.8	60.5	64.2
50%ile	55.1	52.2	53.9	55.1	53.1	54.3	56.1	53.2	54.8	56.1	53.5	54.9	56.7	53.8	55.3	56.7	52.3	54.8	54.7	51.3	53.2	55.8	52.8	54.4
> 60 k	206	94	300	198	109	307	241	103	344	240	107	347	281	110	391	226	72	298	127	51	178	217	92.29	309.3
> 70 k	26.3	15.1	21.3	23.9	16.6	20.7	30.5	15.5	23.6	31.0	16.7	24.6	34.1	16.1	26.0	34.7	14.2	25.7	27.8	14.7	22.1	29.8	15.6	23.4
> 80 k	3.5	1.1	4.6	2.9	1.3	4.2	3.4	1.0	4.4	4.7	1.6	6.3	4.3	1.6	5.9	4.0	1.2	5.2	2.1	7	28	35.57	12.14	47.71
%age	4.5	1.8	3.3	3.5	2.0	2.8	4.3	1.5	3.0	6.1	2.5	4.5	5.2	2.3	3.9	6.1	2.4	4.5	4.6	2.0	3.5	4.9	2.1	3.6



Short %	95.9	96.5	96.2	96.1	96.5	96.3	95.3	95.5	95.4	95.1	95.0	95.0	96.0	96.9	96.4	96.6	96.7	96.6	98.9	98.3	98.6	96.1	96.3	96.2
Med %	3.7	3.4	3.6	3.5	3.2	3.4	4.7	3.8	4.3	4.1	4.9	4.5	3.8	2.9	3.4	3.4	3.1	3.3	1.1	1.7	1.4	3.6	3.4	3.5
Long %	.4	.2	.3	.4	.3	.3	.0	.8	.3	.8	.2	.5	.2	.1	.2	.0	.2	.1	.0	.0	.0	.3	.3	.3
AM Pk Vo	120	97	217	118	94	212	117	97	214	116	88	204	113	93	206	85	42	107	48	41	75	100	79	176
PM Pk Vo	78	78	156	76	92	168	88	92	180	82	89	171	97	92	189	65	76	141	45	38	78	76	80	155
7-7pm	709	571	1280	729	606	1335	705	608	1313	682	581	1263	723	617	1340	567	475	1042	403	331	734	645	541	1187
24Hr Tot	783	624	1407	827	655	1482	790	666	1456	773	639	1412	823	682	1505	651	508	1159	457	347	804	729	589	1318
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Class 7	1	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0





Appendix C

SIDRA Results

MOVEMENT SUMMARY

 **Site: 02 [02 Mona Vale EB - McCarr Creek FU AM]**

 **Network: N101 [FU AM]**

Mona Vale Road Eastbound - McCarr Creek Road

Scenario: Future

Period: AM Peak

Signals - Fixed Time Isolated Cycle Time = 150 seconds (User-Given Cycle Time)

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Flows Total	Arrival Flows HV Total	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h			
		veh/h	%	veh/h	%	v/c	sec	veh	m				
East: Mona Vale Rd EB													
6	R2	263	2.0	263	2.0	0.980	112.9	LOS F	25.0	177.8	1.00	1.01	13.7
Approach		263	2.0	263	2.0	0.980	112.9	LOS F	25.0	177.8	1.00	1.01	13.7
North: McCarr Creek Rd													
7	L2	144	1.8	144	1.8	0.176	21.5	LOS B	5.4	38.2	0.57	0.68	39.1
8	T1	392	1.8	392	1.8	0.973	93.2	LOS F	8.3	58.8	0.94	1.17	1.9
Approach		536	1.8	536	1.8	0.973	73.9	LOS F	8.3	58.8	0.84	1.04	8.0
West: Mona Vale Rd EB													
10	L2	257	1.9	257	1.9	0.324	36.9	LOS C	12.2	86.6	0.70	0.79	25.0
11	T1	1094	5.0	1094	5.0	0.959	60.7	LOS E	70.3	513.1	0.92	0.97	31.2
Approach		1351	4.4	1351	4.4	0.959	56.2	LOS D	70.3	513.1	0.88	0.94	30.5
All Vehicles		2149	3.5	2149	3.5	0.980	67.6	LOS E	70.3	513.1	0.89	0.97	22.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 **Site: 02 [02 Mona Vale EB - McCarr Creek EX AM]**

