

## 1.4 THE CURRENT PLANNING CONTROLS - PITTWATER LEP & DCP 2014

GMU has reviewed the current applicable controls for the site and its surrounding context in order to understand the development potential for the site.

### LEP controls

The current permissible controls that apply to the site are:

- Zoning - RU2-Rural landscape
- Height of building - 8.5m
- FSR - N/A
- Heritage - N/A
- Biodiversity - Approx. 50% of the site is identified as biodiversity land

The site is zoned Rural Landscape with a Medium Density Residential zone immediately adjacent to the north and 2 rural landscape lots to the east. Lands to the east are generally zoned Infrastructure and Public Recreation. Local centre and educational and community facilities are located to the south-west and south.

The Warriewood Wetland is zoned Environmental Conservation adjoining the site to the west. It is an identified local heritage item with a direct interface with the site. Any future development on the site should incorporate an appropriate design response to the interface with the wetland.

As shown in Figure 4, the site is in close proximity to a number of local/ neighbourhood centres and employment lands, which include Warriewood Centre (a stand-alone shopping centre to the south-west), Warriewood commercial complex (Business Park to the east) and the neighbourhood centre/enterprise corridor along Pittwater Road to the south-east. They are segregated to each other and relatively isolated from the surrounding residential areas with low accessibility.

The area surrounding the site generally has a permissible height of 8.5m (equivalent to 2 residential storeys). The Warriewood Commercial Complex has a maximum allowable height of up to 11m. The existing height control provides insufficient incentives for the redevelopment to occur.

The existing Warriewood Shopping Centre is isolated by the surrounding biodiversity. The only area that is suitable for the expansion of the local centre is to the north including the subject site. Figure 7 shows that the south-western portion of the site is classified as biodiversity land. Any future development should provide appropriate measures to mitigate the potential impacts on the environment.

As identified in the Draft District Plan, Warriewood has been nominated as a Local Centre servicing the local population. However, the current planning controls do not provide support to form a true local centre for the future of the area.

The site's proximity to the Warriewood Centro and a range of public facilities provides a good opportunity for the site to strengthen the area's employment uses, improve permeability and increase the connection to the wetlands, isolated shopping centre and existing open space network.

