



northern  
beaches  
council

## Memo

Planning Place and Community

**To:** All Councillors

**From:** David Kerr  
General Manager Planning Place and Community

**Date:** 26 September 2017

**Subject:** Planning Proposal application – 2 & 2A Orchard Street and  
204 & 206 Garden Street Warriewood (PP0002/17)

**Record Number** 2017/358896

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I refer to a request from Cr Heins on behalf of the Warriewood Valley Residents Association,) and a request from Cr De Luca on behalf of Ros Marsh and provide the following response.

The Planning Proposal was lodged on 22 August 2017 by City Plan Services. The proponent (ABAX Contracting), have included a number of lands not in their ownership, including the Walton land (part of 206 Garden Street) and the newly created 6 residential lots (formerly known as 2 & 2A Orchard Street), now under private ownership, and fronting Orchard Street. With the exception of the proponent (ABAX Contracting), the private land owners consent has not been provided.

The Planning Proposal seeks to increase the maximum number of dwellings permissible on the site by 102 dwellings and also seeks to increase the permissible height along the western extent of the site to part 14.5 metres and part 17.5 metres to allow for a building height of approximately 4-5 storeys.

The gross site area is approximately 26,876m<sup>2</sup> with a developable area of 24,124m<sup>2</sup> (excluding a 25 metre wide creekline corridor).

The Planning Proposal seeks to increase the density from the adopted maximum density of 32 dwellings per developable hectare, to 74 dwellings per developable hectare. This translates to an increase in number of dwellings from 76 to 178 being accommodated on the subject sites.

The Planning Proposal application has been placed on preliminary non-statutory public exhibition for 30 days. The exhibition closes on 2 October 2017.

The assessment report is scheduled to be presented to Council at its meeting in November 2017.

Should you require any further information about matters raised in this memo please contact my office on (02) 9942 2652.

A handwritten signature in black ink, appearing to be 'DK' followed by a flourish.

David Kerr  
General Manager Planning Place and Community