 **Network: N101 [EX AM]**

Mona Vale Road Eastbound - McCarr Creek Road

Scenario: Existing

Period: AM Peak

Signals - Fixed Time Isolated Cycle Time = 150 seconds (User-Given Cycle Time)

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Flows Total	Arrival Flows HV	Flows HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate per veh	Average Speed	
		veh/h	%	veh/h	%	v/c	sec	veh	m			km/h	
East: Mona Vale Rd EB													
6	R2	258	2.0	258	2.0	0.919	92.3	LOS F	21.8	155.3	1.00	0.95	16.1
Approach		258	2.0	258	2.0	0.919	92.3	LOS F	21.8	155.3	1.00	0.95	16.1
North: McCarr Creek Rd													
7	L2	129	2.0	129	2.0	0.163	20.8	LOS B	4.7	33.5	0.56	0.68	39.6
8	T1	353	2.0	353	2.0	0.942	81.8	LOS F	8.3	58.8	0.94	1.10	2.2
Approach		482	2.0	482	2.0	0.942	65.4	LOS E	8.3	58.8	0.84	0.99	8.9
West: Mona Vale Rd EB													
10	L2	249	2.0	249	2.0	0.305	35.4	LOS C	11.5	81.7	0.68	0.78	25.8
11	T1	1094	5.0	1094	5.0	0.930	51.1	LOS D	64.2	468.6	0.92	0.92	34.6
Approach		1343	4.4	1343	4.4	0.930	48.2	LOS D	64.2	468.6	0.87	0.90	33.5
All Vehicles		2083	3.6	2083	3.6	0.942	57.6	LOS E	64.2	468.6	0.88	0.92	25.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 **Site: 03 [03 Booralie - McCarr Creek FU AM]**

 **Network: N101 [FU AM]**

Booralie Road - McCarr Creek Road

Scenario: Future

Period: AM Peak

Roundabout

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Flows Total	Arrival Flows HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h			
		veh/h	%	veh/h	%	v/c	sec	veh	m				
South: McCarr Rd													
1	L2	426	1.9	426	1.9	0.318	2.4	LOS A	2.1	14.6	0.07	0.48	44.7
3	R2	80	1.9	80	1.9	0.318	5.5	LOS A	2.1	14.6	0.07	0.48	30.3
Approach		506	1.9	506	1.9	0.318	2.9	LOS A	2.1	14.6	0.07	0.48	43.8
East: McCarr Rd													
4	L2	169	1.9	169	1.9	0.375	5.6	LOS A	1.1	7.6	0.54	0.66	23.9
5	T1	11	1.8	11	1.8	0.375	5.5	LOS A	1.1	7.6	0.54	0.66	43.9
Approach		180	1.9	180	1.9	0.375	5.6	LOS A	1.1	7.6	0.54	0.66	27.6
West: Booralie Rd													
11	T1	6	1.7	6	1.7	0.558	4.2	LOS A	2.0	14.0	0.26	0.59	40.5
12	R2	365	1.7	365	1.7	0.558	7.5	LOS A	2.0	14.0	0.26	0.59	40.6
Approach		372	1.7	372	1.7	0.558	7.5	LOS A	2.0	14.0	0.26	0.59	40.6
All Vehicles		1058	1.9	1058	1.9	0.558	5.0	LOS A	2.1	14.6	0.22	0.55	41.3

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 **Site: 03 [03 Booralie - McCarr Creek EX AM]**