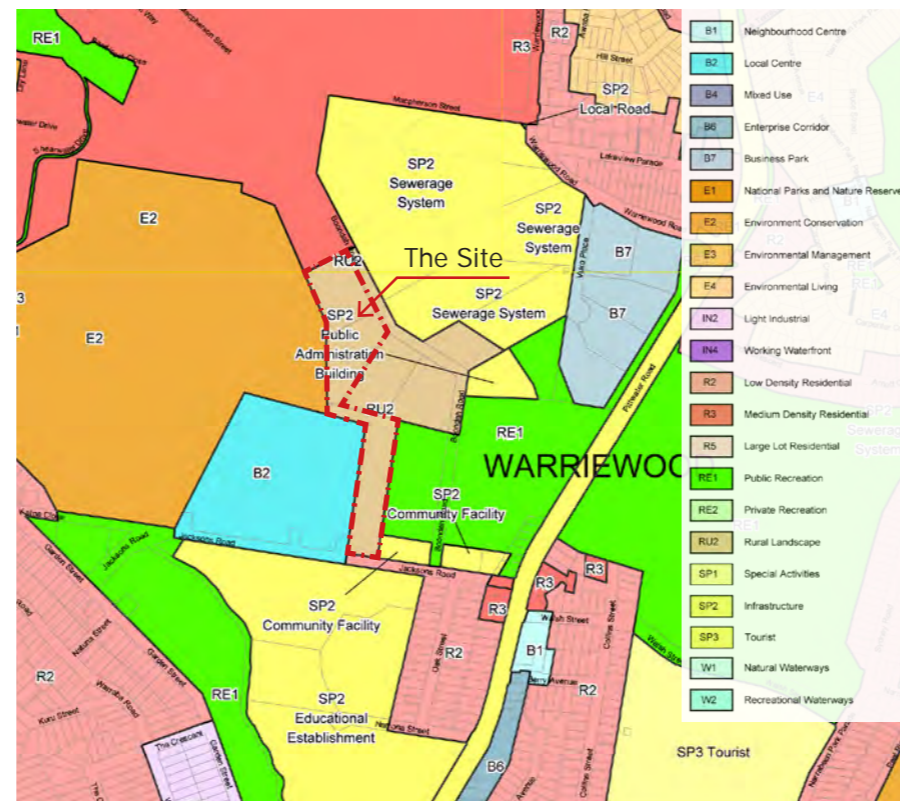


Figure 4. Zoning Map (source: Pittwater LEP 2014)

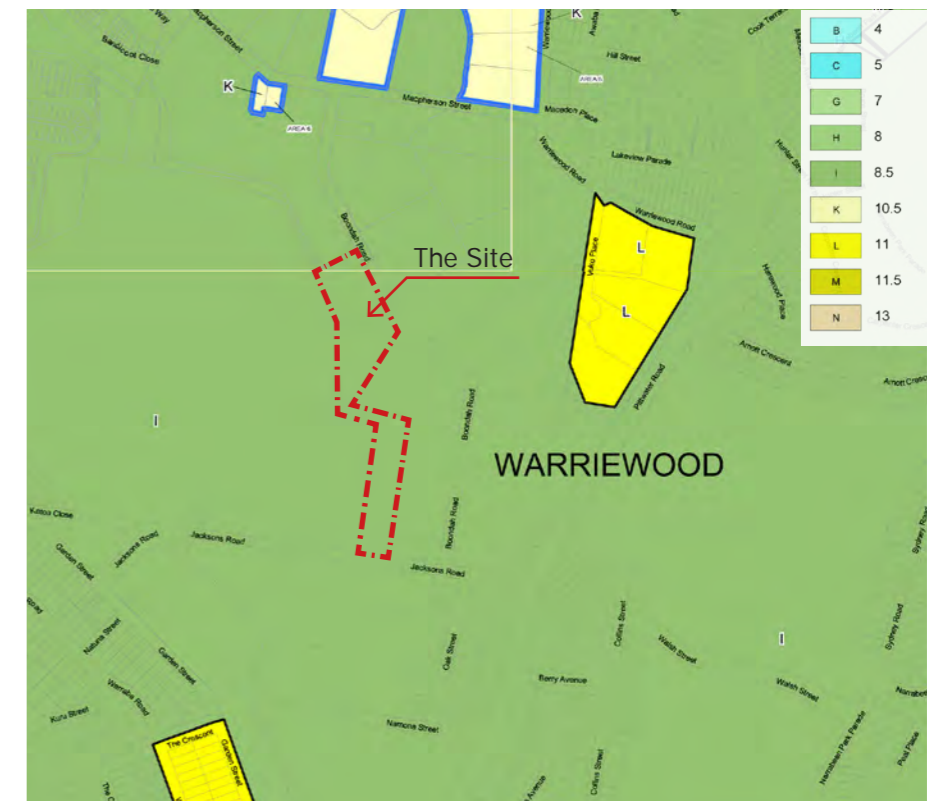


Figure 5. Height of Building Map (source: Pittwater LEP 2014)

