



Memo

Property

To: Ray Brownlee - CEO

Cc: Jorde Frangoples – Director, Transport & Assets

From: Kristie Debney - Manager Property Commercial and Tourist Assets

Date: 25 November 2022

Subject: 2 Bangaroo St North Balgowlah (Lot 1 DP 130467 and Lot 2 DP 873792) History of subject site

Record Number: 2022/756643

Dear Ray,

I refer to Cllr Grattan's email raising concern about the works currently occurring on the above site. The background to the current works on the site is as follows:

On 11 April 2006, the former Warringah Council considered the rezoning and reclassification of this land and formally resolved as follows:

1. That Council commence the process to reclassify and rezone the subject Council land holdings to provide a contiguous open space corridor, alleviate current legal access issues and redress historical zoning anomalies through the process outlined below:
 - a) Reclassify Part Portion 1203 (Lot 1 DP 130467), Bangaroo Street, North Balgowlah from Community land to Operational land to the north of the riparian zone boundary for Burnt Bridge Creek.
 - b) Rezone Part Portion 1203 (Lot 1 DP 130467), Bangaroo Street, North Balgowlah from Public Open Space to allow for future residential development for the land to the north of the riparian zone boundary for Burnt Bridge Creek.
 - c) Reclassify part of Lot 2 DP 873792 (formerly pt. Lot B in DP 415385) from Operational land to Community Land to the south of the riparian zone boundary for Burnt Bridge Creek to be retained as part of an open space corridor adjoining Burnt Bridge Creek.
 - d) Reclassify part of Lot 2 DP 873792 (formerly pt Lot 153 in DP 11936) from Community land to Operational Land to the north of the riparian zone boundary for Burnt Bridge Creek.
 - e) Rezone part of Lot 2 DP 873792 (formerly pt Lot 153 in DP 11936) from Open Space to allow for future residential development for the land to the north of the riparian zone boundary for Burnt Bridge Creek.


2. That Council rescind its previous decision of 27 May 2003 to negotiate with the owners of 5 Worrobil Street, North Balgowlah for the purchase of the rear of the property with regard to current Valuation advice.
3. That upon reclassification and rezoning of the site, the General Manager seek expressions of interest from suitably qualified Town Planning Consultants and /or Registered Surveyor to prepare development plans for a three lot subdivision of the subject site generally in accordance with the plans as submitted as part of this report (Drawing No BBC/10/2005/3/A).
4. That upon receipt of development consent, Council proceed to dispose of the subject site by way of Public Auction.

Following the above resolution, Council actioned the reclassification of the land, which was gazetted on 4 July 2008 and the rezoning of the land which occurred with the adoption of the 2011 Warringah LEP. This rezoning ensured that land along the creekline corridor is retained in Council ownership (See Appendix 1), with the remainder of the land being zoned R2 Low Density Residential in common with surrounding properties.

On 6 June 2016, development consent was granted under DA2015/1156 for a three (3) lot residential subdivision with the remaining creek-line riparian zone adjacent to Burnt Bridge Creek (Council Community Land zoned RE1 Public Recreation) to be retained by Council. This consent is due to expire on 6 June 2023. The consent provides for a three (3) lot residential subdivision and the creation of a public reserve along the creek. The lots have approved areas as follows:

Lot	Area
Lot 1	724m ²
Lot 2	928m ²
Lot 3	1359m ² (excluding access hand 1131 m ²)
Public reserve along creek	992m ²

Should you require any further information please do not hesitate to contact me on 8495 6382 or 0466 450 827.



Kristie Debney
Manager – Property, Commercial and Tourist Assets

ATTACHMENTS

[TRIM: 2016/174806](#) Approved Plans

[TRIM: 2016/176989](#) Notice of Determination

Appendix 1 – Yellow highlight indicates Creek Line Corridor to be sub-divided from remainder of 2 Bangaroo Street.