 **Network: N101 [EX AM]**

Booralie Road - McCarr Creek Road

Scenario: Existing

Period: AM Peak

Roundabout

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Flows Total	Arrival Flows HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h			
		veh/h	%	veh/h	%	v/c	sec	veh	m				
South: McCarr Rd													
1	L2	415	2.0	415	2.0	0.308	2.4	LOS A	1.9	13.8	0.06	0.48	44.5
3	R2	78	2.0	78	2.0	0.308	5.5	LOS A	1.9	13.8	0.06	0.48	30.3
Approach		493	2.0	493	2.0	0.308	2.9	LOS A	1.9	13.8	0.06	0.48	43.6
East: McCarr Rd													
4	L2	164	2.0	164	2.0	0.349	5.2	LOS A	1.0	6.9	0.50	0.63	24.6
5	T1	9	2.0	9	2.0	0.349	5.2	LOS A	1.0	6.9	0.50	0.63	43.7
Approach		174	2.0	174	2.0	0.349	5.2	LOS A	1.0	6.9	0.50	0.63	28.0
West: Booralie Rd													
11	T1	5	2.0	5	2.0	0.490	4.1	LOS A	1.7	11.9	0.25	0.59	39.9
12	R2	319	2.0	319	2.0	0.490	7.3	LOS A	1.7	11.9	0.25	0.59	40.0
Approach		324	2.0	324	2.0	0.490	7.3	LOS A	1.7	11.9	0.25	0.59	40.0
All Vehicles		991	2.0	991	2.0	0.490	4.7	LOS A	1.9	13.8	0.20	0.54	41.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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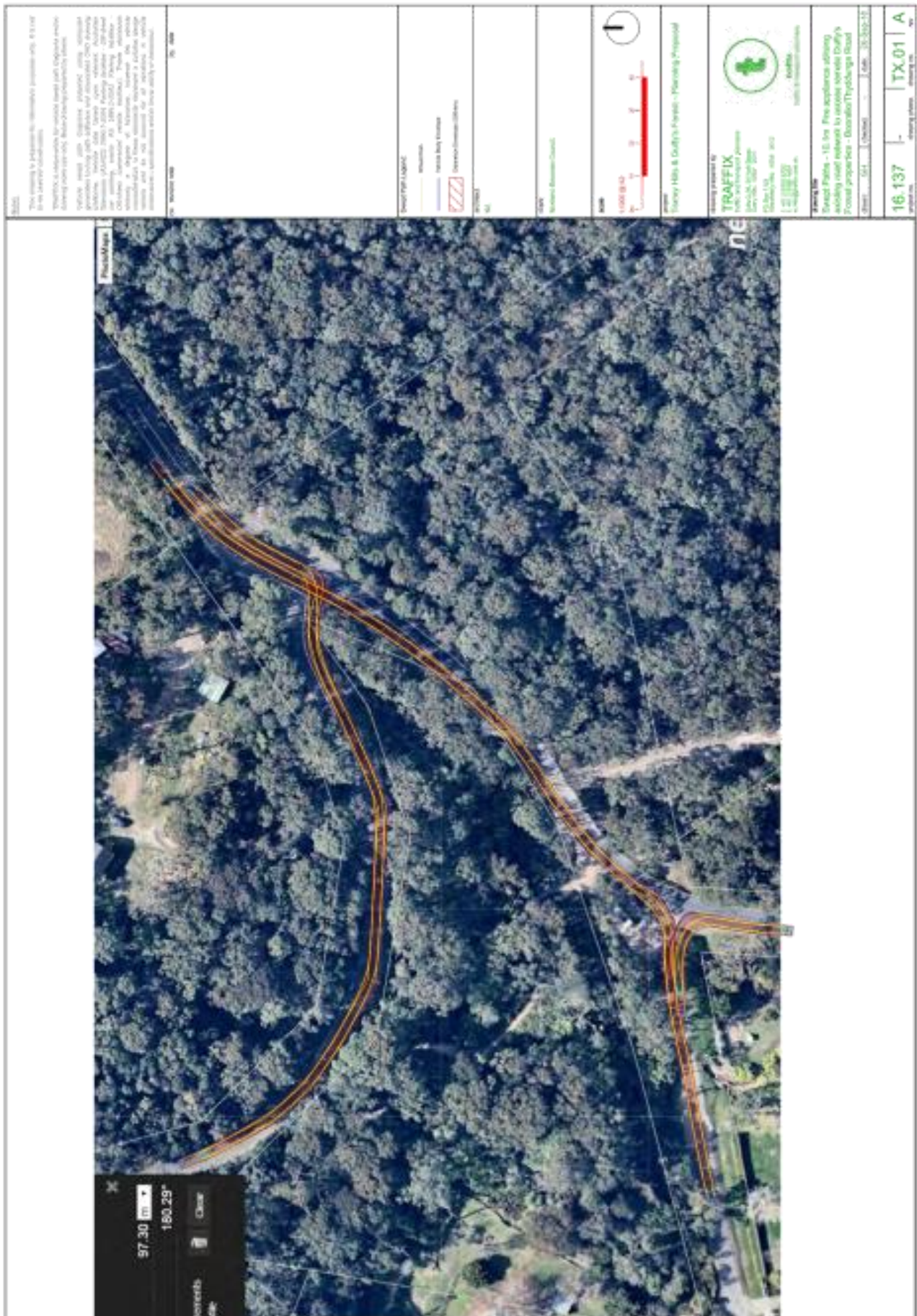
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Appendix D