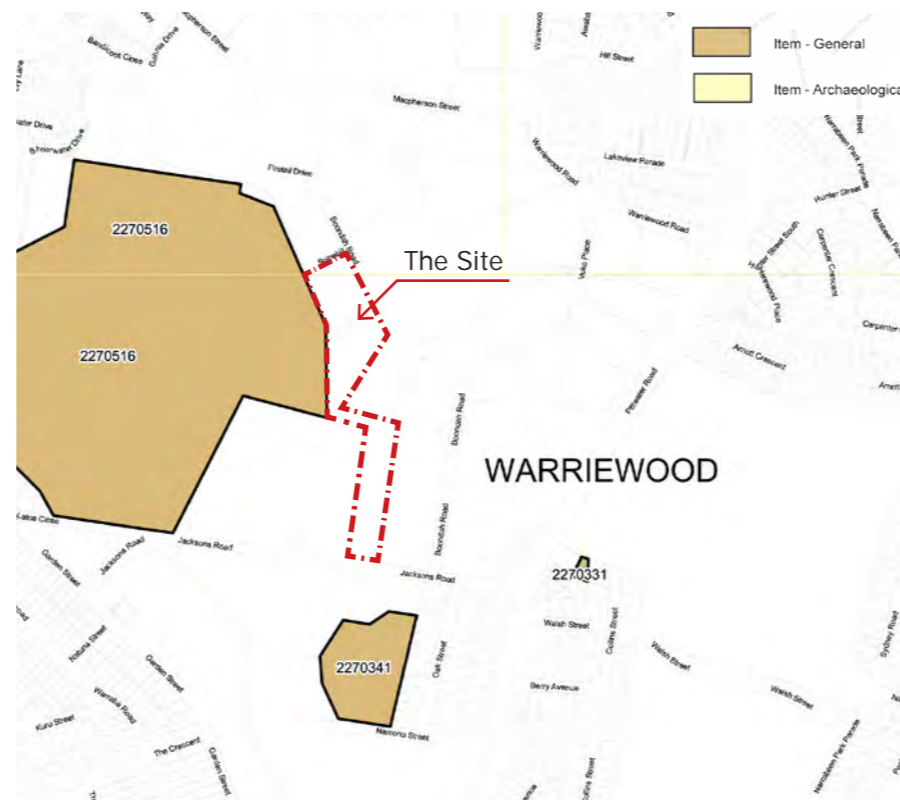


Figure 6. Heritage Map (source: Pittwater LEP 2014)



Figure 7. Biodiversity Map (source: Pittwater LEP 2014)



### DCP controls

The DCP contains specific controls that relate to both particular uses and specific controls that relate to the Warriewood Valley Locality. The Warriewood Valley Release Area is bordered by the Ingleside Chase Reserve and Escarpment to the west, Warriewood Wetlands to the south, Warriewood Sewerage Treatment Plant (STP) and the existing suburbs of Warriewood to the east and Mona Vale to the north.

The key outcomes of these controls as they affect the site are summarised as follows:

### Locality

- The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational and educational land uses.
- The Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings which is anticipated to accommodate approximately 6,618 residents. This figure does not include the Stage 1 development, as shown by the green areas on Figure 8.
- Stage 1 Release included a mix use of residential and business/industrial component. The residential area is characterised by 2 storey attached dwellings. The industrial/business area is up to 3 storey large complexes that generally contain smaller units.

### Interface to Warriewood Wetlands

The DCP sets out the minimum setbacks for residential and non-residential development to the Warriewood Wetlands, which include:

- Min. 15m (buffer strip) between any development and the Warriewood Wetlands.
- The buffer strips are to be extensively landscaped.
- Pedestrian/cycleway paths associated with vandal-resistant solar lighting are encouraged to be incorporated where possible within the buffer strips, providing casual surveillance of the path from adjacent buildings.

### Setbacks and landscaped area

The minimum setbacks and landscaped area for the release area as per Pittwater 21 DCP Part D are:

- Min. 4.5m front setback for residential flat buildings or multi-dwelling housing abutting Boondah Road.
- The minimum landscaped area for non-residential development should be 25% of site area.
- Communal open space for residential flat buildings and multi-dwelling housing should be 25% of site area.

### Flood Prone Land

The DCP includes flood controls for affected land which indicates the following strategies for development:

- No net decrease in the floodplain volume of a floodway or flood storage area within the property for any flood event up to the 1% AEP flood event.
- No additional adverse impact on the surrounding properties or flooding processes for any flood event up to the Probable Maximum Flood event.
- Open carpark areas (including covered carpark areas) and carports used for visitors, staff and service delivery vehicles spaces are permissible at existing ground level. Vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site.
- Access to basement car parking shall be above the Flood Planning Level.

The proposal's response and proposed amendments to the existing controls is discussed in the later chapters of this report.

