



SUBJECT: Assessment of Planning Proposal PP0007/13 - 6 Jacksons Road & 3, 6, 8, 10 & 12 Boondah Road Warriewood

Meeting: Sustainable Towns and Villages Committee

Date: 17 March 2014

COMMITTEE RECOMMENDATION

1. That Council note the contents of Don Fox Planning's Assessment of Planning Proposal PP0007/13 for 6 Jacksons Road and 3, 6, 8, 10 and 12 Boondah Road, Warriewood.
2. That the Planning Proposal PP0007/13 not be supported for referral to NSW Planning & Infrastructure for Gateway determination based on the reasons provided by Don Fox Planning as outlined below:
 - a. It does not meet the strategic objectives of the Draft North East Subregional Plan, SHOROC Employment Lands Study, Pittwater Local Planning Strategy and Warriewood Valley Strategic Review Report through the expansion of Warriewood Square shopping centre to provide a new town centre;
 - b. It will result in unacceptable adverse outcomes for public open space and recreation areas within the Southern Buffer;
 - c. It is inconsistent with Section 117 Direction 4.3 Flood Prone Land;
 - d. The approach to managing flooding constraints to justify an urban zone on flood prone land is not supported;
 - e. It fails to retain and protect high value biodiversity land (including EECs) and provides insufficient justification for their removal or consideration of ecological recommendations;
 - f. It is unable to achieve connectivity between the Site and adjoining commercial areas (including relocated Boondah Road and Vuko Place connection) on the basis of unacceptable ecological and traffic impacts;
 - g. It does not address potential negative economic impacts upon surrounding retail centres, or address the potential oversupply of commercial floor space;
 - h. The urban design outcomes of the Masterplan are not supported; and
 - i. It does not adequately represent the interests of all affected land owners.
3. That any future Planning Proposal for land within the Southern Buffer should incorporate all of the land within the Southern Buffer and also incorporate the Warriewood Square shopping centre site.
4. That, based on the outcomes of the assessment of this Planning Proposal, the recommendations of Don Fox Planning be considered in the future update to the Pittwater Local Planning Strategy and the future review of the Warriewood Valley Planning Framework 2010.

(Cr White / Cr Millar)

Notes:

1. A division was duly taken resulting in the following voting:

Aye (For)

Cr Ferguson
Cr Griffith
Cr Grace
Cr McTaggart
Cr Millar
Cr White

No (Against)

Nil.

2. Cr Townsend left the meeting at 7.12pm and returned at 7.41pm, having declared a significant non-pecuniary interest in this item. The reason provided by Cr Townsend was:

“As a delegate on the JRPP I have elected not to vote on this item.”

3. Cr Hegarty left the meeting at 7.12pm and returned at 7.41pm, having declared a significant non-pecuniary interest in this item. The reason provided by Cr Hegarty was:

“I sit on the JRPP as Council’s delegate.”

4. Cr McTaggart declared a less than significant non-pecuniary interest in this item, elected to remain in the meeting and to participate in discussion and voting. The reason provided by Cr McTaggart was:

“Consultant for Centro (Federation Square) is my neighbour.”

5. Cr Millar declared a less than significant non-pecuniary interest in this item, elected to remain in the meeting and to participate in discussion and voting. The reason provided by Cr Millar was:

“I live in Warriewood Valley.”