Swept Path Assessment











PLANNING PROPOSAL

Permitting Secondary Dwellings in
RU4 - Primary Production Small Lots

Prepared by Warringah Council

October 2015

TRIM Reference: 2015/243068

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Acronyms used in this Report

Council	Warringah Council
CSP	Community Strategic Plan
Department	Department of Planning and Environment (former Department of Planning and Infrastructure)
SEPP	State Environmental Planning Policy
WLEP 2011	Warringah Local Environmental Plan 2011

Introduction

The Planning Proposal is seeking to amend controls in *Warringah Local Environmental Plan 2011* (WLEP 2011) to allow Secondary Dwellings in RU4 – Primary Production Small Lots zones, within or attached to existing Principal Dwellings. This will allow for development of Secondary Dwellings alongside residential development with reduced impacts to built form and environmental amenity. The Planning Proposal does not allow for Secondary Dwellings that are detached from the Principal Dwelling.

Secondary Dwellings are permitted by *SEPP (Affordable Rental Housing)*, which sets requirements for this type of development. This includes the definition of Secondary Dwellings to include structures that are internal to, attached to, or detached from the Principal Dwelling. While 'detached' Secondary Dwellings may be suitable in more urbanised residential areas, this Planning Proposal seeks to allow only 'internal' and 'attached' Secondary Dwellings. This is due to the potential impacts on the local character and natural environment within and surrounding the RU4 zoned areas.

In 2014, Council undertook a desktop review of the viability of allowing this type of development (TAG 4). This review found that the introduction of Secondary Dwellings in RU4 zoned areas would have minimal impacts to Council services and local amenity, while increasing housing supply. In 2015, Council undertook further consultation with the Rural Fire Service, National Parks and Wildlife Service and Sydney Water regarding potential impacts of permitting the development type. This consultation confirmed that impacts on the environment and infrastructure would be minimal (TAG 6).

On 23 June 2015, Council resolved to prepare a Planning Proposal to permit 'internal' and 'attached' Secondary Dwellings within the RU4 zoned areas of Terrey Hills and Duffys Forest (TAG 7). This Planning Proposal seeks to amend WLEP 2011 as per the resolution.

The Planning Proposal

This Planning Proposal comprises parts consistent with the *A Guide to Preparing Planning Proposals* (October 2012) and *A Guide to Preparing Local Environmental Plans* (April 2013):

Part 1 - Objectives or Intended Outcomes

Part 2 - Explanation of Provisions

Part 3 - Justification

Part 4 - Community Consultation

Part 1: Objectives or Intended Outcomes

The objective of the Planning Proposal is to allow Secondary Dwellings with consent, if they are:

- Within an RU4 – Primary Production Small Lot and one of the following:
 - Attached to a Principal Dwelling
 - Within an existing dwelling house

The intended outcome of the Planning Proposal is that Secondary Dwellings will be developed in residential areas of RU4 zones, increasing housing availability and choice in those areas. The RU4 zones are located within the suburbs of Terrey Hills and Duffys Forest. This outcome is supported by the objectives of Council's Community Strategic Plan, *A Plan for Growing Sydney (2014)* and *SEPP (Affordable Rental Housing)*, as described in Part 3.

Part 2: Explanation of Provisions

Subject to future consultation with Parliamentary Counsel's Office for legal drafting of the amendment, Council foreshadows that the Planning Proposal would involve the following amendments to WLEP 2011:

Relevant sections of WLEP2011	Proposed Amendments
Part 6 Additional Local Provisions	<p>Additional clause that:</p> <ul style="list-style-type: none"> - Contains an objective to ensure that development of Secondary Dwellings in Zone RU4 – Primary Production Small Lot is low impact and without adverse effects on the ecological, social and aesthetic values of the land. - Ensures development consent must not be granted to development for a secondary dwelling in Zone RU4 – Primary Production Small Lot, unless the consent authority is satisfied that the development will be carried out within or by alteration or addition to a dwelling house.

Table 1: Explanations of Provisions

Part 3: Justification

Section A - Need for the Planning Proposal.

Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is the result of a Council resolution made on 23 June 2015 (TAG 7). That resolution was in response to a desktop review presented to Council at its meeting on 25 November 2014 (TAG 4). The review investigated the appropriateness of allowing Secondary Dwellings in the RU – Primary Production Small Lots land use zone in Terrey Hills and Duffys Forest.