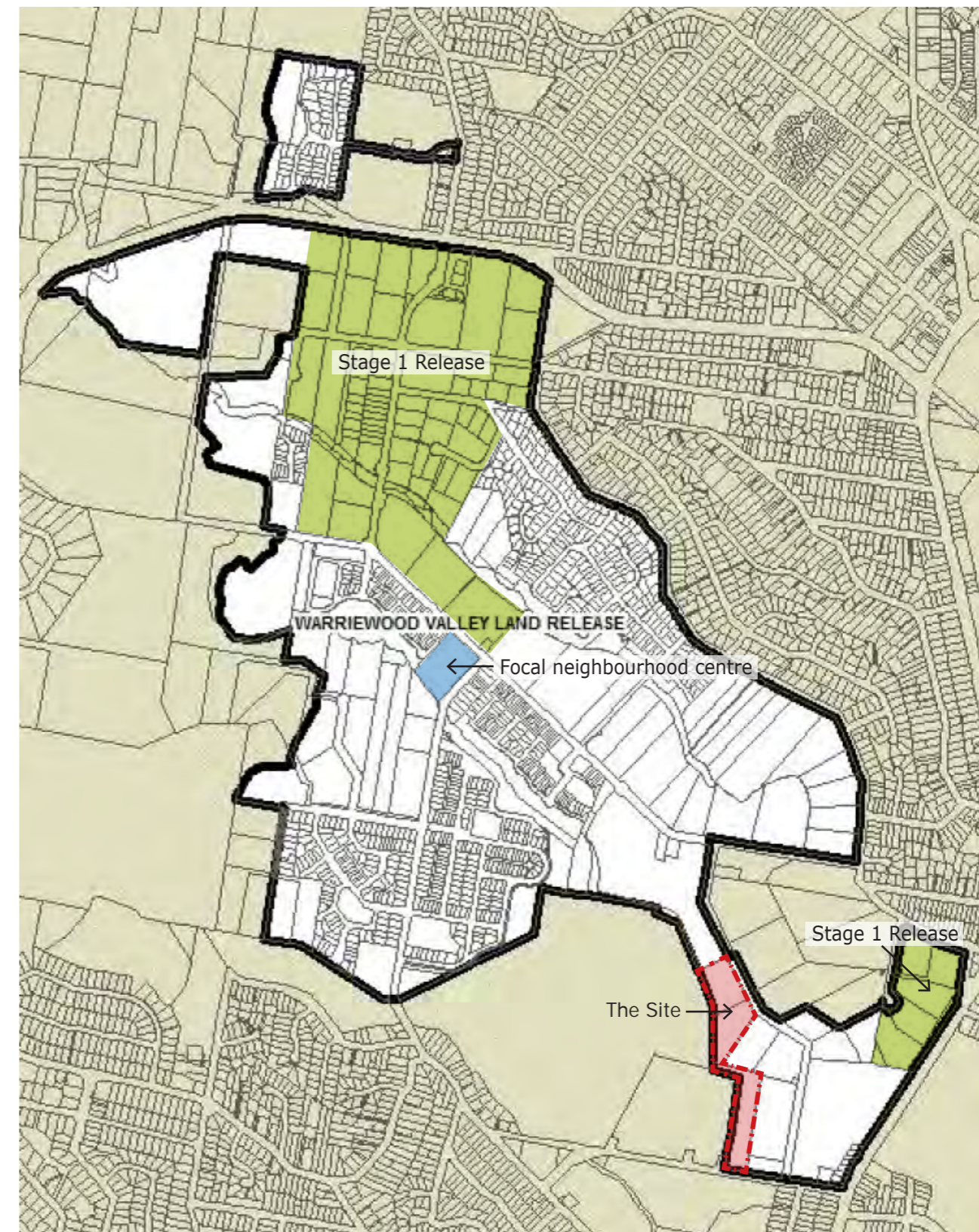


Figure 8. Warriewood Valley Locality (Adapted from Pittwater 21 DCP 2014)



## 1.5 LOCAL PLANNING STRATEGY - WARRIEWOOD VALLEY RELEASE AREA

### Warriewood Valley Strategic Review Report (2012) and Addendum Report (2014)

The adopted review report and addendum report achieved a single comprehensive document applying to all undeveloped lands in the Warriewood Valley Release Area, which superseded the 2010 Planning Framework. It established a new strategic planning framework for the Release Area as well as providing a forward path for future development. It is noted that the Strategic Review Report was prepared by Pittwater Council in collaboration with the Department; however, the Addendum Report was prepared by Council only and hadn't been endorsed by the Department.

The Pittwater Local Planning Strategy 2010 designated the site for employment generating and conservation/open space uses. The Strategy Review reviewed the Southern Buffer Area where the site is located as this sector hadn't been allocated a dwelling yield or identified with a forward path due to environmental constraints or other factors that needed further clarification.

Through a feasibility economic study, the Strategic Review Report concluded that there was potential for a single level subregional shopping centre (gross lettable area of 10,000-12,000m<sup>2</sup> without a department store) complementing the Warriewood Centre, which fostered the creation of a town centre in Warriewood Valley, as the most economically viable option for the Southern Buffer area. However, the draft concept plan was abandoned due to the lack of community support. The report also considered that a homemaker (bulky goods) centre over a single storey would be an attractive option capturing the levels of escape expenditure experienced by the Pittwater LGA; however, the concern was it might not meet the needs of the local community or contribute to a lively town centre.

In 2014, Council prepared the Addendum Report, re-examined the opportunities and constraints affecting the remaining sectors in the Release Area based on the most current information available. It also re-evaluated the sector boundaries and the land uses for these sectors.

Subject to the review of new information provided, the Addendum Report mapped the environmental constraints affecting the Southern Buffer Area and recommended that the majority of the area be designated for recreational purposes. The intent is to provide adequate open spaces for the increasing population within the area. It also estimated that the southern part of the site (No. 6 Jacksons Road) had no development potential at all.

As shown in the Composite Capability Map and Bushfire Prone map to the right, the site has varied capability from least to more towards the north. The main constraints found for the site are flooding and sea level rise.

However, it is GMU's opinion that some of Council's mapping is out of date and that independent consultant analysis should complement Council's mapping wherever available.

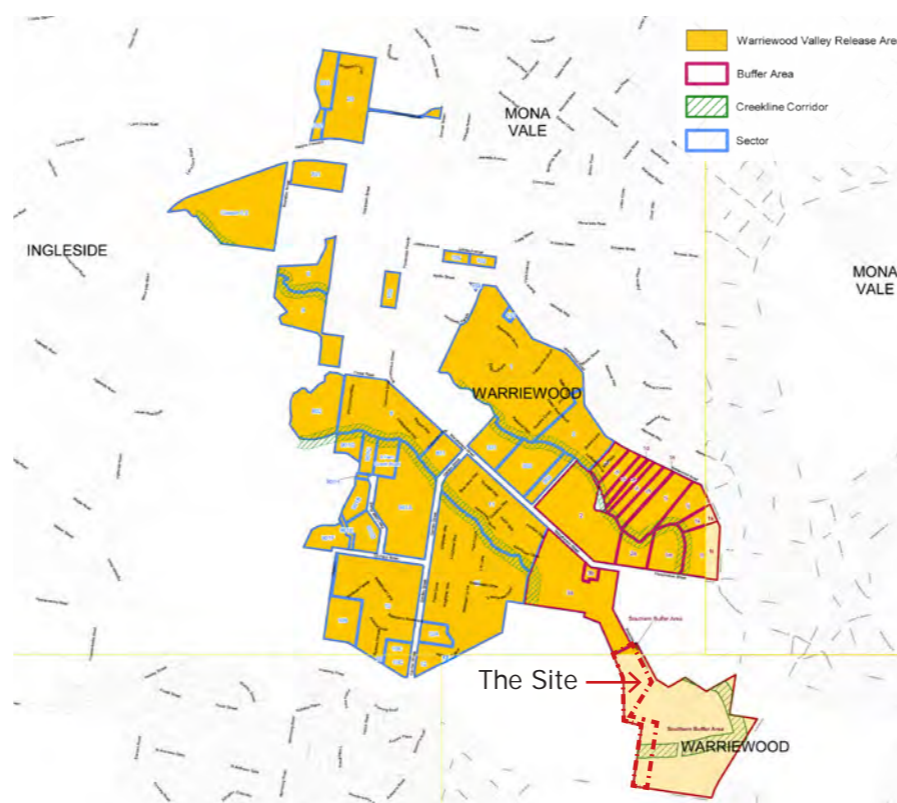


Figure 9. Warriewood Urban Release Area (source: Pittwater LEP 2014)