An additional report detailing additional consultation with relevant agencies was considered by Council at its 23 June 2015 meeting (TAG 6). This report confirmed Council's initial findings that the development type would provide benefits in terms of housing supply and choice with minimal impacts to amenity, infrastructure and services.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is an appropriate means of achieving the objective listed in Part 1. The following is noted in support of this view:

- Secondary Dwellings controls are primarily defined by *SEPP (Affordable Rental Housing)*
- *SEPP (Affordable Rental Housing)* allows environmental planning instruments, such as WLEP 2011, to increase limits to total floor area
- The proposed amendment modifies WLEP 2011 in a way which is consistent with existing controls in *SEPP (Affordable Rental Housing)*

Is there a net community benefit?

The Planning Proposal will deliver a net community benefit. The key community benefits include:

- Delivery of additional housing choice in Warringah
- Maintenance of the existing character of established areas

Section B - Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy, including the Sydney Metropolitan Strategy and exhibited draft strategies?

1. A Plan For Growing Sydney (2014)

A Plan for Growing Sydney is the latest metropolitan strategy released by the Department of Planning and Environment to set the framework for Sydney's growth to 2031 and beyond.

A key focus of the strategy is on boosting housing and jobs growth across Sydney. As such, the strategy sets a dwelling target (net additional) of 664,000 new dwellings across Sydney by 2031.

The Planning Proposal is consistent with the relevant objectives summarised in the table below:

A Plan For Growing Sydney Action	Consistency
2.1.1 Accelerate housing supply and local housing choices	The Planning Proposal will allow for additional housing supply and choice in Warringah in the form of Secondary Dwellings. This supply and choice will be concentrated in RU4 zones that already have residential development, taking advantage of existing infrastructure and services.
2.1.2 Accelerate new housing in	The Planning Proposal supports development within existing

designated infill areas (established urban areas) through the priority precincts and Urbangrowth NSW programs	residential development. This will take advantage of current infrastructure and reduces the need for greenfield development. This development will be accessible by the major corridors of Forest Way and Mona Vale Road, providing access to the future Northern Beaches Hospital, Pittwater, and Macquarie Park.
2.2.3 Deliver more opportunities for affordable housing	The Planning Proposal encourages the development of Secondary Dwellings, a type of affordable rental housing. By allowing Secondary Dwellings, additional affordable housing supply will be able to be developed by land owners.

Table 2: A Plan for Growing Sydney Actions Summary

2. Draft North East Subregional Strategy (2007)

The draft North East Subregional Strategy translates the objectives of NSW Government's *Metropolitan Strategy* (2005) to the local level. The following actions are relevant to the Planning Proposal:

Draft North East Subregion Strategy Action	Consistency
C2.3.2 North East councils to provide for an appropriate range of residential zoning to cater for changing housing needs	The RU4 zone currently allows for development of dwelling houses. The Planning Proposal will allow for additional residential development in the RU4 zone in the form of Secondary Dwellings. Secondary Dwellings can provide a larger range of residential options downsizing seniors, young families and other demographics. This will cater for changing housing needs in the suburbs of Terrey Hills and Duffys Forest.

Table 3: A Plan for Growing Sydney Actions Summary

Is the Planning Proposal consistent with council's local strategy or other local strategic plan?

The Planning Proposal is consistent with the CSP. While the Planning Proposal is not directly related to an action area of the Community Strategic Plan, it is consistent with the following objective:

Objective	Consistency
5.3 We offer a variety of housing choices that meet the needs of our community and complements local neighbourhoods and the Warringah Lifestyle	The Planning Proposal will encourage the provisioning of a variety of housing choices across Warringah. This will help meet the needs of the community by providing options for downsizing families as well as housing for workers in the surrounding areas. Internal and attached Secondary Dwellings will complement the local character of RU4 zoned areas by localising development around existing Principal Dwellings. Excluding development of detached Secondary Dwellings will help ensure that land is not overdeveloped in a manner inconsistent with local character.

Table 4: CSP Objective Summary

Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPP's)?

The Planning Proposal is consistent with the relevant SEPP. The relevant SEPP is summarised below:

SEPP	Consistency
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SEPP (Affordable Rental Housing)	The SEPP provides a consistent planning regime for the provision of affordable rental housing. The Planning Proposal allows for Secondary Dwellings in areas with residential development. As the RU4 zone currently supports development of dwelling houses, this is consistent with the SEPP.
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Table 5: SEPP Summary

Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

The following Ministerial Directions are applicable to the proposal:

- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.1 Approval and Referral Requirements
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Ministerial Direction	Objectives	Comment
3.1 Residential Zones	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. 	<p>The Planning Proposal is consistent with the objectives of the direction and will:</p> <ul style="list-style-type: none"> - encourage variety and choice of housing types by allowing additional development of affordable housing - promote development in established areas, maintaining access to infrastructure and services - reduce the need for development on the urban fringe by increasing the development potential of established areas
3.4 Integrating Land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the 	<p>The Planning Proposal is consistent with the objectives of the direction as it will increase housing choice in established areas.</p> <p>New residents may take advantage, and enhance the viability of existing and mature services (e.g. public transportation).</p>

Ministerial Direction	Objectives	Comment
	<p>distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight</p>	
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal is consistent with the objective of the direction as it will take advantage of the established requirements of SEPP (Affordable Rental Housing) to encourage efficient and appropriate assessment of development
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.	The Planning Proposal is consistent with the <i>Plan for Growing Sydney</i> , the most recent Metropolitan Plan, as discussed above.

Table 6: S117 Summary

Section C - Environmental, Social and Economic Impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This Planning Proposal limits development of Secondary Dwellings to 'internal' and 'attached' development. This limitation reflects the current development potential of RU4 zones, as Residential development and expansion of dwellings is permitted.

Further, Secondary Dwellings in RU4 zones are proposed to be submitted to the Development Assessment process. This will allow for Council to consider impacts on the natural environment.

The proposal will not increase the likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

As mentioned above, development associated with dwelling houses is permitted in RU4 zones. Development controls are managed through *SEPP (Exempt and Complying Development)*, *WLEP 2011* and *Warringah Development Control Plan 2011*. With the introduction of Secondary Dwellings as a permitted development type, *SEPP (Affordable Rental Housing)* will also be used to manage future development.

Future applications allowed by the Planning Proposal will be assessed under this suite of controls which mitigate the likelihood of environmental effects. Any environmental effects that may occur will be managed through those controls.

Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will have positive social and economic effects, as it will allow for additional development of affordable housing in Warringah. This will increase housing choice, providing benefits for both land owners and tenants.

Section D - State and Commonwealth Interests.

Is there adequate public infrastructure for the Planning Proposal?

Council has undertaken a desktop review of potential impacts to Council provided services and infrastructure as part of a report presented to Council at its 25 November 2014 meeting (TAG 4). Further consultation with Sydney Water and the Rural Fire Service regarding potential impacts to public infrastructure was undertaken and reported to Council at its 23 June 2015 meeting (TAG 6). It was found that while there would be some impact to public infrastructure, there would be marginal impact on public infrastructure.

It is noted that the RU4 zones (located in Terrey Hills and Duffys Forest) currently have access to public infrastructure required to support residential development (e.g. parks, roads, public transportation and utilities). Any Secondary Dwellings would be able to take advantage of that same infrastructure.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Initial consultation with Sydney Water, Rural Fire Service and National Parks and Wildlife Service has been undertaken. This consultation has not revealed any issues that are required to be resolved prior to gateway determination. Further consultation with appropriate State and Commonwealth agencies will be undertaken in accordance with gateway determination.

Part 4: Community Consultation

Council will exhibit the Planning Proposal in accordance with the requirements of section 57 of the *Environmental Planning and Assessment Act (1979)*.

Council also proposes to undertake community consultation in accordance with Council's adopted Community Engagement Policy, in the following manner:

- Advertise the Planning Proposal in a local newspaper and on Council's website at the start of the exhibition period
- Exhibit the Planning Proposal for the period of time stipulated by the Gateway Determination.

Conclusion

The Planning Proposal has been written with consideration to the Department's *Guide to Preparing Planning Proposals, SEPP (Affordable Rental Housing)* and State and local strategies. It fulfils Council's commitment to allowing for a variety of housing choices that meet the needs of the community and complements local neighbourhoods and the Warringah lifestyle.

The Planning Proposal will amend controls in WLEP 2011 to allow Secondary Dwellings within the more rural areas of Terrey Hills and Duffys Forest. This change will allow for increased housing capacity and choice in those areas. By limiting the change to allow Secondary Dwellings within and attached to primary dwellings, development will be more sensitive to the local character and environment than detached Secondary Dwellings.