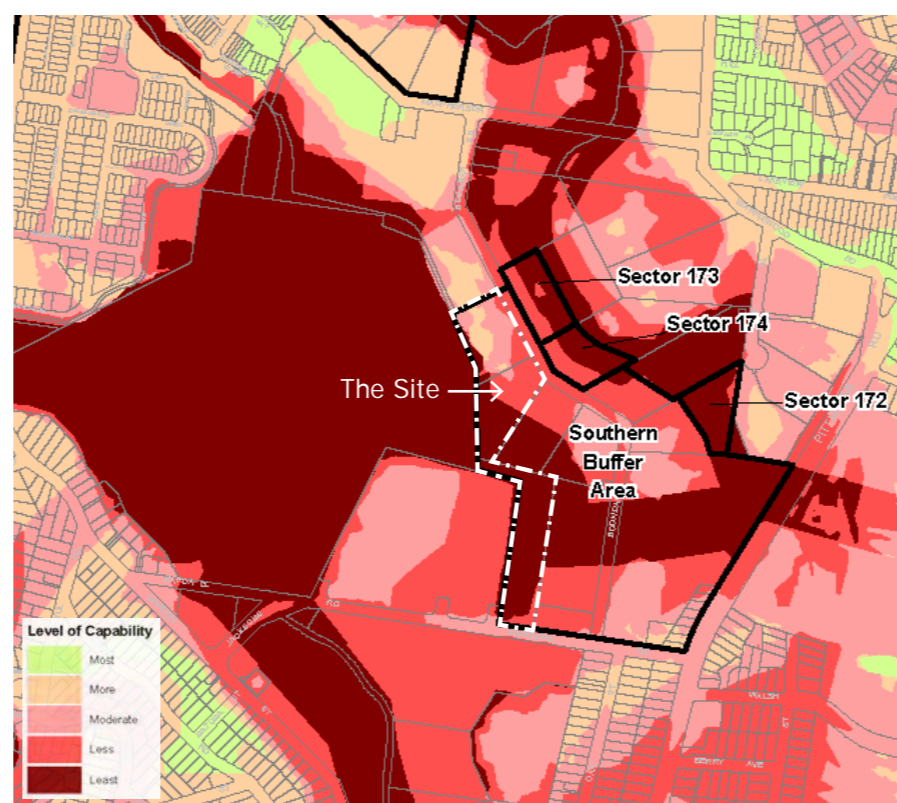


Figure 10. Composite Capability Map (source: Warriewood Valley Strategic Review Addendum Report 2014)

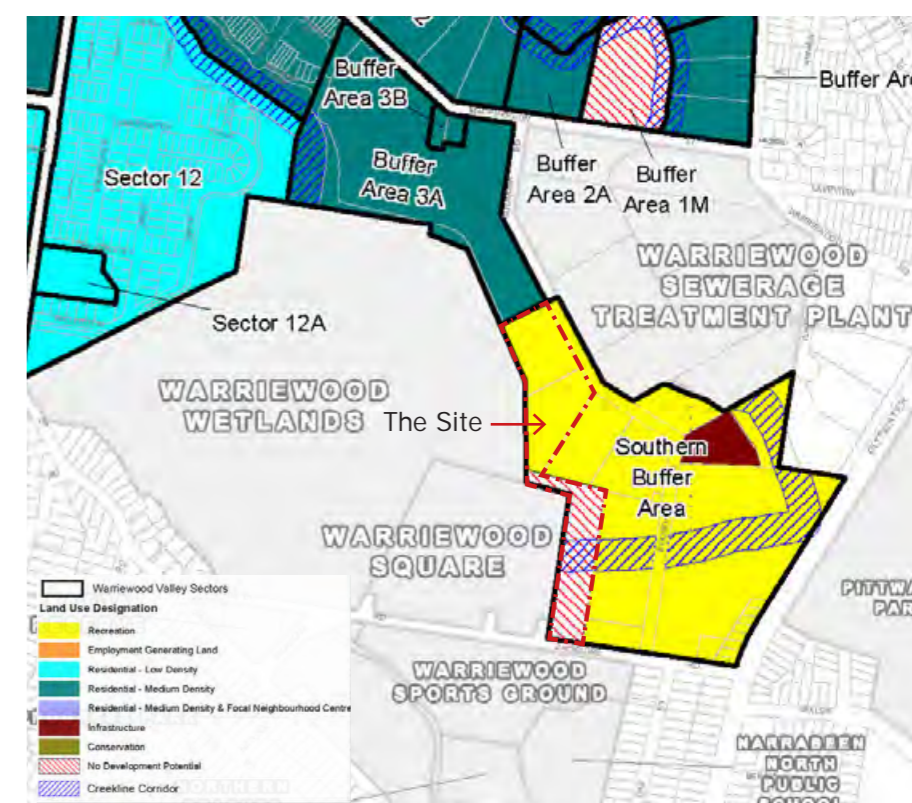


Figure 11. Land Use Designation Map (source: Warriewood Valley Strategic Review Addendum Report 2014)

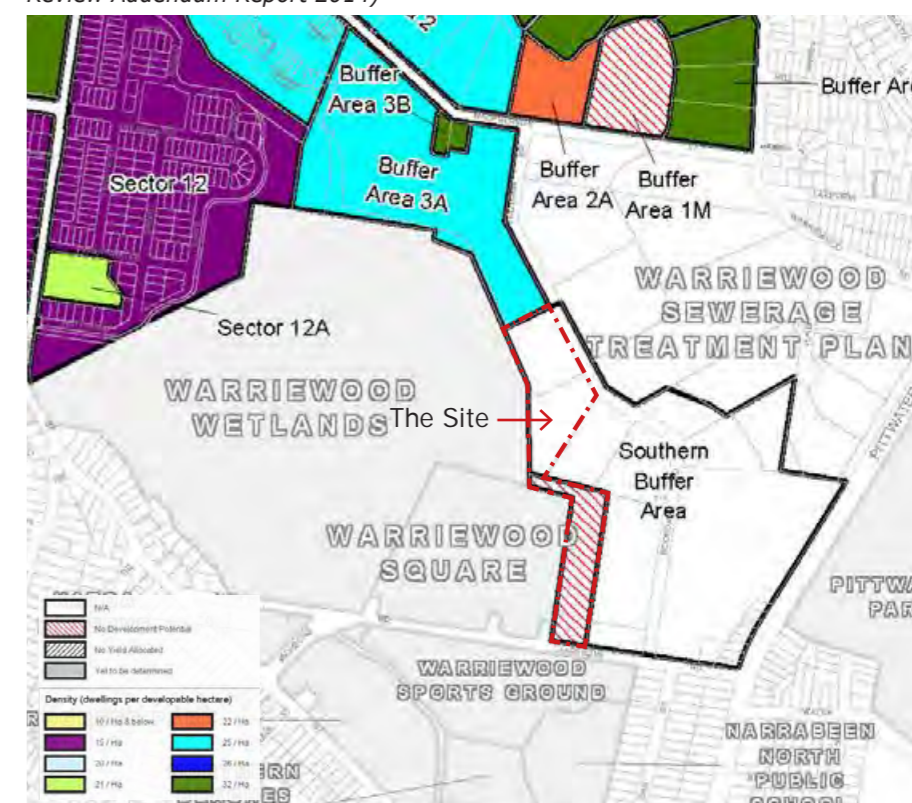


Figure 12. Residential Density Map (source: Warriewood Valley Strategic Review Addendum Report 2014)